



Nightingale Avenue, Wymondham - NR18 9EF



## Nightingale Avenue

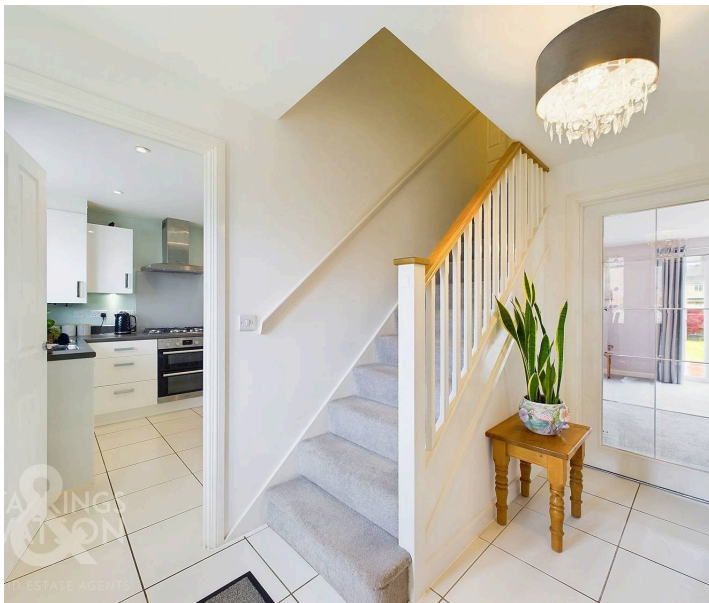
Wyndham, Wyndham

This DETACHED FAMILY HOME is presented in IMMACULATE CONDITION and benefits from some 1141 Sq. Ft of accommodation (stms). Being a MODERN BUILD, the property offers easy to maintain accommodation including a 13' KITCHEN/BREAKFAST room with INTEGRATED APPLIANCES, study, cloakroom and 23' OPEN PLAN sitting/dining room backing onto the larger than average, PRIVATE REAR GARDEN all on the ground floor. The first floor gives way to FOUR BEDROOMS with the larger having use of an EN-SUITE SHOWER ROOM and all into the FAMILY BATHROOM. With ample OFF ROAD PARKING and a BRICK GARAGE, this home would make the ideal purchase for modern family living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Detached House
- 13' Kitchen with Integrated Appliances
- 23' Open Sitting/Dining Room
- Study/Home Office
- Four Bedrooms
- Family Bathroom & En-Suite
- Off Road Parking & Garage
- Larger Than Average Rear Garden

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.

#### SETTING THE SCENE

Heading into the popular development the property can be found stood proudly to your right, opposite an open communal green space for added privacy of the adjacent properties. The parking for the property is found to the right with the garage just beyond and personal access gate into the rear garden. The front door is situated towards the front with a pathway leading up through the grass and shingle frontage where an awning gives cover from the elements as you enter.

#### THE GRAND TOUR

Stepping inside, you are first met with the inviting entrance lobby with all tiled flooring, stairs for the first floor, access into the two piece suite within the cloakroom, also with tiled flooring and part tiled surround plus a low level gas radiator sitting next to the study, a versatile living space with wooden effect flooring, uPVC double glazed window to the front, this space could maintain its current use or would make an ideal play room or second sitting room if so desired.





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Wymondham, Wymondham

Turning to your left is the kitchen/breakfast room with all quality fixtures and fittings set around an array of high gloss wall and base mounted storage this neutrally decorated space also gives way to an integrated fridge/freezer, dishwasher and washing machine whilst leaving floor space for a breakfast table and access into the generous under the stairs storage. The rear of the property is occupied by the wonderfully spacious and well-lit dual aspect sitting/dining room which back into the rear garden via uPVC French doors. This space is carpeted throughout and allows the owners to have a versatility when it comes to layout of soft furnishings with more than enough space for a lounge suite and formal dining table too. Heading to the first floor, the central landing gives access to all four bedrooms, additional storage cupboard and three piece family bathroom with a mostly tiled surround, wall mounted shower head above the bath tub and heated towel rail. the main bedroom sits to the rear of the property, a double room with built in wardrobes and large double glazed window overlooking the rear garden, this space also benefits from the use of an en-suite shower room with matching flawless décor to the main bathroom, this space has a walk-in shower cubicle, tiled flooring and heated towel rail. The second bedroom, technically the largest in size, sits towards the front of the property, currently serving as a dress room this generous double bedroom has a dual aspect and ample carpeted floor space for soft furnishings and additional storage solutions. The third and fourth bedrooms sit on the adjacent side of the property, one occupying a front aspect and the other a rear facing aspect, both rooms would accommodate a double bed with ease while leaving space for additional furniture, large uPVC double glazed windows and gas radiators.

