

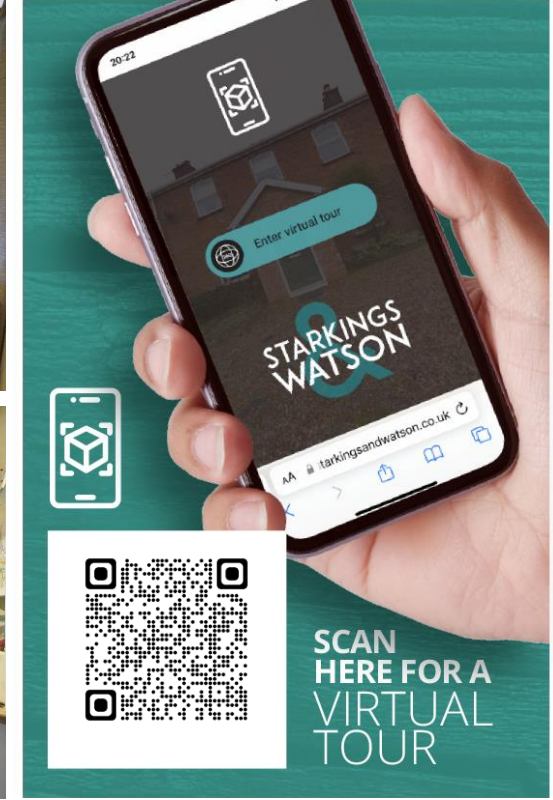
SUTON STREET

Suton, Wymondham NR18 9JJ

Freehold | Energy Efficiency Rating : D

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PROPERTY



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● Stunning Detached Family Home in Rural Setting

- Close to Wymondham College & A11
- Large Rooms with Flexible Layout
- Sitting Room with Wood Burner
- Kitchen/Breakfast Room with Separate Dining
- Potential for Annexe Style Bedroom
- Four First Floor Double Bedrooms
- Close to 0.5 Acre Plot (stms)

IN SUMMARY

This STUNNING DETACHED FAMILY HOME occupies a RURAL VILLAGE SETTING, less than 1.5 miles from WYMONDHAM COLLEGE, and 2 miles from the A11. With FIELD VIEWS to front and a 0.45 ACRE PLOT (stms), the internal accommodation extends to OVER 2540 Sq. ft (stms), BOASTING an OPEN PLAN LAYOUT and MOVE-IN CONDITION. The property is the perfect size and layout for MULTI-GENERATIONAL LIVING or ANNEXE OPTIONS, with the potential for UP TO FIVE BEDROOMS. At present, the ground floor offers a porch entrance and 15' HALL with the GALLERIED LANDING above, leading to the 22' SITTING ROOM with WOOD BURNER, FAMILY ROOM which would make an ideal bedroom, study, 23' kitchen/breakfast room with POTENTIAL for an ISLAND, 17' DINING/GARDEN ROOM, utility room and W.C. Upstairs, the landing leads to FOUR DOUBLE BEDROOMS, all with BUILT-IN WARDROBES. An EN SUITE leads off the main bedroom, with a family bathroom opposite. EXTENSIVE GARDENS and a 25' GYM/GARDEN ROOM with WORKSHOP can be found.

