

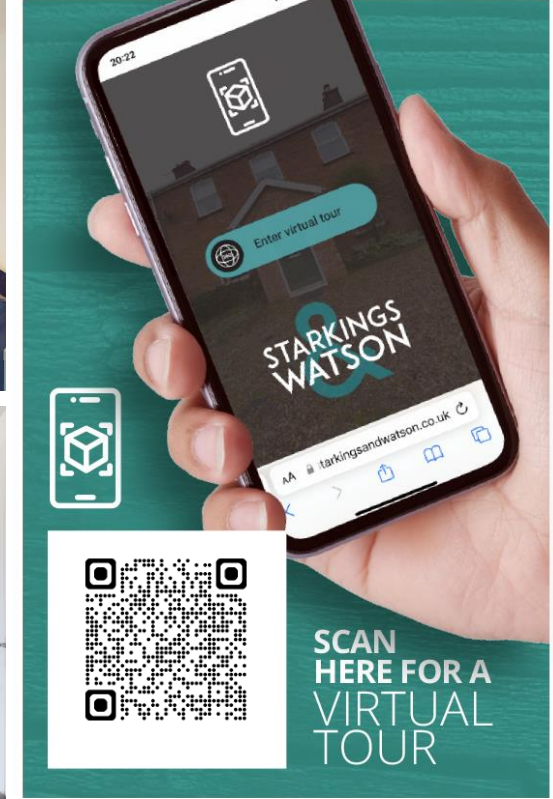
BRIGGS MEAD

Wymondham NR18 0GB

Freehold | Energy Efficiency Rating : B

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



- Detached Family Home
- Fantastic Decorative Order
- 15' Sitting Room
- 18' Open Plan Kitchen/Dining Room
- Utility Room & Cloakroom
- Four Bedrooms with En-Suite to Main
- South Facing Rear Garden
- Off Road Parking & Integral Garage

IN SUMMARY

VENDOR HAS FOUND! Offered with 7 years NHBC warranty remaining, this DETACHED FAMILY HOME offers a wealth of QUALITY FIXTURES and FITTINGS. Inside, the 15' SITTING ROOM leads into the ideal hub of the home - a fantastic 18' kitchen/dining room with INTEGRATED APPLIANCES and BREAKFAST BAR, on to the UTILITY ROOM, cloakroom and access to the INTEGRAL GARAGE. Offering a little over 1155 Sq. ft (stms) of accommodation, the first floor gives way to FOUR BEDROOMS, the larger of which benefits from an EN-SUITE SHOWER ROOM with all bedrooms having use of the FAMILY BATHROOM. The owners have fitted 14 SOLAR PANELS to ensure the energy costs are controlled, while the SOUTH FACING rear garden is larger than average, an ideal space for a family to enjoy.

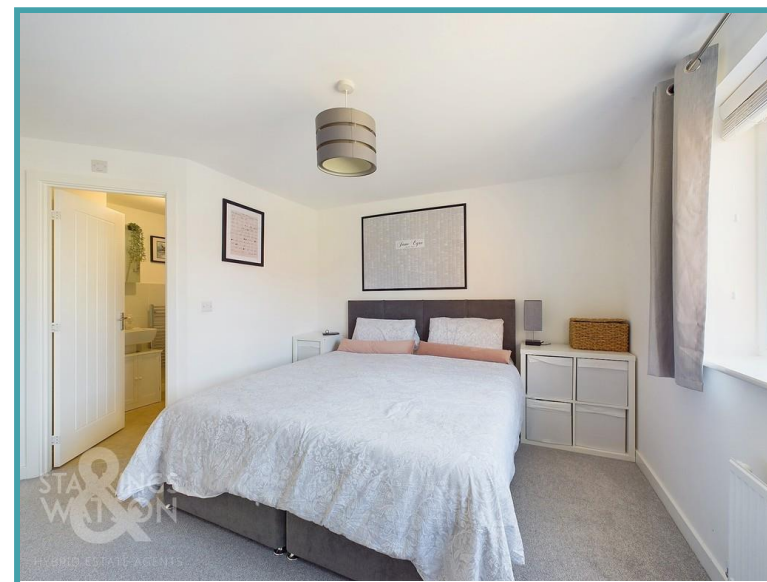
SETTING THE SCENE

The property is located set back from the road accessed through a low level timber opening which leads to a large brick weave driveway suitable for two vehicles where there is potential space for a third if

the new occupants wish to remove the planting border currently in place.

