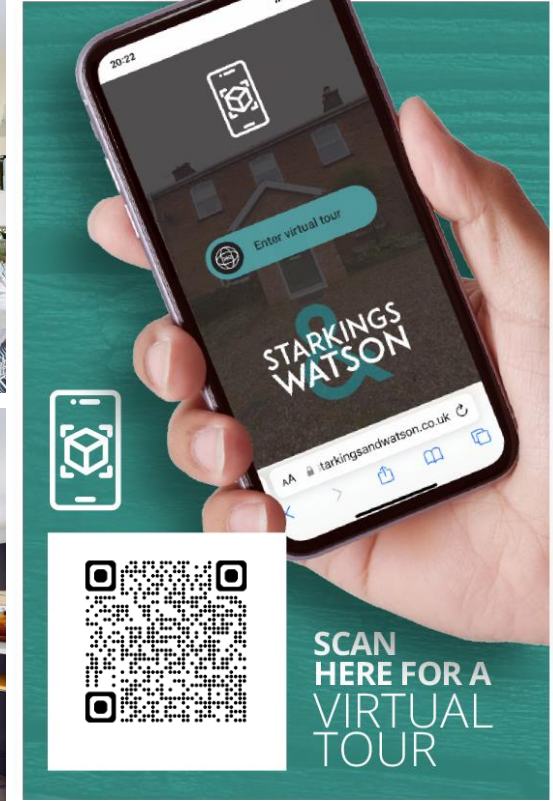


OLD MILL COURT Wymondham NR18 0YG

Freehold | Energy Efficiency Rating : B

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

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STARKINGS & WATSON

- Modern Detached Home
- Small Bespoke Development
- Underfloor Heating & Air Source Heating Pump
- Open Plan Kitchen & Reception Space
- Three Double Bedrooms
- Two Bathrooms & W/C
- Corner Plot with Landscaped Gardens
- Parking & Garage

IN SUMMARY

Located within an EASY WALK of WYMONDHAM TOWN CENTRE whilst also being tucked away on a small and bespoke NEW BUILD DEVELOPMENT you will find this DETACHED THREE BEDROOM MODERN HOME. Having only been built within the past 2 years the house is still under warranty whilst also benefiting from UNDERFLOOR AIR SOURCE HEATING. Internally the BRIGHT and SPACIOUS ground floor is fully OPEN PLAN with the kitchen, sitting and dining all presented as a sociable open plan space. Also on the ground floor is a separate utility room, w/c and entrance hallway. On the first floor there are THREE DOUBLE BEDROOMS, two of which have Juliette balconies. There is also an en-suite to the master and a fully tiled main shower room. Externally the rear garden is FULLY LANDSCAPED offering a SUNNY and PRIVATE ASPECT as well as AMPLE OFF ROAD PARKING and a SINGLE GARAGE. The house is ideal for a couple looking for modern 'turnkey' home in the heart of Wymondham.

SETTING THE SCENE

Approached via small cul-de-sac onto the bespoke development of just 8 properties, you will find the

property in question tucked up the corner with driveway parking to the side leading to a single garage. The main entrance door is found to the front partially covered with a storm porch. There is also gated access on both sides from the front leading to the rear.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway benefiting from underfloor heating throughout the ground floor space. The hallway provides stair access to the first floor as well as the ground floor w/c. Heading from the hallway into the main reception space you will notice the abundance of natural light flooding in from the rear aspect onto the garden. The reception space is a modern open plan room with plenty of space for sitting and dining as well as a triple aspect with double doors onto the rear garden. The modern kitchen features a range of units with a breakfast bar and solid worktops over. The kitchen is fully integrated with double eye level oven, fridge/freezer, dishwasher and induction hob. The utility room is found to the rear of the kitchen with another range of units, separate sink and solid worktops over as well as space and plumbing for washing machine. You will also find a rear door leading to the garden. Heading up to the first floor landing you will find a cupboard housing the hot water tank, as well as loft hatch access. The family shower room is fully tiled with a double walk in rainfall shower. The master bedroom is found to the rear with Juliette balcony overlooking the rear garden, built in wardrobes and an en-suite shower room. To the front there are two further double bedrooms with the second bedroom benefiting from another Juliette balcony.



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THE GREAT OUTDOORS

The highly attractive and private rear garden has been beautifully landscaped offering a bright and sunny aspect. The garden is laid to lawn in the main with an array of well stocked and planted shrub borders. You will also find a large, paved terrace from the rear of the house ideal for seating and entertaining. There is rear access to the garage leading from the garden and the garden is fully enclosed with timber fencing.

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 0YG

What3Words : ///crumb.feasting.depended

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised there are due to be communal costs for the residents to pay equally for the upkeep of the access driveway and grassed area to the front of the development, not yet charged.

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^m
 1026.49 ft²
 95.36 m²