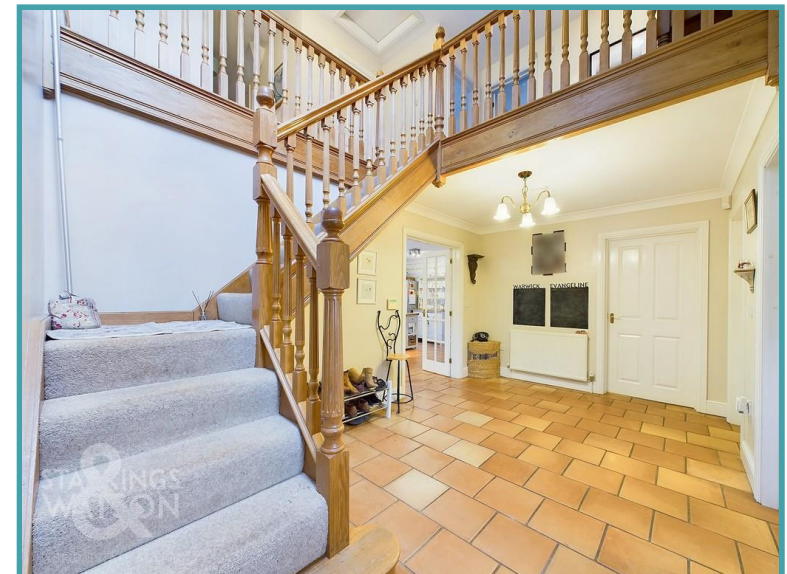
SETTING THE SCENE

Opposite field views, high level hedging screens the shingle driveway which offers ample parking and turning space, leading to the double garage with storage above. Lawned

gardens can be found with hedging continuing down the drive, where further parking can be found to the side of the property with an electric car charger. Access leads to the rear garden, oil tank and main porch entrance.

THE GRAND TOUR

The grand solid wood entrance door leads you into the porch entrance with tiled flooring. Heading through the door, the main hall entrance with a galleried landing above creates a stunning and welcoming entrance, also with tiled flooring and storage space. Given the size of the hall, the main living spaces are all private, creating an ideal annexe space utilising the family room as a fifth bedroom, and the adjacent study as a shower room (stp). In the current layout, we start in the sitting room, flooded with natural light through the front and rear windows, whilst a cast iron wood burner sits within the feature fire place with exposed brick work and pamment tiled hearth. Flowing seamlessly into the dining room which could also be a further garden room or general reception room, tiled flooring creates a versatile space, with windows both sides and twin sets of French doors onto the rear garden. The kitchen is open plan, with a breakfast bar in the dining room, part of the u-shape of storage cupboards and work surfaces. An extensive space with a central Range style cooker is complimented by contrasting tiles, with tiled flooring under foot and ample space for a central island or further table. Extending the kitchen, the utility room offers further storage with room for laundry appliances and access to the rear garden. Tucked away is the W.C, with contrasting tiled splash backs and a white two piece suite. Back to the hall entrance, the carpeted study and family room with wood flooring lead off. Upstairs, the galleried landing includes built-in storage. Working around the bedrooms, the main bedroom offers a dual aspect and built-in wardrobe, with an en suite shower room including storage and a velux window for natural light. The second bedroom also faces to front with field views,



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with a further double bedroom with wardrobe, and the last double bedroom including a large walk-in dressing room which could become an en suite. The family bathroom completes the property, with a shower over the bath and further built-in storage in the vanity unit.

THE GREAT OUTDOORS

Heading outside, the dining room French doors open to a raised decked seating area with a timber pergola and planting above. Stepping down, a patio area leads to the side timber five bar gate where the front driveway can be found, with planted borders and hedging to both sides of the garden. The path and patio continues down the garden, with a wealth of planting, various outbuildings, and a sweeping box hedge with feature shingled area. The timber built gym/garden room offers a variety of uses, with French doors to side, and an adjoining shed/workshop. An ideal home office or with annexe potential, beyond the outbuilding an expanse of lawn can be found, with a secret garden beyond the timber fence, leading to the rear post and rail boundary. To the front, the main double garage, includes electric up and over doors to front, a large loft storage space, power and lighting.

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 9JJ

What3Words : ///condense.snares.impulsive

VIRTUAL TOUR

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

AGENTS NOTE

The property utilises a private sewerage treatment plant.

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.

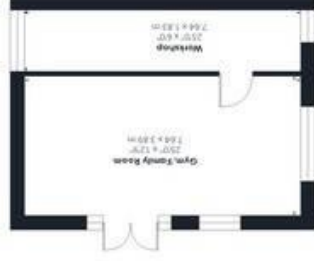
Price:



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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.

(1) Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area¹
3016.32 ft²
280.23 m²
Reduced headroom
198.61 ft²
18.45 m²