

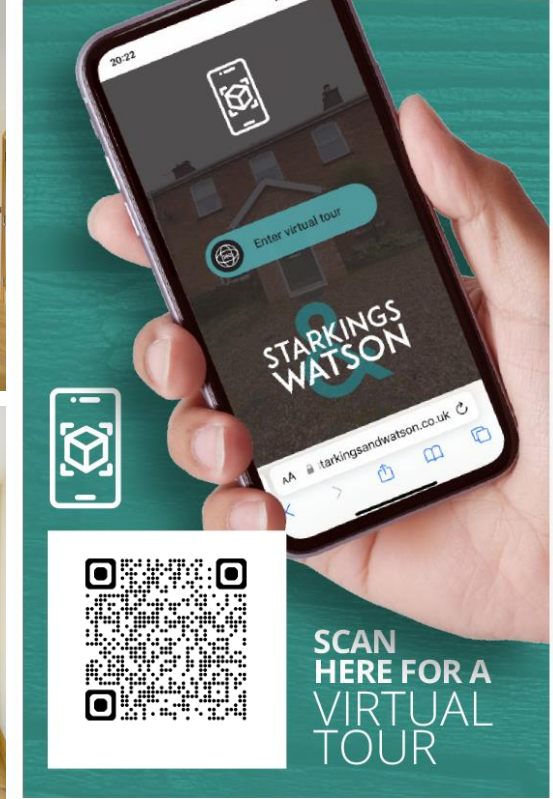
THE DRIVE

Wymondham NR18 0SY

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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- No Chain!
- Private Cul-De-Sac Setting
- Immaculate Executive Style Home
- Close to 2800 Sq. ft (stms)
- Three Reception Rooms
- Up to Six Bedrooms
- En Suite & Bath/Shower Room on Each Floor
- Wrap Around Low Maintenance Gardens

IN SUMMARY

NO CHAIN. This IMMACULATE executive style home enjoys a PRIVATE CUL-DE-SAC SETTING with close to 2800 Sq. ft (stms) of accommodation. Located on the outskirts of the Town, with ENCLOSED WRAP AROUND GARDENS for ease of maintenance, this SIZEABLE FAMILY HOME offers a blend of OPEN PLAN LIVING and PRIVACY. The SITTING ROOM extends to over 21' with TWIN SETS of FRENCH DOORS opening onto the gardens, with a CONTEMPORARY WOOD BURNER sitting in between. The DINING ROOM and KITCHEN are open plan, with an ISLAND in the kitchen area, and door to the separate utility room. Also leading off the hall is a W.C and SNUG/OFFICE. Upstairs, FOUR BEDROOMS can be found on the first floor, including the PRINCIPAL BEDROOM with a WALK-IN WARDROBE and EN SUITE, along with the family bathroom. On the top floor, TWO FURTHER DOUBLE BEDROOMS can be found, with a shared SHOWER ROOM. The exterior has been LANDSCAPED to include area of LAWN, patio seating and RAISED BEDS.

SETTING THE SCENE

Situated in a private and exclusive location, the property is heavily screened from the road, with a brick wall and timber fenced boundary. The driveway opens up and is laid to shingle, with ample parking, access to the double garage and main front door. Situated at the end of the cul-de-sac with

only two properties beyond, the setting is extremely private and tucked away.

THE GRAND TOUR

Heading inside, the hall entrance is finished with wood flooring, creating a welcoming and open space, with the stairs rising to the first floor landing. Useful storage sits under the stairs, with under floor heating under foot. Doors lead off, starting with the sizeable sitting room, focused on the freestanding contemporary wood burner, with twin sets of opening doors which lead out onto the front gardens. Wall lighting is installed to create a cosy feel, with underfloor heating under the wood flooring. The dining room is accessed via double doors in the hall, with further full height set of opening doors onto the side garden. With wood flooring continuing under foot, an opening allows for the kitchen to be open plan, creating a sociable flow and feel. High quality kitchen units with granite work surfaces are installed to two walls, with a central island with breakfast bar, and inset cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven. With room for an American style fridge freezer, the dishwasher is built-in. Further doors open to the garden, with a door to the utility room - complete with further cupboard storage, and space for white goods including a washing machine and fridge freezer. Back into the hall, the W.C offers a white two piece suite with storage, with an office/snug adjacent, with useful storage and dual aspect windows to front and rear.

Heading upstairs, four bedrooms lead off the landing, including the main bedroom with fitted carpet, walk-in wardrobe with built-in storage, and three piece en suite shower room with tiled walls and a thermostatically controlled shower. The family bathroom is finished in a similar style, complete with a separate bath and rainfall thermostatically controlled shower. The top floor offers a variety of uses, either as two separate double bedrooms, or



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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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as a suite to create a private reception room. Leading off a spacious landing, there is ample study space, with a fully tiled shower room, with a heated towel rail and built-in storage.

THE GREAT OUTDOORS

The gardens wrap around the property, with usable space to the front, side and rear. Having been fully landscaped, areas of grass wrap around the property, with hardstanding patio for seating. To the front, raised beds offer a variety of planting and colour, with a covered seating area to one corner. Heading down the side, further raised beds can be found, with outside water and power supplies, along with a working garden with a greenhouse and raised beds for fruit and vegetables. A rear door leads into the garage, with an electric up and over door to front, power and lighting.

OUT & ABOUT

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.

FIND US

Postcode : NR18 0SY

What3Words : ///frozen.twitching.exonerate

VIRTUAL TOUR

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

AGENTS NOTE

The property utilises a sewerage treatment plant which is located under the front driveway.



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) Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area™

2792.72 ft²
259.45 m²

Reduced bedroom

137.3 ft²
12.76 m²

