

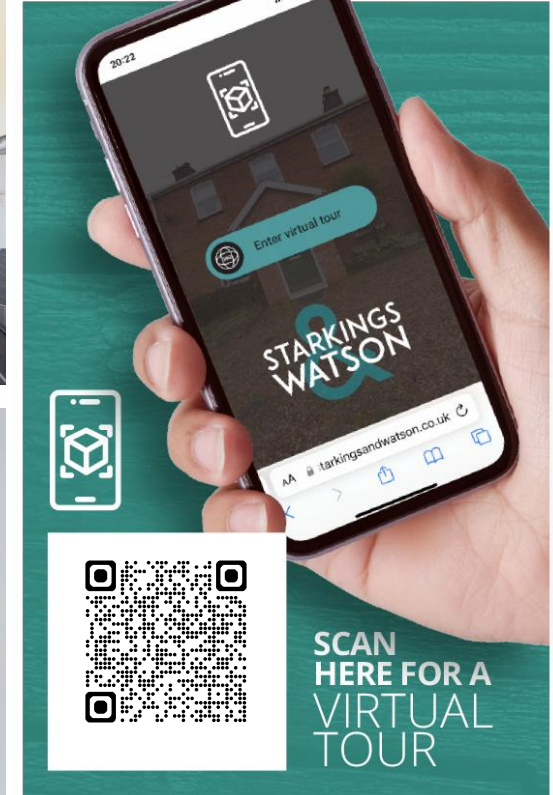
PEACOCK CHASE

# Wymondham NR18 0XL

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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# STARKINGS & WATSON

- No Chain!
- Detached Home
- Two Receptions & Modern Kitchen
- Separate Utility & W/C
- Three Ample Bedrooms
- Two Re-Fitted Bathrooms
- Landscaped Rear Garden
- Driveway Parking & Garage

### IN SUMMARY

NO CHAIN! Offered in EXCELLENT CONDITION, this DETACHED THREE BEDROOM family home is offered with no chain and ready to move straight into! Located on a popular development within EASY ACCESS of the town centre, local amenities, train station and excellent schools, this home has everything with easy reach. Internally you will find a porch entrance and hallway with W/C, sitting room with doors onto the garden, separate dining room, modern RE-FITTED KITCHEN and utility with a new GAS FIRED BOILER. On the first floor, off the landing there are THREE AMPLE BEDROOMS as well as NEWLY RE-FITTED EN-SUITE shower room and FAMILY BATHROOM. Externally, the rear garden is low maintenance and enclosed and to the front there is OFF ROAD PARKING for two vehicles as well as SINGLE GARAGE with ELECTRIC up and over door.

### SETTING THE SCENE

To the front you will find a lawned garden with low level iron fencing and pathway leading to the main entrance door to the front. To the side of the house is

the driveway with shingled parking for two cars. Beyond is the garage with electric up and over door as well as a secure lockable door from the front to the back garden.

### THE GRAND TOUR

Entering via the main entrance door to the front there is a porch entrance with space for coats and shoes, this leads through to the hallway with a w/c and stairs to the first floor landing. To the right of the hallway is the main sitting room with a dual aspect to front and rear with doors opening onto the garden. On the other side of the hall is the separate dining room which leads through to the kitchen. The kitchen offers a range of fitted units with squared edge worktops over as well as integrated electric oven and hob over. There is space for fridge/freezer as well as access to the utility room adjacent. The utility offers further storage as well as space and plumbing for washing machine. The gas fired boiler is wall mounted in the utility as well as access to the rear garden. Heading up to the first floor landing there are three bedrooms. To the rear is a single room along with the main bedroom on the other side of the landing which offers two double wardrobes fitted and the en-suite shower room. The en-suite has been re-fitted and offer a walk in shower. To the front of the house there is another double bedroom with fitted wardrobes with the main bathroom adjacent which has also been re-fitted offering a bath and shower over.



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### THE GREAT OUTDOORS

The rear garden is low maintenance and laid to patio with hard standing. You will also find access to the garage from the garden as well as timber fencing enclosing the space. There is a hidden side area which also provides access to the front driveway.

### 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 0XL

What3Words : ///thickened.onto.dose

### 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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Approximate total area<sup>1)</sup>  
 820.75 ft<sup>2</sup>  
 76.25 m<sup>2</sup>  
 Reduced headroom  
 7.1 ft<sup>2</sup>  
 0.66 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

GIRAFFE 360  
 standard.  
 Calculations are based on RICS IPMS 3C  
 While every attempt has been made to  
 ensure accuracy, all measurements are  
 approximate, not to scale. This floor  
 plan is for illustrative purposes only.

