

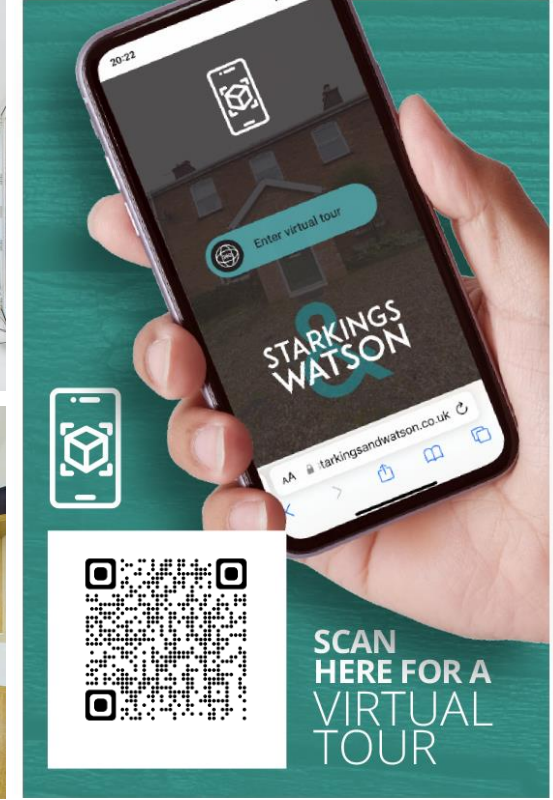
EVORA ROAD

Wymondham NR18 9NE

Freehold | Energy Efficiency Rating : B

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FOR SALE
PROPERTY



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- Cul-De-Sac Setting
- Modern Family Home with Open Plan Layout
- Hall Entrance, W.C & Utility Room
- Kitchen with Granite Work Surfaces
- Two Reception Rooms
- Four Spacious Bedrooms
- En Suite & Family Bathroom
- Enclosed Lawned Garden

IN SUMMARY

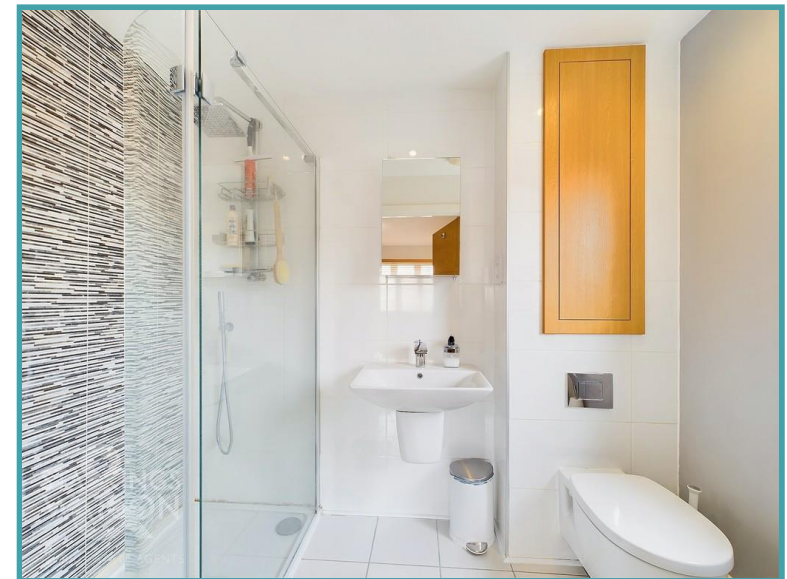
From its timber clad exterior, over 1500 Sq. ft (stms) of accommodation includes an INTEGRAL GARAGE, creating a high specification detached home in a CUL-DE-SAC setting. With OPEN PLAN LIVING at its heart, you will find useful spaces such as the ENTRANCE HALL to meet and greet, W.C and UTILITY ROOM, the living space is split into two rooms. The 13' STUDY/FAMILY ROOM offers multiple uses and would also be an ideal snug, whilst the 17' SITTING ROOM is open plan to the kitchen/dining space. With BI-FOLDING DOORS across the width of the sitting room, there is ample room for soft furnishings, with space for a table, whilst the KITCHEN offers GRANITE SURFACES and a central island. Upstairs there are FOUR SPACIOUS BEDROOMS with the main bedroom benefiting from a BUILT-IN WARDROBE and EN SUITE shower room. The main FAMILY BATHROOM is immaculate and also includes a shower over the bath. The garden is a good size, with space to entertain, leading from the bi-folding doors.

SETTING THE SCENE

From the road a double width tarmac driveway offers parking, which can also be used as tandem parking. Access leads to the main property and integral garage, whilst curved lawned gardens add greenery.

