



Evora Road, Wymondham - NR18 9NE

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Evora Road

Wymondham

Enjoying an END of CUL-DE-SAC position, this DETACHED FAMILY HOME offers over 1080 Sq. ft (stms) of accommodation, centred on the SITTING ROOM and the BI-FOLD DOORS which create a FANTASTIC OPEN PLAN expanse into the garden during the summer months. With a HIGH END FINISH and offering an ECO efficient EPC Rating of B, the hall entrance includes a spacious W.C, 18' SITTING ROOM and 14' KITCHEN. The KITCHEN offers an EYE CATCHING and CONTRASTING range of units, with INTEGRATED APPLIANCES and space for a dining table, whilst a UTILITY ROOM offers further storage. Upstairs, the FOUR BEDROOMS lead off the landing, including the main bedroom with EN SUITE, and further family bathroom - both well fitted and including RAINFALL SHOWERS. The OUTSIDE includes WRAP AROUND GARDENS and a privacy wall onto the patio. Ample PARKING runs adjacent to the SINGLE GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





- Modern Detached Family Home
- High Specification Finish
- Hall Entrance with W.C
- 18' Sitting Room with Bi-fold Doors
- 14' Kitchen/Dining Room
- En Suite & Family Bathroom
- Wrap Around Gardens
- EPC Rating - B

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.

#### SETTING THE SCENE

Tucked away at the end of a cul-de-sac, the property is approached via a hard standing driveway providing tandem parking for several vehicles. Low level timber picket fencing encloses the lawned front garden which offers an open aspect and wrap around to the rear gardens. A side door leads into the utility room whilst the gate leads through the front garden to the main porch entrance.



## THE GRAND TOUR

Stepping inside, wood effect flooring runs underfoot within the entrance hall, with stairs rising to the first floor landing and doors leading off to both the sitting room, W.C and kitchen. Starting in the kitchen, a contrasting range of wall and base level units can be found, with under cupboard lighting and matching up-stands, along with integrated cooking appliances including a gas hob, built-in eye level electric oven and microwave combination oven, tiled flooring can be found underfoot for ease of maintenance. The expansive room offers ample space for a dining table, whilst further appliances are integrated including the dishwasher and fridge freezer. A door leads to the adjacent utility room where space can be found for a washing machine whilst the door leads onto the driveway and the gas fire central heating boiler is wall mounted. The W.C leads from the main entrance hall with part tiled walls and tiled flooring, with a contemporary white two piece suite including a low level W.C with hidden cistern and wall mounted hand wash basin. The spacious sitting room sits to the rear of the property running across the full width, with bi folding doors opening up onto the patio area and useful storage under the stairs. The first floor landing offers a light and bright space with a window facing to side, built-in storage cupboard and loft access hatch. Four bedrooms lead off, all finished with fitted carpet and uPVC double glazing, whilst the main bedroom includes a built-in wardrobe with sliding doors and an en suite shower room. The en suite shower room offers tiled splash-backs, thermostatically controlled rainfall shower and heated towel rail. The family bathroom completes the property with a further rainfall shower over the bath, storage under the sink and heated towel rail outside.

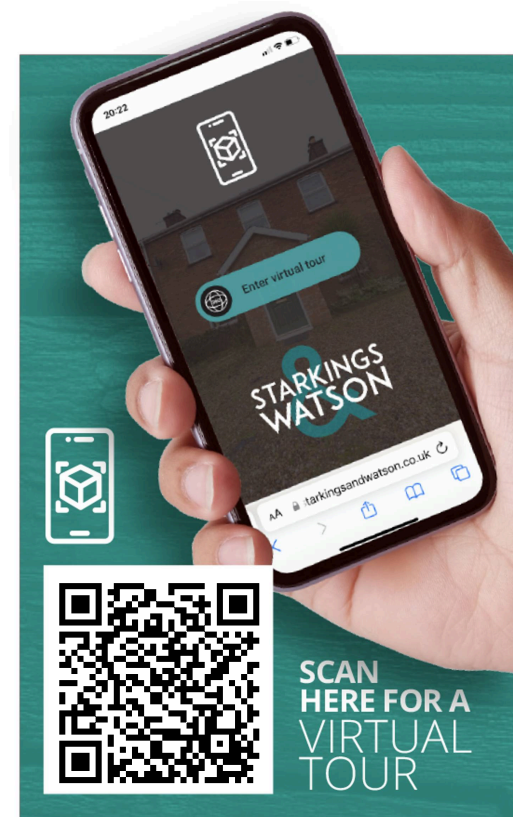
## FIND US

Postcode : NR18 9NE

What3Words : ///scrubbing.icebergs.double

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

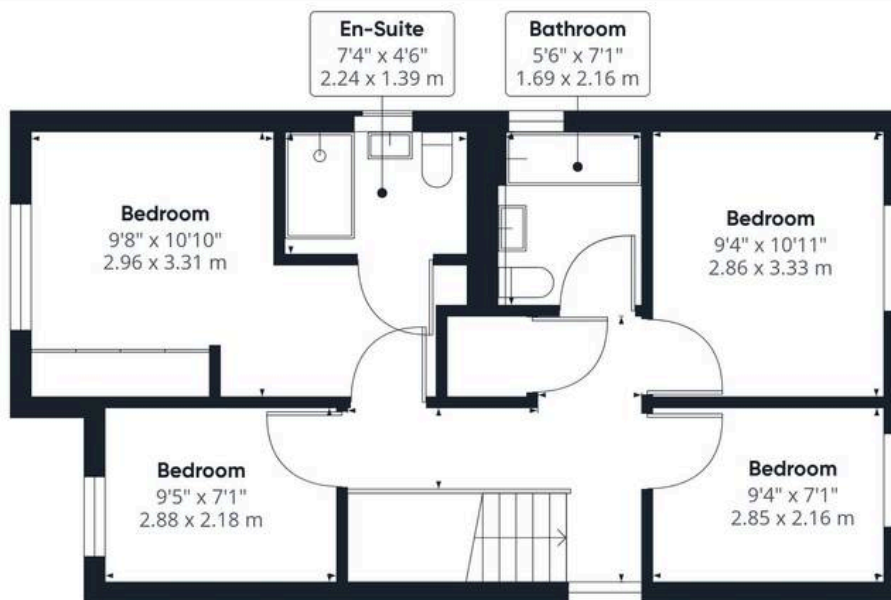
Heading out through the sitting room bi-folding doors, a patio area with screening wall can be found, offering a private non-overlooked space thanks to the trees at the rear boundary. Laid to lawn and enclosed with brick walling and timber panel fencing, the garden wraps around to the side of the property and in turn to the front - creating a large open plan expanse. The garage can be accessed via the timber gate on the driveway with an up and over door to front, power and lighting.







Ground Floor



Floor 1

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

1082.85 ft<sup>2</sup>

100.6 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





## Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • [wymondham@starkingsandwatson.co.uk](mailto:wymondham@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.