

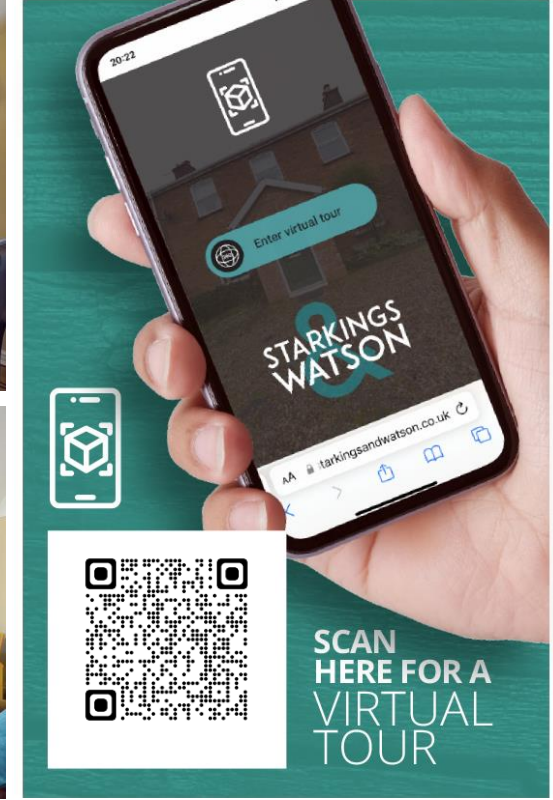
CROCUS STREET

# Wymondham NR18 0FD

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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- End Terrace Town House
- Second Floor 15' Sitting Room
- Separate 15' Dining Room
- Kitchen/Breakfast Room
- Family Bathroom & En suite
- Three Double Bedrooms
- Private Rear Garden
- Driveway & Garage

### IN SUMMARY

A wonderfully spacious END TERRACE TOWN HOUSE situated on the edge of this popular development in the sought after town of Wymondham. The accommodation internally extends to just under 1275 Sq. ft (stms) and is set over three floors - featuring an open kitchen/breakfast room, SEPARATE DINING ROOM, second floor SITTING ROOM, family bathroom and EN-SUITE SHOWER ROOM plus ground floor CLOAKROOM all serving THREE DOUBLE BEDROOMS. The property benefits from OFF ROAD PARKING and a BRICK built GARAGE with pitched roof, as well as a well-manicured REAR GARDEN. A VERSATILE family home offered in great decorative order and offering a multitude of options for a change of lay-out and configuration.

### SETTING THE SCENE

The property is accessed via the raised step sitting underneath a pitched and tiled awning to the front door. Either side of the entrance path is bordered by a shingle garden space, with the brick weave driveway found just to the right of the property.

### THE GRAND TOUR

The front door gives way into the wooden laminate flooring covering the hallway on the ground floor. Immediately to your right is the two piece cloakroom with a radiator and frosted glass uPVC window to the front. Adjacent to this sits the kitchen/breakfast room with space for a dining/breakfast table and a range of wall and base mounted storage set around rolled edge work surfaces that give way to the integrated dual oven and hob with extraction above. Plumbing can also be found with inlets for a washing machine and dishwasher as well as space for the stand alone fridge/freezer. Walking down the hallway, passing the under stair storage, you will find the dining room. This space is lit courtesy of the rear sliding door and uPVC double glazed window creating a potential home office/study or snug sitting room on the ground floor. To the right of the landing on the first floor is the dual aspect sitting room with newly laid carpet. The first of the three bedrooms can also be found on this floor with a front facing aspect and en-suite shower room with a part-tiled surround and large corner unit shower cubicle. The family bathroom is found on the second floor, just beyond the storage cupboard, with a three-piece suite featuring a bath and wall mounted shower head, vaulted ceilings and Velux window. Both bedrooms on this floor benefit from built-in wardrobes, the larger with a front facing aspect and box window and the smaller, sitting at the rear, with vaulted ceilings and Velux window currently serving as a dressing room.



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### THE GREAT OUTDOORS

The rear garden can be accessed via the dining room door which will give way to the patio seating area, ideal for hosting family and friends in the warmer months. From the patio the garage can also be accessed via the personal side door. The rest of the rear garden is laid to lawn with planting borders and a timber shed at the very rear.

### 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 0FD

What3Words : ///underline.ratty.sitting

### VIRTUAL TOUR

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

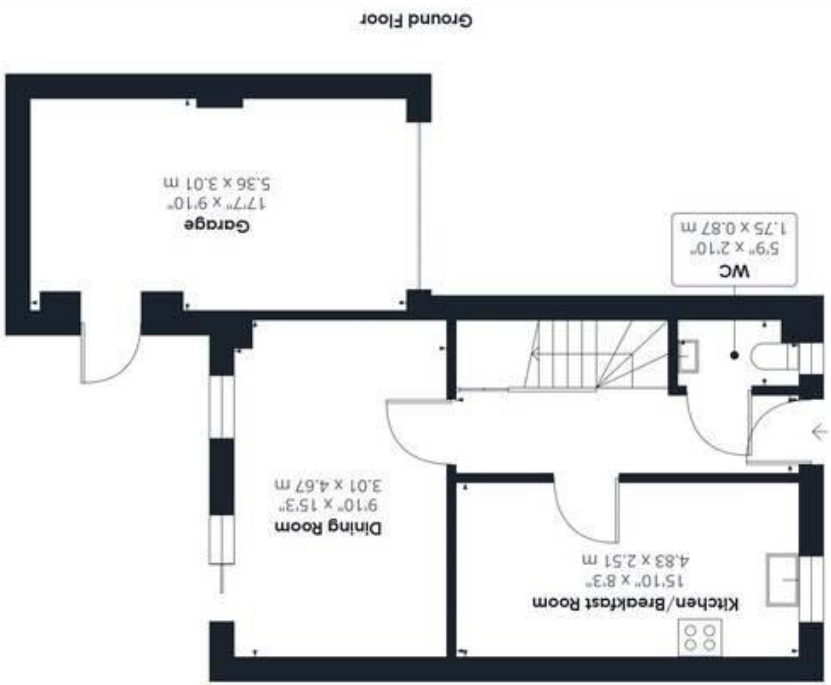
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Price:



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**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.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>

- 1274.97 ft<sup>2</sup>
- 118.45 m<sup>2</sup>
- Reduced bedroom
- 13.75 ft<sup>2</sup>
- 1.28 m<sup>2</sup>

