

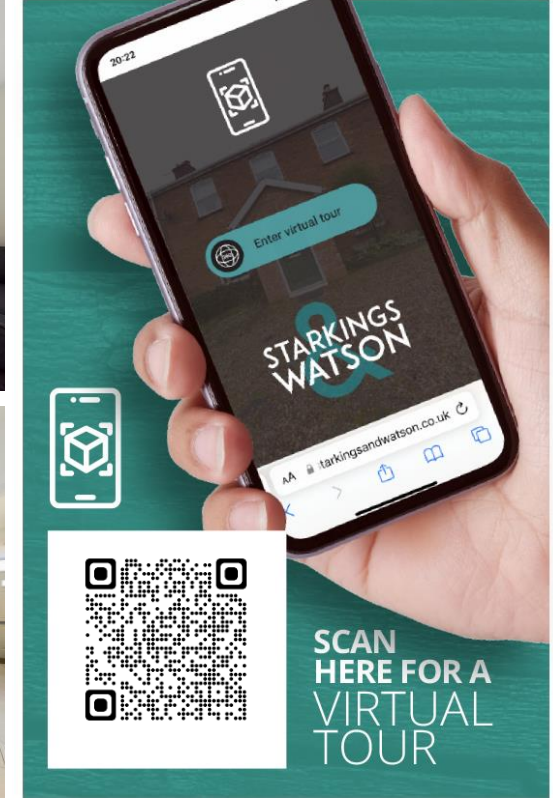
STUBBS CLOSE

Wymondham NR18 9GQ

Freehold | Energy Efficiency Rating : B

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STARKINGS  
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- 2021 Built Detached Family Home
- Garage & Tandem Driveway
- South Facing Landscaped Gardens
- Three Reception Rooms
- Kitchen with Central Island
- Four Double Bedrooms
- En Suite, Jack & Jill En Suite & Bathroom
- Close to A11 & Wymondham Town

#### IN SUMMARY

Built in 2021 this 1370 Sq. ft (stms) DETACHED FAMILY HOME sits on the fringes of the development on a PRIVATE DRIVEWAY. With a sweeping plot and AMPLE PARKING, the tandem driveway can be found to the side with a GARAGE for further parking/storage. Inside, the ELEGANT HALL ENTRANCE has been TILED whilst offering storage under the stairs, with ATTRACTIVE WHITE vertical PANELLED DOORS leading to the STUDY, dining room, and UTILITY ROOM with W.C., DOUBLE DOORS open into the SITTING ROOM with FRENCH DOORS leading out onto the REAR PATIO with FULL HEIGHT WINDOWS. The KITCHEN is next door with a CENTRAL ISLAND and CONTRASTING WORK SURFACES including UPGRADED QUARTZ, and INTEGRATED APPLIANCES. Heading upstairs, FOUR BEDROOMS lead off the landing. The PRINCIPAL BEDROOM includes a FULL SUITE of BUILT-IN WARDROBES and an EN SUITE shower room. A 'Jack & Jill' EN SUITE leads from two other bedrooms, with a FAMILY BATHROOM to complete. The GARDEN has been LANDSCAPED and PLANTED.

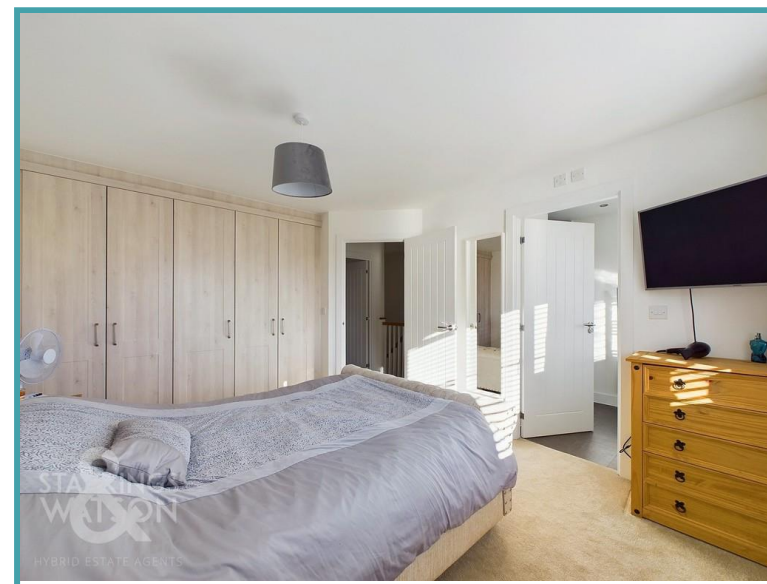
#### SETTING THE SCENE

The property enjoys a tree lined, green and leafy outlook on the edge of the development, occupying a prominent

corner position. Lawned gardens can be found to front and side, with planted borders and a gated access to the rear garden. The tandem block paved driveway is adjacent, with access to the single garage.