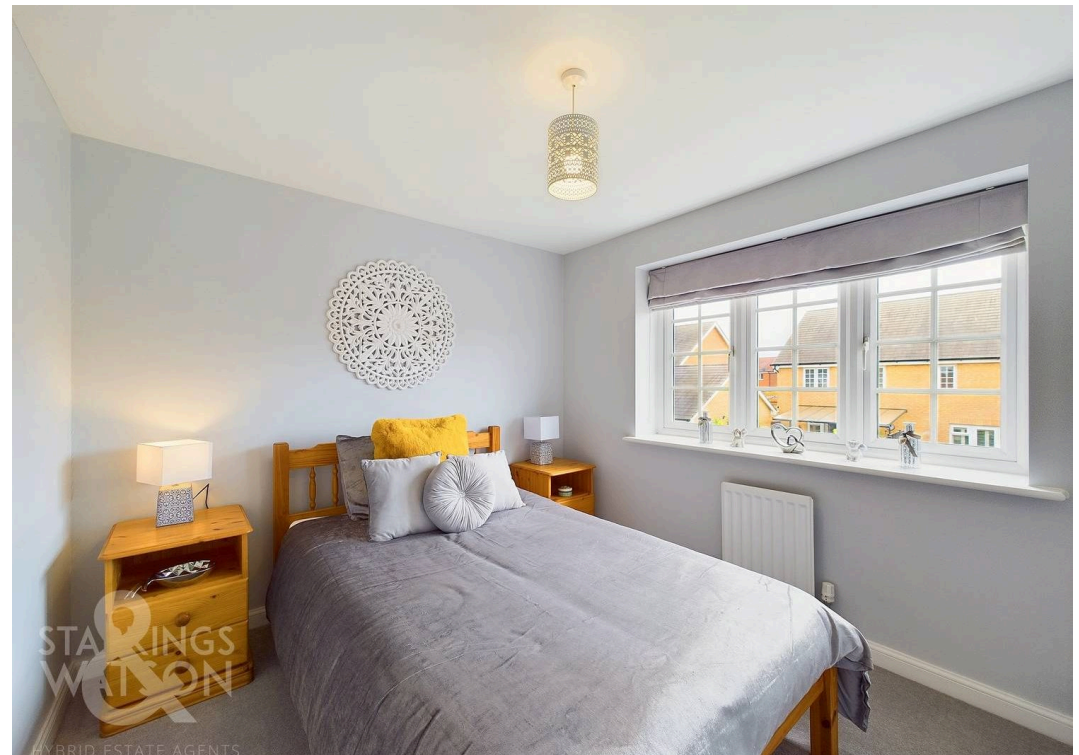
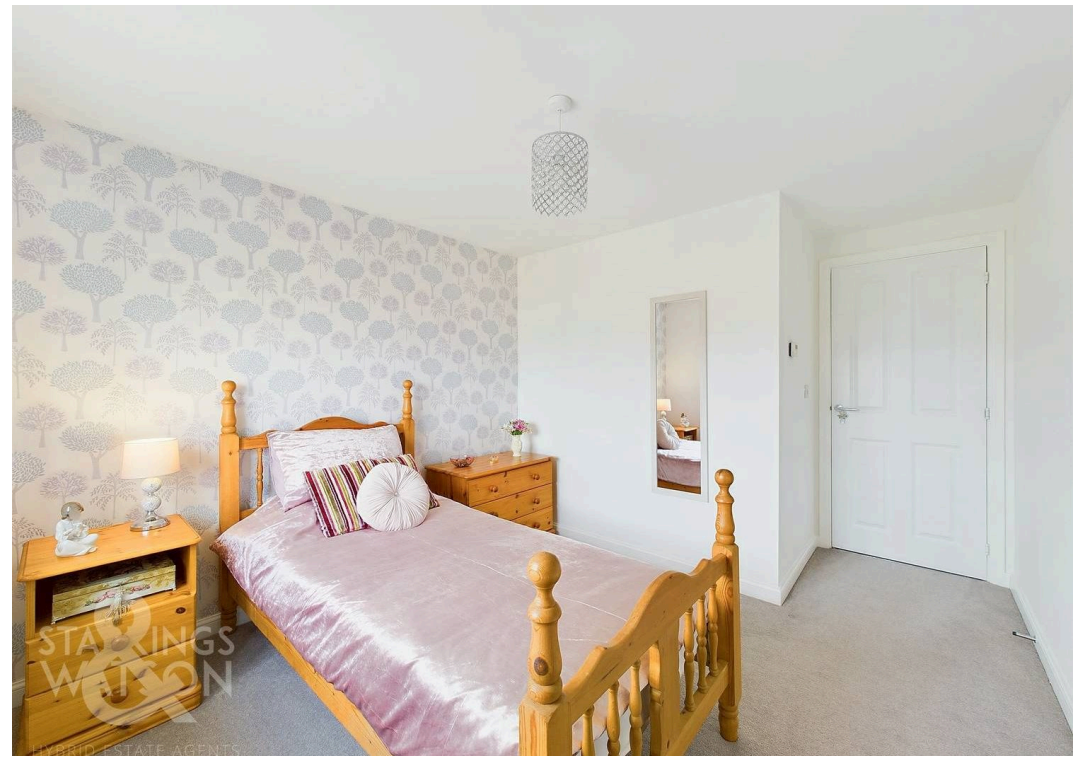
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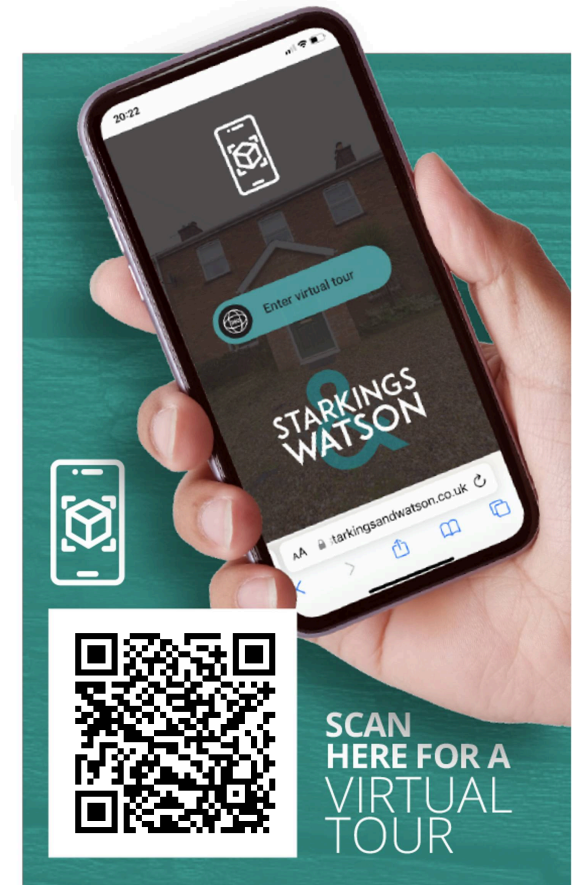


