

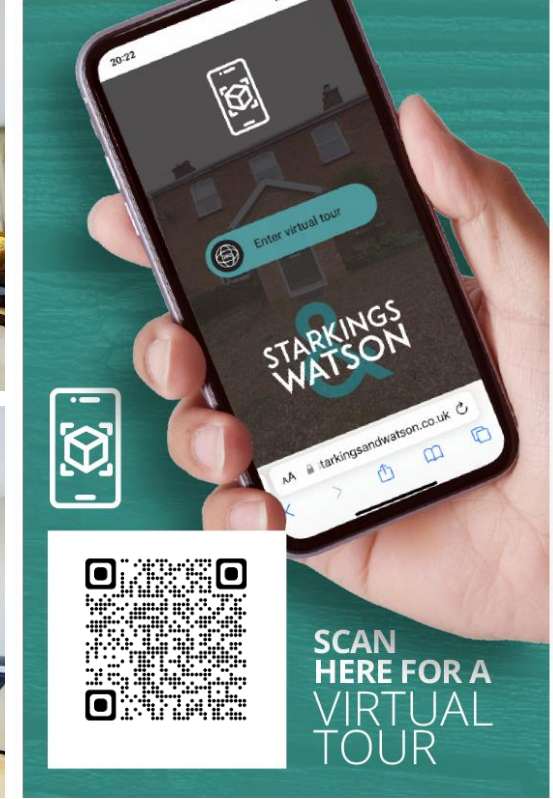
# KIDD'S MOOR COTTAGES

## Melton Road, Wymondham NR18 0SE

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- Attached Extended Cottage
- Semi-Rural Location On The Edge Of Town
- Stunning Kitchen/Dining Room & Utility
- Two Further Receptions With Fireplaces
- Four Generous Bedrooms & Two Bathrooms
- Private Rear Gardens
- External Reception/Bedroom Or Office & Bar
- Ample Driveway Parking

#### IN SUMMARY

This CHARACTER COTTAGE located in a rural position just outside the town of WYMONDHAM offers a lot more than first meets the eye. With over 1600 SQ FT of ACCOMMODATION (stms) and a plot of 0.2 ACRES (stms) this is a perfect family home presented in immaculate order! In addition to the main house you will also find a converted garage which would be ideal for HOME WORKING or ANNEXE or STUDIO. Internally the cottage offers TWO RECEPTIONS to the front with fireplaces and a study whilst beyond is a separate UTILITY and W/C as well as the IMPRESSIVE COUNTRY STYLE KITCHEN/DINING ROOM with BREAKFAST BAR and WOODEN WORKTOPS. On the first floor there are FOUR AMPLE BEDROOMS with the main one offering JULIETTE BALCONY and en-suite. In addition you will find a stylish family bathroom with ROLL TOP BATH and separate shower. Externally there are private and secluded gardens with ample driveway parking to the front.

#### SETTING THE SCENE

Approached from Melton Road onto a generous shingled driveway providing ample driveway parking. There is a secure five bar gate leading from the frontage onto the rear garden as well as access into the main cottage from the front via a porch.

#### THE GRAND TOUR

Entering via the main entrance porch you will find space for coats and shoes with tiled flooring and door into the main reception space. The first room is the play room with brick built fireplace housing a woodburner as well as oak flooring and archway to the main sitting room. The sitting room is dual aspect and also offers a brick built fireplace. Beyond the play room is the study room with stairs leading to the first floor landing as well as fitted understairs storage and oak flooring. The study provides access to the kitchen diner to the rear as well as lobby and the utility. The utility features bespoke units with wooden worktops and a butler sink with a stable door onto the rear garden. There is also space for washer and dryer as well as the oil fired boiler. Off the utility you will find a w/c. The kitchen/dining room has been completely refitted and offers a country style kitchen with quality fitments as well as stone tiled flooring. The shaker style bespoke kitchen features wooden worktops and a breakfast bar as well as butler sink, space for double range style oven, integrated fridge/freezer and dishwasher. You will also find space for a table and chairs as well as doors leading out onto the rear garden. Heading up to the first floor landing you will find four bedrooms and a family bathroom all off landing. The main family bathroom offers a roll top bath with separate shower cubicle. There are two ample double bedrooms to the front of the cottage one of which has fitted wardrobes and a feature fireplace. To the side there is a single bedroom and to the rear a corridor leads to the main bedroom. The main bedroom features vaulted ceiling as well as double built in wardrobes and double doors onto a Juliette balcony overlooking the rear garden. Also within the main bedroom is an en-suite shower room with rainfall shower. Externally you will find a converted garage which has been cleverly converted into a multi-functional space suitable for entertaining, sleeping or working. there is a large reception space with a fitted kitchenette and w/c with double doors out onto the terrace.



To arrange an accompanied viewing please call our Wymondham Office on **01953 438838**



### THE GREAT OUTDOORS

The generous and private rear garden offers plenty of space for all the family to enjoy. You will find a paved terrace with plenty of space for table and chairs and outside entertaining as well as sleeper borders leading up to the main lawn section of garden. The paved terrace leads around the side and rear of the property to the back doors in the kitchen. The terrace also gives access to the timber built bar and workshop with power and light as well as further garden shed. There is also access to the converted garage which now offers possible annexe space or self-contained studio with kitchenette and w/c.

### OUT & ABOUT

The property is located in the market town of Wymondham, and within close proximity to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

### FIND US

Postcode : NR18 0SE

What3Words : ///intrigues.voice.fells

### VITRUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTES

Buyers are advised of the following details; There is private drainage via a sewerage treatment plant. Heating is provided via oil. The property was also subject to a ground floor flood in 2020 due to blocked culverts in the nearby fields which has now been rectified and is highly unlikely to happen again.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1685.56 ft<sup>2</sup>  
156.59 m<sup>2</sup>