#### THE GRAND TOUR

Once inside, the elegant hall entrance offers tiled flooring under foot, with stairs rising up and storage under. With an attractive neutral décor, the light and bright space welcomes you to the reception rooms and kitchen. To the left, the dining room is carpeted and enjoys a window to front with a tree lined view, whilst opposite, the study is also carpeted and an ideal space to hide away during the working day where the vendor has use of full fibre broadband. Heading up the hall, the utility room is finished with quartz work surfaces and space for laundry appliances. Tiled flooring runs underfoot and into the adjacent W.C, with a two piece suite and tiled splash backs. Double doors lead from the sitting room into the carpeted sitting room, with full height windows and French doors into the rear garden. The kitchen flows seamlessly next door, with a full range of wall and base level units, with contrasting work surfaces including Quartz and wood. The central island creates a breakfast bar, with a range of appliances built-in, including a gas hob, eye level electric double oven, fridge freezer, dishwasher and wine cooler. Tiled flooring runs under foot, with a window to side, and French doors to the rear. The landing is carpeted and includes an airing cupboard, with doors leading to all four bedrooms. The principal bedroom offers a bright and sunny outlook, with built-in storage along one wall, and an en suite shower room complete with a heated towel rail and tiled splash backs. The second and third bedrooms both face to the front and share a 'Jack & Jill'



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en suite shower room, also with a heated towel rail and tiled splash backs. The last bedroom faces the rear and is served by the family bathroom. Finished to the same high standards, with tiled splash backs and wood effect flooring under foot.

#### THE GREAT OUTDOORS

Heading outside, the gardens have been pleasantly landscaped to maximise the daily sun and space on offer. The patio runs along the rear of the property, and to the side, with ample room for outside entertaining. Enclosed with timber panelled fencing, there is a storage space behind the garage with a timber shed. A raised sleeper bed has been created with various planting. Outside water and power supplies are installed.

#### OUT & ABOUT

The property is located in the market town of Wymondham, and within walking distance 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 railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

#### FIND US

Postcode : NR18 9GQ

What3Words : ///trainer.pets.affirming

#### VIRTUAL TOUR

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

#### AGENTS NOTES

An annual service charge is due for the upkeep of communal green space, however this has not come into force as yet.

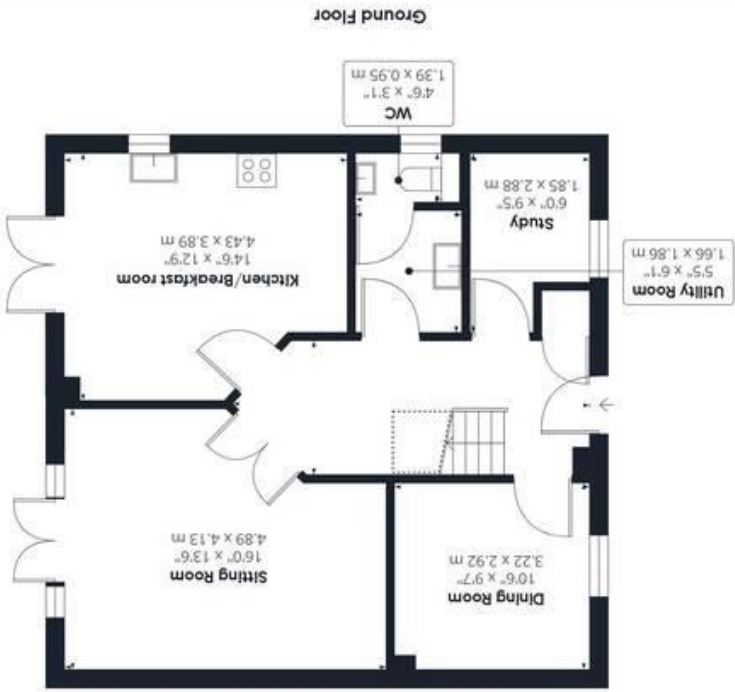
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Price:



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Approximate total area<sup>1</sup>  
1370.47 ft<sup>2</sup>  
127.32 m<sup>2</sup>

Reduced headroom  
13.86 ft<sup>2</sup>  
1.29 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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.