

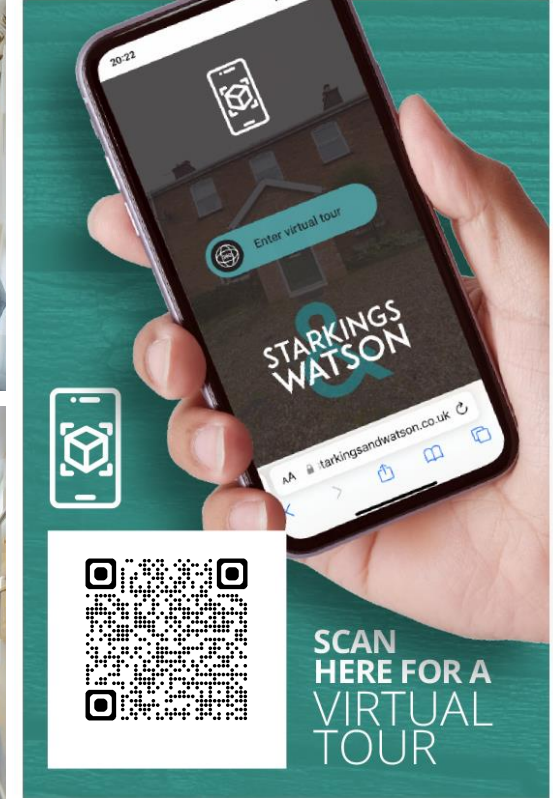
BACK LANE

Wymondham NR18 0QB

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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- Bespoke Built Detached Home
- Town Centre Location
- Open Plan Reception
- Kitchen & Utility
- Four Ample Bedrooms
- Two Bathrooms & W/C
- Very Generous Driveway & Covered Veranda
- Private Rear & Side Gardens

IN SUMMARY

Located in the HEART OF WYMONDHAM TUCKED AWAY down a hidden driveway off Back Lane is this DETACHED BESPOKE ARCHITECT DESIGNED HOME. The house was built almost 20 years ago has been cleverly designed to maximise the space on offer with approx. 1400 SQFT (stms) of living accommodation. To the front you will find a VERY IMPRESSIVE DRIVEWAY with plenty of parking and a unique covered VERANDA ideal for outside seating. To the side and rear there are LANDSCAPED LOW MAINTENANCE GARDENS. Internally the ground floor is predominantly OPEN PLAN with generous space for sitting and dining with a feature fireplace. The modern fitted kitchen is located to the front and the separate utility and W/C to the rear off the hallway. On the first floor there are FOUR BEDROOMS in total, two of which are VERY GENEROUS DOUBLES with a family bathroom and en-suite also.

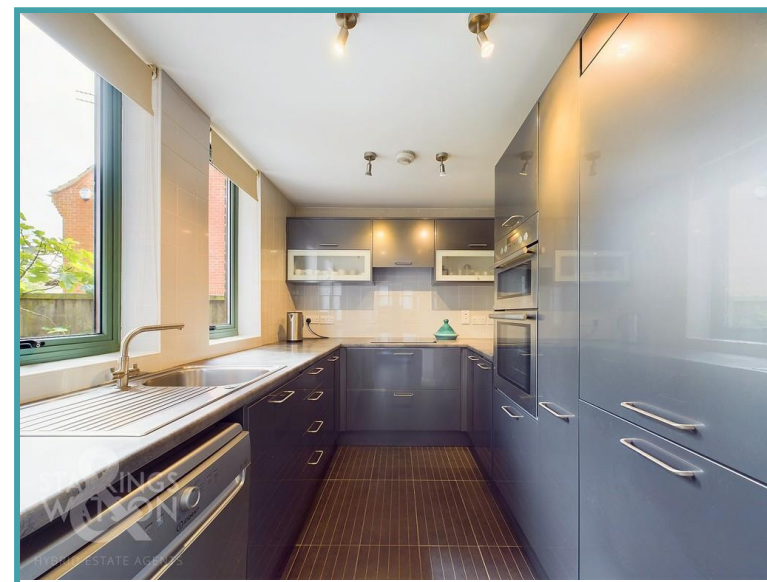
SETTING THE SCENE

Approached off back lane in the heart of Wymondham, the property is well set back from the

road down a long private driveway with access for three other properties also. The house is located at the bottom of the driveway offering plenty of driveway parking in front of the house for numerous vehicles. There is side access leading to the rear garden also as well as mature hedging and trees.

THE GRAND TOUR

Entering via the covered veranda to the front, the main entrance door takes you into the open plan reception space. This bright and welcoming space offers ample room for both sitting and dining and provides a sociable area to enjoy with family. There is tiled flooring throughout as well as triple aspect and a feature fireplace with woodburner. The kitchen is located to the front of the house which is fully fitted with a range of modern units and rolled edge worktops, integrated fridge/freezer, double oven grill, induction hob and space for dishwasher. There is a rear hallway off the reception space providing access to the garden as well as understairs storage. The w/c and utility room are also found with another range of units as well as space for washing machine and dishwasher also. Heading up to the first floor landing you will find plenty of natural light. You will find four bedrooms and a family bathroom. The bathroom to the left has been designed to offer a large double shower. There are two slightly smaller bedrooms to the front of the house one currently used an office with the two larger bedrooms located on the same side of the house. Both main rooms offer a lot of space and light along with dual aspects. The main bedroom also features a well fitted en-suite



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bathroom with modern mood lighting.

THE GREAT OUTDOORS

The private rear garden is enclosed with timber fencing and offers the ideal spot for dining and entertaining. The rear is mainly a paved terrace area with planting borders as well as the oil tank. There is direct access to the rear garden from the utility room as well as shingled side access leading front to rear.

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 0QB

What3Words : ///splendid.truckload.lobster

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised of the following details. The driveway is owned by the property to the road with a right of access and contribution to works required from the other 3 houses accessed off the drive. Some of the trees on the driveway are protected. The property is connected to all mains services other than the heating which is provided via oil.

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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Approximate total area^m
 1429.69 ft²
 132.82 m²

(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