THE GRAND TOUR

Stepping inside the front door leads to a welcoming carpeted hall entrance, with contemporary wood panelled doors leading off, along with contrasting white painted stairs with solid wood hand rails. To your right the versatile study/family room can be found, which is currently used as a snug. A great size with a window to front for excellent natural light, this room is certainly multi-purpose. The kitchen is the heart of the home, enjoying an open plan aspect into the sitting room. With oak wood doors and granite work surfaces, this high quality kitchen offers ample storage, integrated cooking appliances comprising a five ring hob, electric double oven and microwave combination, along with spotlighting under the cupboards to highlight the splash backs. Porcelanosa tiling runs underfoot with further appliances including an integrated dishwasher and fridge freezer. A full height window and door face the garden, with an opening into the main sitting room, continuing with tiled flooring under foot. Bi-folding doors stretch across the rear of the property, enhancing the room during the summer months. From the kitchen, a utility room leads off, with room for a washing machine, further cupboard and work surface space, and a handy door into the garage. Lastly, the W.C offers a high quality two piece suite with Porcelanosa tiling. Upstairs, the contrasting white painted and solid wood stairs lead up, where doors lead to all bedrooms and the bathroom. Access leads to the professionally boarded loft space, where an access ladder, power and lighting is installed. The four bedrooms are carpeted, with the main bedroom enjoying a useful built-in wardrobe. The en suite leads off the main bedroom, with a similar high quality bathroom suite matching the downstairs, comprising a low level W.C with hidden cistern, wall mounted hand wash basin and double shower cubicle with a thermostatically



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controlled twin head rainfall shower. The family bathroom offers a similar style with contrasting tiles, shower over the bath and recessed spot lighting.

THE GREAT OUTDOORS

The rear garden has been cleverly designed along with the development of the property, ensuring the properties are staggered to increase privacy, along with privacy walls which adjoin the sitting room where the bi-folding doors open. This unique design not only creates a courtyard feeling on the patio, but ensures privacy. Enclosed with timber panelled fencing and mature hedging, the garden is laid to lawn, whilst gated access leads to the side. The integral garage is complete with an up and over door to front, power and lighting.

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 9NE

What3Words : ///starters.ruling.dime

VIRTUAL TOUR

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

AGENTS NOTE

The property enjoys a tucked away setting on a private road with shared responsibility for upkeep costs. Hot water heating is boosted via a solar panel to the front of the property.

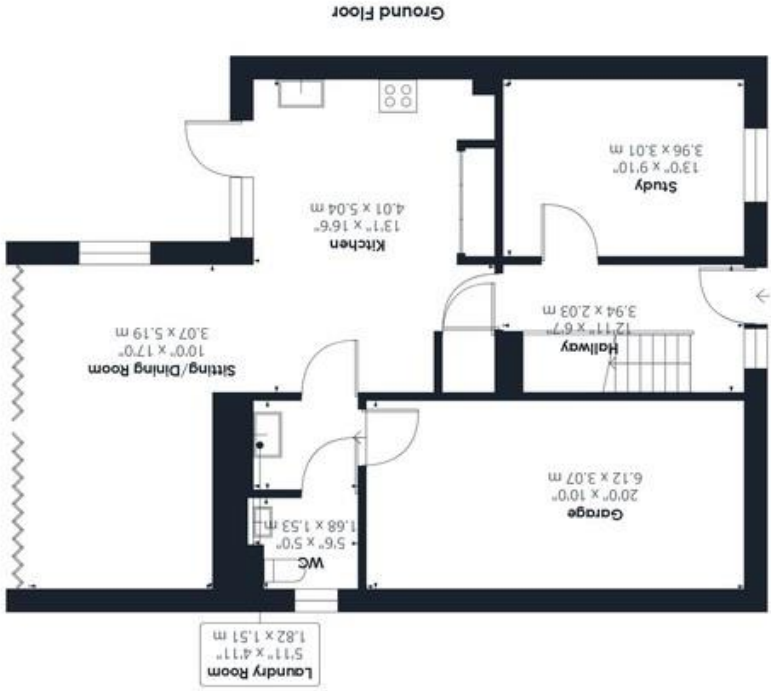
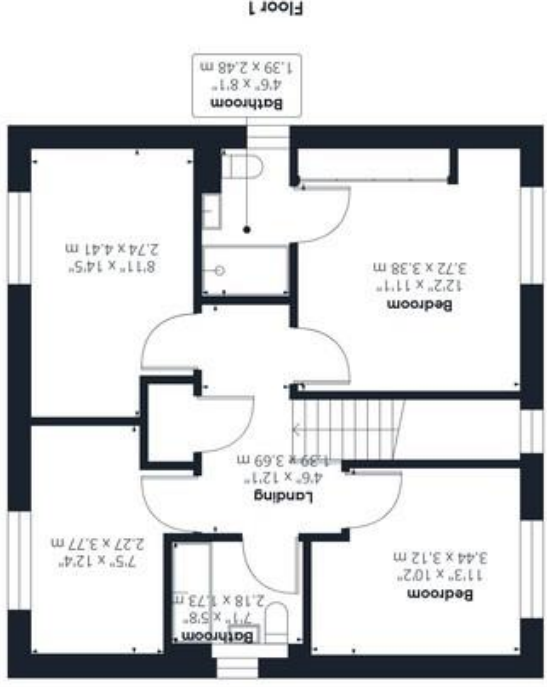
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Price:



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GIRAFFE 360

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(1) Excluding balconies and terraces

Approximate total area^m
1537.2 ft²
142.81 m²