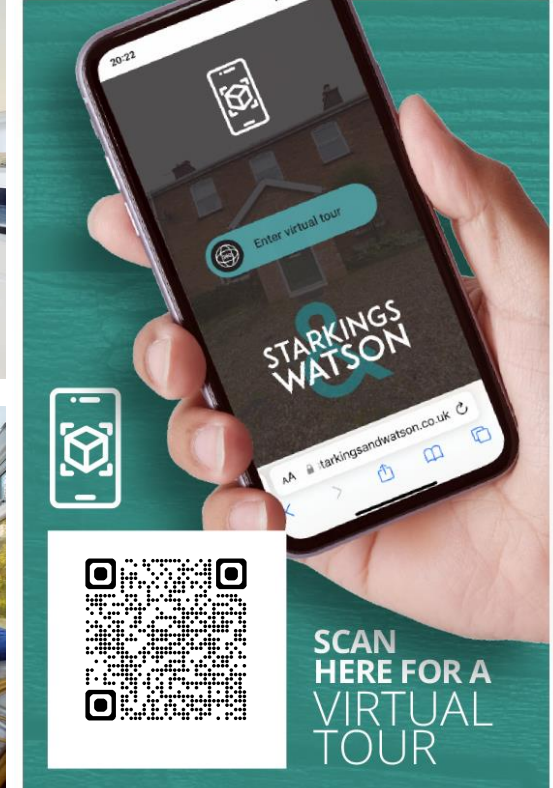


CHAMBERLAIN RISE Wymondham NR18 0GF

Freehold | Energy Efficiency Rating : B

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

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STARKINGS & WATSON

- Detached Family House
- Secluded Location Opposite Woodland
- Significantly Upgraded & Improved
- Two Reception Rooms & Conservatory
- Kitchen/Dining Room & Utility with W/C
- Four Ample Bedrooms & Two Bathrooms
- South Facing Gardens
- Driveway Parking & Garage

IN SUMMARY

Situated OPPOSITE WOODLAND with access to wonderful walks on your doorstep you will find this FOUR YEAR OLD DETACHED FAMILY HOME. This FOUR BEDROOM property has been significantly upgraded by the vendors from new with a high spec finish as well as the addition of a lovely GARDEN ROOM to the rear overlooking the SOUTH FACING GARDEN. The internal accommodation offers an entrance hallway, sitting room and separate family room/dining room depending on preference. There is a large UPGRADED kitchen/dining room to the rear with utility room and W/C in addition to the conservatory. On the first floor you will find FOUR AMPLE BEDROOMS two of which have built in wardrobes. There is also an EN-SUITE shower room and family bathroom. Externally, there is a private and sunny SOUTH FACING GARDEN with a plethora of planting as well as DRIVEWAY PARKING and SINGLE GARAGE.

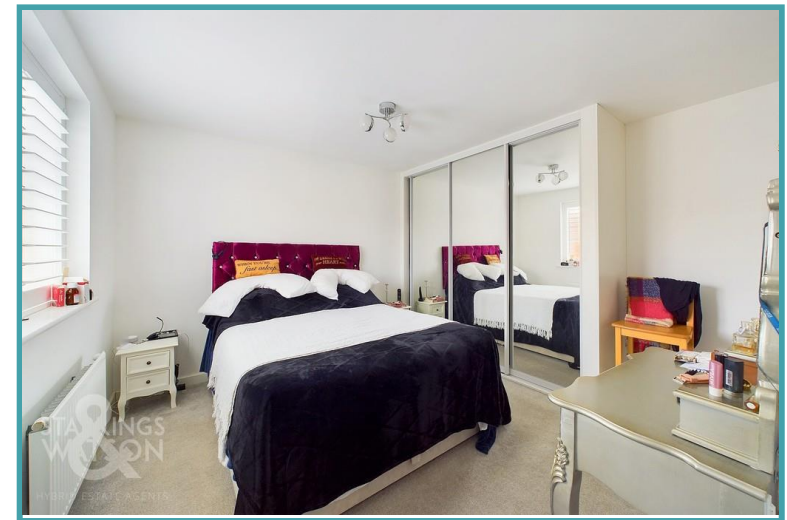
SETTING THE SCENE

The property is approached via a small cul-de-sac with no through traffic as well as hard standing parking to the side leading to the single garage. There is a secure gated access to the side leading to the rear garden as well as small front garden with pathway leading to the main

entrance door to the front.

THE GRAND TOUR

Entering the house via the main entrance door to the front, you will find a welcoming hallway with stairs to the first floor landing as well as tiled flooring and access to the main reception rooms. To the left of the hallway you will find the second reception room which could be used as a second sitting room or dining room depending on preference. This room also has built in shutters to the front window. On the other side of the hallway is the main sitting room which again has built in shutters to the front window and to the rear of the property there is the impressive and upgraded kitchen diner. This features the same tiled flooring running throughout as well as a range of modern high gloss handleless units with granite worktops over as well as integrated dishwasher, integrated electric grill and oven with induction hob and extractor fan over and integrated fridge/freezer. There is plenty of space in this room for a large dining table, and there are double doors leading through to the extended conservatory overlooking the south facing rear garden. Also off the kitchen you will find the separate utility room with matching storage units and work tops over as well as space and plumbing for a washing machine. From the utility you will find a rear access door leading to the garden as well as door leading to the ground floor w/c. Heading up to the bright and sunny first floor landing, you will find a built in airing cupboard as well as access to four bedrooms and a family bathroom. The family bathroom, found on your left as you head up landing features a bath with shower and modern tiling. You will then find three bedrooms to the front, all with built in shutters, one of which has built in double wardrobes. The main master bedroom can be found to the rear,



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again with built in shutters and fitted triple wardrobe and access to the en-suite shower room.

THE GREAT OUTDOORS

The sunny, south facing rear garden is larger than the average size for the development. You will find a large, paved terrace off the conservatory ideal for outside entertaining which in turn leads onto the lawned areas. You will find plenty of recently planted trees and shrubs within the garden as well as access to the garage with a secure gate to the side driveway. The garden is enclosed with timber fence panels. The single garage offers an up and over door as well as power and light.

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 0GF

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VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised that there are communal charges applicable for the up-keep of the development.

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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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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area^m
1212.99 ft²
112.69 m²

