

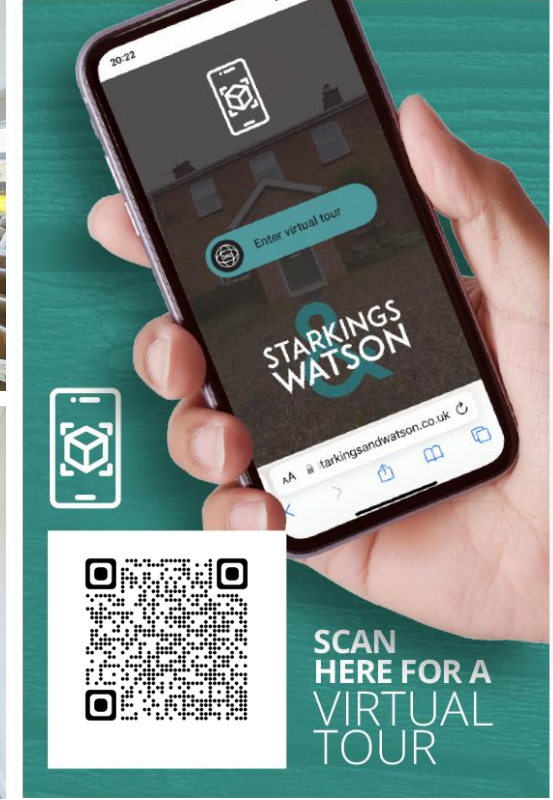
ST. LEONARDS CLOSE

Wymondham NR18 0JF

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS
&
WATSON

- No Chain!
- Detached Bungalow of 1215 Sq. ft (stms)
- Dual Aspect Sitting Room
- Separate Dining Room
- Conservatory
- Two Double Bedrooms
- Private & Enclosed Rear Garden
- Brick Garage & Off Road Parking

IN SUMMARY

NO CHAIN. This spacious DETACHED BUNGALOW extends to just over 1215 Sq. ft (stms) of accommodation set upon a GENEROUS PLOT. Internally, the living space includes SEPARATE SITTING and DINING rooms, kitchen/breakfast room, TWO DOUBLE BEDROOMS, family bathroom and well-appointed uPVC and brick CONSERVATORY. The rear garden offers PRIVACY and TRANQUILITY, with colourful planted borders and large patio area to enjoy. The property is served by AMPLE OFF ROAD PARKING as well as a brick GARAGE to the front.

SETTING THE SCENE

As you head down the quiet access road the property can be found set back from the road separated by a low level brick wall. This gives way to the flagstone and shingle driveway leading to the garage, with a good size lawn garden and hedges. The main access door sits next to a secondary door at the front, with the door to your right taking you into a lobby between the garage and kitchen, ideal if you are coming back from a long winter walk.

THE GRAND TOUR

Stepping through the main access door you will find yourself in the incredibly well-lit entrance lobby which leads directly in to the open plan kitchen/breakfast room to your right. This dual aspect living space offers room for a table whilst giving way to a range of wall and base mounted storage. The rolled edge work surfaces leave space and plumbing for a dishwasher and fridge whilst leaving room for the integrated electric hob with extraction above whilst a built dual oven can be found mounted to your left. Heading to your left as you enter you will find the sizeable sitting room, with more than enough floor space for you to get creative with soft furnishings. Stepping back in to the main hallway you can find the family bathroom directly in front of you with a three piece suite including a bath with a wall mounted electric shower. Immediately to your right is the smaller of the bedrooms, but still a good sized double room overlooking the rear garden with the larger being found on the adjacent side of the property with fitted wardrobes, another well-proportioned bedroom overlooking the rear garden. Sitting between these rooms is the current dining room which could fit many a purpose including a potential third bedroom which leads through to the uPVC double glazed glass and brick conservatory with French doors leading in to the rear garden.

THE GREAT OUTDOORS

The rear garden is a well-kept and private space, larger in size than many it offers a fantastic space for family and friends to enjoy being predominantly laid



To arrange an accompanied viewing please call our Wymondham Office on **01953 438838**



to lawn with a flagstone patio area to the side of the property which in turn leads to the garage. Surrounded by timber fencing and maintained planting borders this garden offer so much more potential if required.

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 0JF

What3Words : ///intricate.padding.hotdog

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

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) Excluding balconies and terraces.

Approximate total area^m
1215.66 ft²
112.94 m²

