

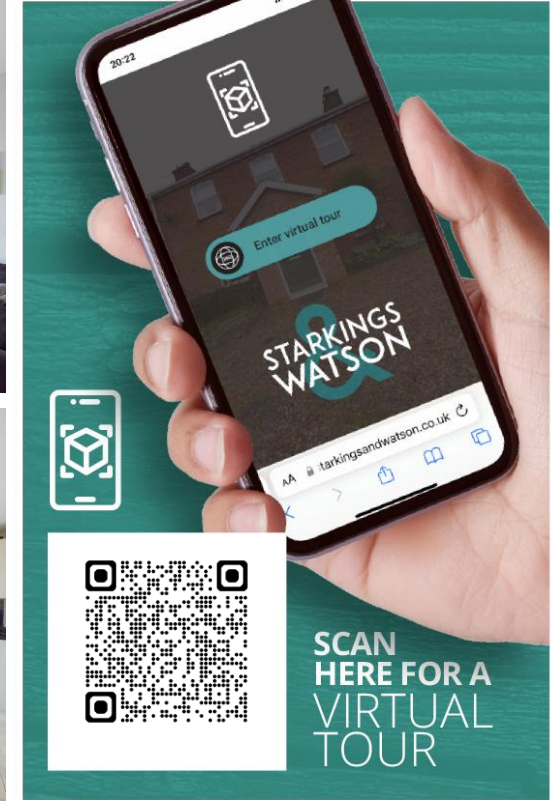
REEVE WAY

# Wymondham NR18 0GL

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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- Detached Home
  - Newly Built With NHBC Remaining
  - Good Position Opposite Green Space
  - Two Receptions & Kitchen/Diner
  - Four Ample Bedrooms
  - Two Bathrooms & W/C
  - Private Corner Plot Garden & Driveway
- Parking
- Single Garage Partially Converted

### IN SUMMARY

This bright and contemporary style, FOUR BEDROOM DETACHED FAMILY home is located within the sought after town of Wymondham on a POPULAR RESIDENTIAL DEVELOPMENT creates the ideal family home with amenities nearby and plenty of great schools for all ages. Internally the house benefits from TWO WELCOMING reception rooms and fitted kitchen/dining room with appliances and direct garden access as well as utility and cloakroom completing the ground floor. On the first floor there are FOUR AMPLE BEDROOMS, an EN-SUITE and family bathroom. Externally there is OFF ROAD DRIVEWAY PARKING as well as a private lawned rear garden. Within the garden is the single garage which has been partially converted and would make the perfect home office or studio.

### SETTING THE SCENE

Approached via a shared side road off Reeve Way you will find the house positioned on the corner with driveway parking to the side leading to the single

garage. From the driveway there is a side gate leading to the rear garden. The main entrance door is found to the front with small front lawns as well.

### THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway with stairs to the first floor landing. The first reception to the right is a very useful family room or even fifth bedroom if needed. The main sitting room is found on the opposite side of the hallway with plenty of natural light. The main kitchen/dining room is found to the rear of the house with a breakfast bar and plenty of space for the dining table as well as double doors to the garden. The kitchen offers a range of fitted units and rolled edge worktops over with integrated appliances to include fridge/freezer and electric oven with gas hob over as well as space for a dishwasher. The utility room is found off the kitchen with further storage, a side door and space for further white goods. The w/c can be found off the utility. Heading up to the first floor landing you will find storage cupboards and loft hatch access. To the front of the house there are three bedrooms all of which have built-in wardrobes. To the rear is the family bathroom with a bath and shower over. The master bedroom is found to the rear with fitted wardrobes and an en-suite shower room.

### THE GREAT OUTDOORS

To the rear of the property, you will find the well-kept rear garden mainly laid to lawn along with a paved patio ideal for alfresco dining. Wooden fencing



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encloses the garden enhancing the high degree of privacy, and houses the wooden garden shed also. The garage (partially converted) accessed from the rear garden currently houses the perfect games/film room with carpet flooring, rear walkway and window facing the garden, creating options for an office or extra accommodation.

#### 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 southwest 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 0GL

What3Words : ///scenes.alley.potions

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised there is a communal service charge for the development of approx. £160 per annum.

**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.

(1) Excluding balconies and terraces

Approximate total area™  
1126.23 ft<sup>2</sup>  
104.63 m<sup>2</sup>

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