

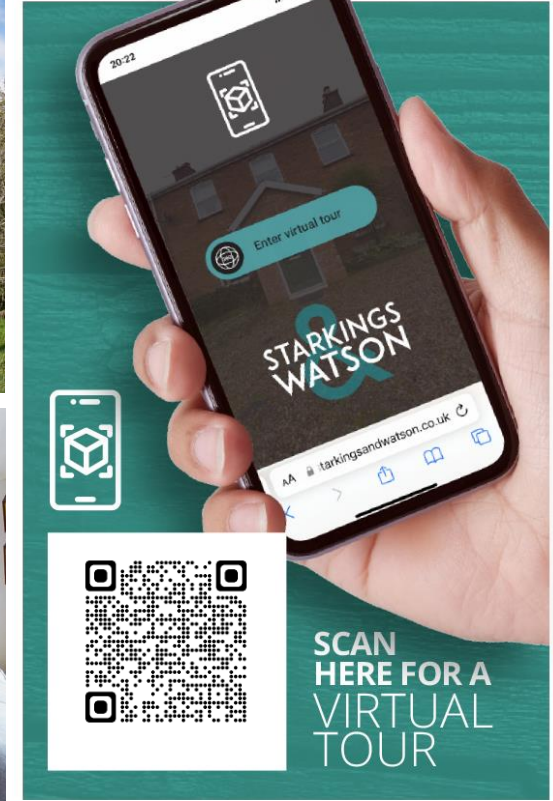
FIRECREST CLOSE

Wymondham NR18 9FA

Freehold | Energy Efficiency Rating : B

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

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STARKINGS
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- Detached Hopkins Built Home
- Overlooking Green Space
- Over 1270 Sq. ft (stms) of Accommodation
- Private Road Setting
- Ample Parking & Garage
- Hall Entrance with W.C & Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms

IN SUMMARY

This IMMACULATE Hopkins built DETACHED HOME enjoys a TUCKED AWAY private road setting, OVERLOOKING GREEN SPACE to the front. With LARGER than average GARDENS, the property extends to some 1271 Sq. ft (stms) of accommodation. With a NEUTRAL FINISH and hard flooring to the ground floor, ENGINEERED WOOD FLOORING can be found to the main living space for ease of maintenance. The HALL ENTRANCE leads to a W.C, 15' sitting room, and 17' KITCHEN/DINING ROOM. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, with an EN SUITE to the main bedroom, and further family bathroom. Outside, PARKING can be found to front, with access to the GARAGE, whilst the REAR GARDEN is a wide expanse of lawn, complete with a full width patio and timber pergola.

SETTING THE SCENE

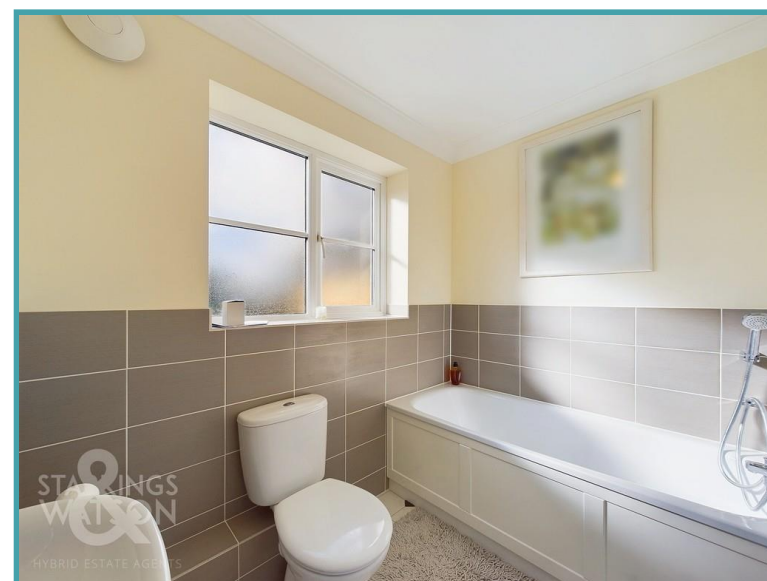
Enjoying a private road setting overlooking green space, lawned gardens can be found to front, with tandem parking and garage access. Further parking can be found opposite in the lay-by which falls under the ownership of this property.

THE GRAND TOUR

Heading inside, the hall entrance is finished with engineered wood flooring, whilst stairs lead to the first floor, with a built-in storage cupboard below. To your left, the ground floor W.C can be found, with a white two piece suite and tiled flooring. Opposite, the sitting room enjoys the views over green space, complete with engineered wood flooring and double doors enabling an open plan flow into the adjacent kitchen. Formed as an open plan kitchen/dining space, a range of wall and base level units can be found, with integrated cooking appliances including a gas hob and electric double oven. Space is provided for other white goods, whilst tiled flooring runs underfoot into a dining area, with room for a table and French doors onto the garden. Upstairs, the landing is carpeted, with a built-in cupboard and loft access hatch. Three double bedrooms lead off, all with wood flooring underfoot, one being double aspect, and the other two offering built-in wardrobes. The main bedroom includes an en suite, with tiled splash backs and tiled effect flooring. The family bathroom offers a similar style, with half tiled walls.

THE GREAT OUTDOORS

Heading out from the kitchen, a sweeping full width patio offers the ideal outside entertaining space. Enclosed with timber panelled fencing the garden is laid to lawn, with shingled borders and various raised beds. A timber pergola offers a further seating area. Gated access leads to the front, with a door to the garage - with power, lighting and an up and over door to front.



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OUT & ABOUT

The property is located in the market town of Wymondham, and within close 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 9FA

What3Words : ///foresight.drilled.cable

VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge is applicable for the upkeep of green space on the development, charged in the region of £135 PA.

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:



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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>⚠️ Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area^m</p> <p>1271.96 ft² 118.17 m²</p> <p>Reduced headroom</p> <p>48.44 ft² 4.5 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
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