THE GRAND TOUR

Stepping inside you are first met with a porch style entrance where coats can be stored and the stairs can be accessed directly ahead. Turning to your right is the well-lit sitting room with uPVC double glazed window to the front and carpeted flooring underfoot, this space opens into the kitchen/dining room with French doors allowing you to keep the flow of these spaces free or to close it all off for those cosier nights in front of the TV. The initial formal dining room space sits in front of French doors leading to the garden patio while the extended kitchen work tops create the breakfast bar, perfect for a more communal living space. The kitchen is set around a range of wall and base mounted storage with multiple integrated appliances including the dishwasher, fridge, electric oven and gas hob with extraction above. An additional pantry storage cupboard forms a handy addition and sits next to the door leading into the garage with working electricity and lighting. Finally, on the ground floor, the utility room houses the gas boiler and integrated washer/dryer while the two piece cloakroom is found just beyond this with frosted glass window facing the garden. The first floor landing not only gives you access to all four bedrooms and additional storage cupboard but the three piece family bathroom featuring an electric shower over the bath with a tiled surround and glass screen. The two smaller bedrooms occupy the rear of the property with views into the rear garden, the



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



larger being a double bedroom while the smaller is the ideal size for a nursery, potential study or simply a single bedroom. The second bedroom is found with a front facing aspect, carpeted flooring and ample floor space for additional soft furnishings and storage while the largest of the bedrooms sits on the adjacent side of the property, a sizeable double room boasting built in wardrobes and additional storage, carpeted flooring and neutral décor this bedroom also makes use of a three piece en-suite shower room with heated towel rail and vanity storage.

THE GREAT OUTDOORS

Immediately as you exit the French doors in the dining area you will step out on to a flagstone patio seating area, perfect for making the most of the gardens south facing aspect while a predominantly lawn garden reaches from the rear to the side of the property enclosed by timber fencing, due to the position of the plot, this garden offers more space than most, making it even more desirable for a family.

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.

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:



FIND US

Postcode : NR18 0GB

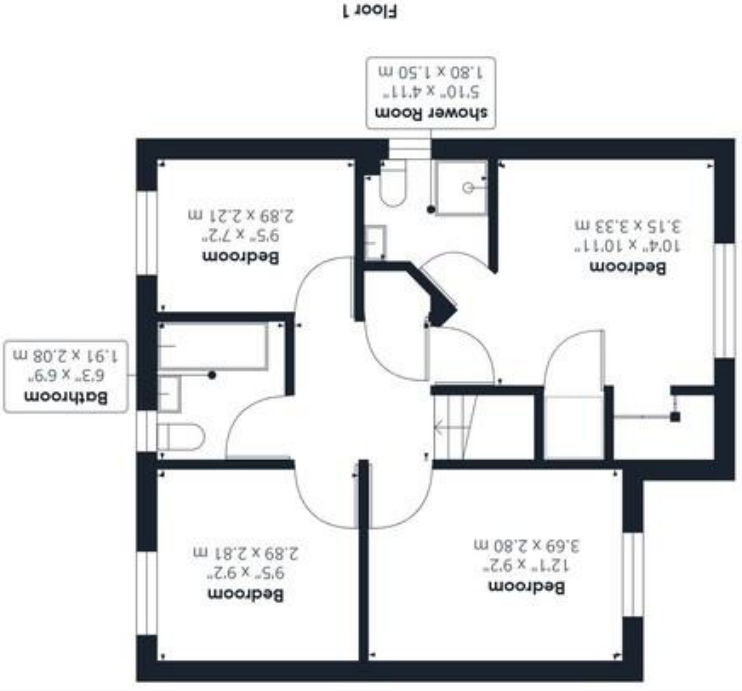
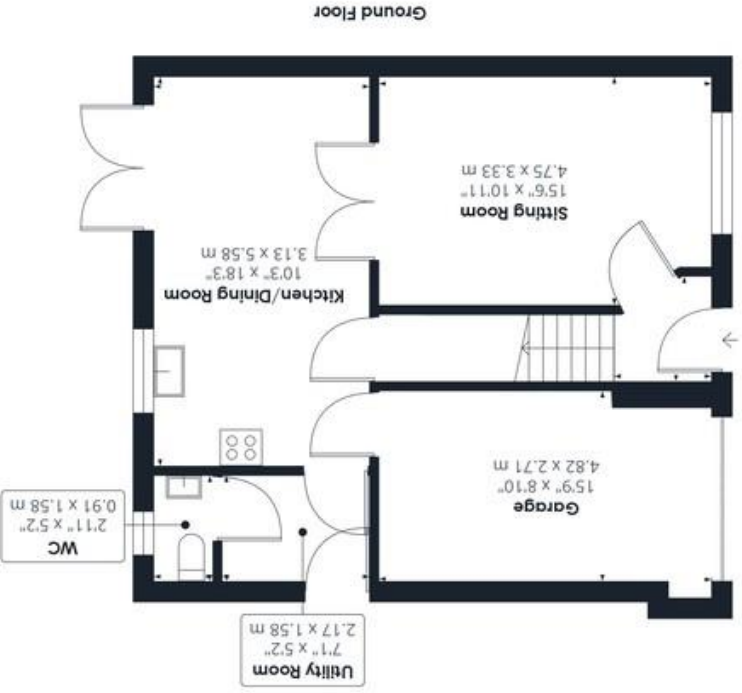
What3Words : ///sending.underline.urge

VIRTUAL TOUR

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

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

starkingsandwatson.co.uk



Approximate total area^m
 1155.96 ft²
 107.39 m²

(1) Excluding balconies and terraces

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.

