

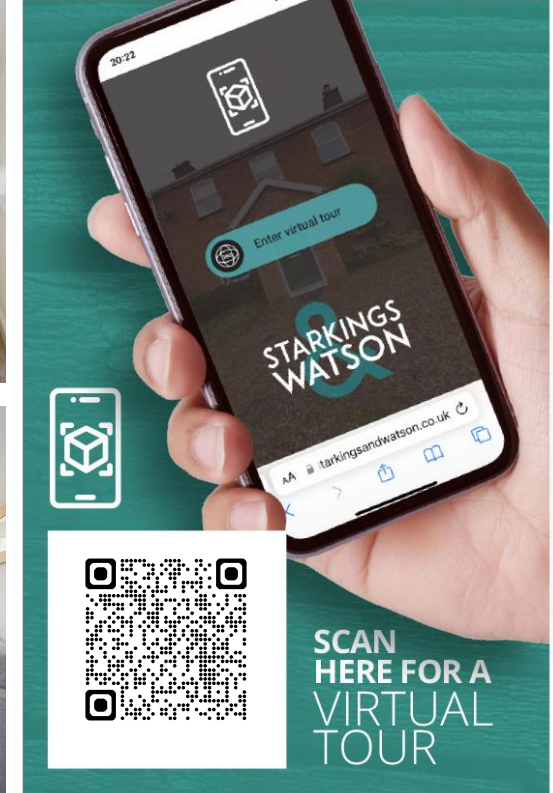
BURROUGHS WAY

Wymondham NR18 0WE

Freehold | Energy Efficiency Rating : C

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- Detached House
- Smaller Development Close to Town
- Four Double Bedrooms
- Dual Aspect Reception Rooms
- Kitchen with Integrated Appliances
- Driveway & Garage
- Landscaped Gardens
- No Service Charges

IN SUMMARY

Situated in a QUIET development CLOSE TO TOWN and offered in EXCELLENT DECORATIVE ORDER this FOUR DOUBLE BEDROOM DETACHED HOME offers a wealth of quality and space. With accommodation reaching some 1145 SQ.FT (stms) the internal space includes a 20' DUAL ASPECT sitting room and kitchen/dining room with abundant storage space. The property is filled with quality fixtures and fittings including made to measure wooden venetian blinds, satin nickel USB sockets and light switches, KARNDEAN flooring, built in NEFF appliances, BRISTAN taps throughout, MIRA and AQUALISA shower fittings. The gas fired combi boiler and plumbed in water softener are located in the garage. The first floor offers FOUR DOUBLE BEDROOMS serviced by a FAMILY BATHROOM and EN-SUITE shower room. Externally the rear garden has been excellently LANDSCAPED to take advantage of the SOUTH FACING aspect, OFF ROAD PARKING and GARAGE with eaves storage.

SETTING THE SCENE

The property is located on the edge of this quiet development with wrap around railings enclosing a low maintenance garden to the front with a short pathway leading to the composite front door. The garage can be found to the left of the property with an additional brickweave driveway to the right leading to a secure gate to the rear garden.

THE GRAND TOUR

Stepping inside you are met with the central entrance lobby with Karndean flooring and generous under the stair storage directly ahead. To your left is a two piece cloakroom complete with vanity storage, low level radiator and extractor fan. Just beyond this room is the dual aspect kitchen/dining room, offering ample dining space under dimmable LED lighting. The kitchen also has independent dimmable lighting and is complete with solid oak worktops, under unit LED lighting, dual NEFF 'Slide and Hide' electric ovens, NEFF induction hob with extraction above, integrated full size dishwasher, washing machine, fridge/freezer, pull out larder and waste and recycling bins. There are an array of full height wall and base storage units, including handy pan draws with integrated cutlery draws, composite inset sink with chef tap and further flooring to ceiling storage. Wall mounted radiators are located at each end of this light and inviting space. A fully 'Solar glass' glazed uPVC door leads directly to the split-level rear garden. To the right of the central lobby you will find the dual aspect sitting room with carpeted flooring, multi TV and satellite points, dimmable LED lighting and wall mounted radiators. The garden can be accessed via uPVC French doors to the rear. Standing on the first floor landing, you access each of the four double bedrooms, as well as the three piece shower room with LED lighting, Karndean flooring, full length MIRA anti-slip shower tray, Kudos shower screen, full height tiles, Aqualisa dual shower, vanity storage, stainless steel towel warmer radiator and extractor fan. Bedroom one occupies a rear facing aspect and benefits from a large built in wardrobe with sliding mirrored doors, TV point and radiator below the window. The en-suite shower room is completed with MIRA shower and enclosure, stainless steel towel warmer radiator, extractor fan and Karndean flooring. Bedroom two has a front facing aspect and is currently functioning as a home office. With carpeted flooring, a built in wardrobe and a radiator below the window. Bedroom



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three occupies a rear facing aspect with carpeted flooring, built in wardrobe, TV point and radiator below the window. Bedroom four occupies a front facing aspect with carpeted flooring, TV point and radiator below the window. This room will accommodate a double bed along with freestanding storage, or could be used as an office/study. Also accessed from the landing is the loft, via a metal pull down loft ladder. The loft benefits from full length boarding, power sockets and lighting.

THE GREAT OUTDOORS

Externally the rear South facing garden has been lovingly landscaped to create a Mediterranean inspired colourful and inviting space. A herb garden sits adjacent to a large hard standing seating area which features a half pergola and sail fixings. There are also four external electric sockets located around the patio area to make it versatile space. The rest of the garden has been meticulously designed to offer planting beds, colourful shrubs and borders. The stairs lead you to a tucked away garden ideal for growing your own and a further patio area to enjoy the setting sun. This lovely raised garden could be easily adapted for various uses if so desired. The garage is accessed from the hardstanding patio via a uPVC half glazed door, and benefits from a window overlooking the garden, rubber flooring cover, ample power sockets, lighting, and additional eaves storage accessed via a metal loft ladder.

OUT & ABOUT

The property is located in the market town of Wymondham which is situated approximately 10 miles southwest of Norwich, fantastic access leads to the A11. The town also has a railway station with direct trains to Norwich and Cambridge. Excellent schooling can be found at Wymondham College and Wymondham High School, both are highly thought of within the area. The property is within the walking distance of the town centre as well as to a very good range of everyday amenities including the train station, schools, doctors' surgeries, dental practices, pharmacies, supermarkets, and a number of leisure facilities.

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What3Words : ///trickled.rinsed.deny

VIRTUAL TOUR

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

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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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.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
1145.6 ft²
106.43 m²

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