## VIRTUAL TOUR

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

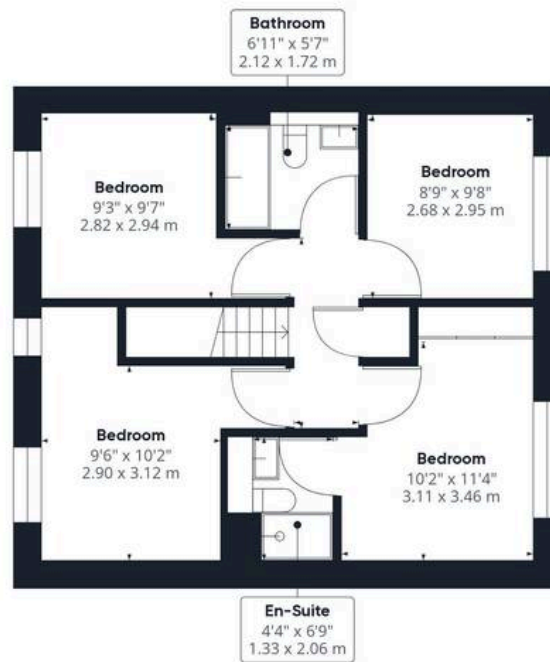
### Garden

**THE GREAT OUTDOORS** The rear garden is a brilliantly maintained space predominantly laid to lawn with a small patch of artificial lawn, ideal for hosting family and friends but also giving the potential to be used for a vegetable garden space or for additional timber shed storage. A flagstone patio area sits immediately as you exit the property, perfect for dining alfresco in the warmer months. Solar panels can be found on the roof of the property, helping to ease the cost of modern living, amounting to four in total.





**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1141.08 ft<sup>2</sup>

106.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

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