



Back Lane, Wymondham - NR18 0PF



Back Lane

Wymondham

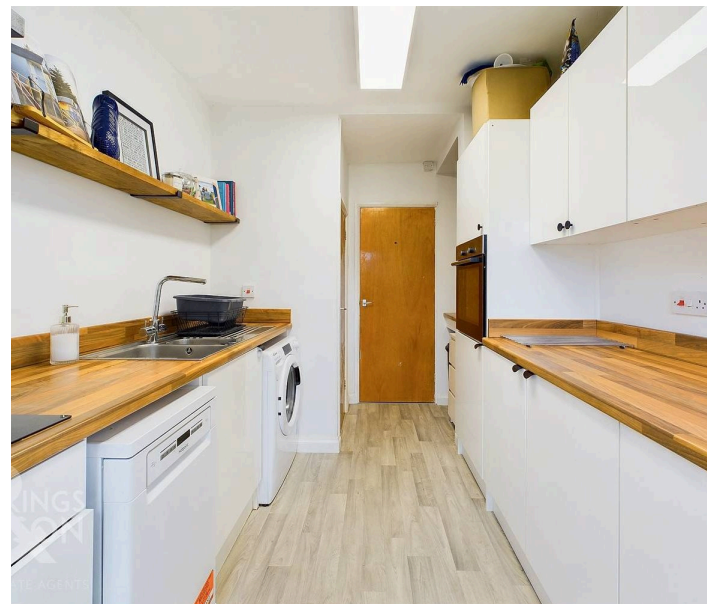
VENDOR FOUND! Located just on the edge of the TOWN CENTRE within just a few minutes walk of the MARKET STREET is this well kept and well presented SEMI-DETACHED HOME, the perfect option for a first time buyer or growing family! Internally you will find a porch entrance leading to the hallway with storage. There is a NEWLY INSTALLED KITCHEN to the rear with access to the garden as well as a SEPARATE SITTING/DINING ROOM with DUAL ASPECT and doors onto the rear garden. On the first floor there are THREE AMPLE BEDROOMS one of which has storage as well as the modern family bathroom and separate w/c. Externally the rear garden is generous in size and mainly laid to lawn offering plenty of EXTENSION POTENTIAL (stp) if desired. To the front there is a generous area providing off road parking as well as an en-bloc garage in addition.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Semi-Detached Home
- Town Centre Location Within Easy Reach Of Shops
- Newly Fitted Kitchen
- Bright Dual Aspect Sitting/Dining Room
- Three Ample Bedrooms
- W/C & Family Bathroom
- Generous Gardens with Extension Potential (stp)
- Driveway Parking & En-Bloc Garage

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

From Back Lane you will find a large frontage with plenty of space for off road parking. The frontage is currently laid to lawn with a pathway leading to the main entrance door to the front. There is also side access from the front leading to the rear garden. The garage can be found en-bloc just around the corner.



THE GRAND TOUR

Entering via the main entrance door to the front you will find a porch entrance with plenty of space and storage for coats and shoes. This in turn leads through to the hallway with built in storage as well as stairs to the first floor landing. To the left of the hallway is the sitting/dining room offering a dual aspect to front and rear allowing plenty of natural light with doors leading onto the rear garden, and providing ample space for sitting and dining. Also off the hallway is the recently re-fitted kitchen which also provides access onto the garden. The kitchen offers a range of units with wood effect worktops over as well as an integrated electric oven and hob, with space for washing machine and fridge as well as built in storage. Heading up to the first floor landing there is a built in cupboard as well as access to all three bedrooms. Two bedrooms can be found to the front with one to the rear as well as a W/C and separate bathroom which has been re-fitted with a shaped bath and shower over.

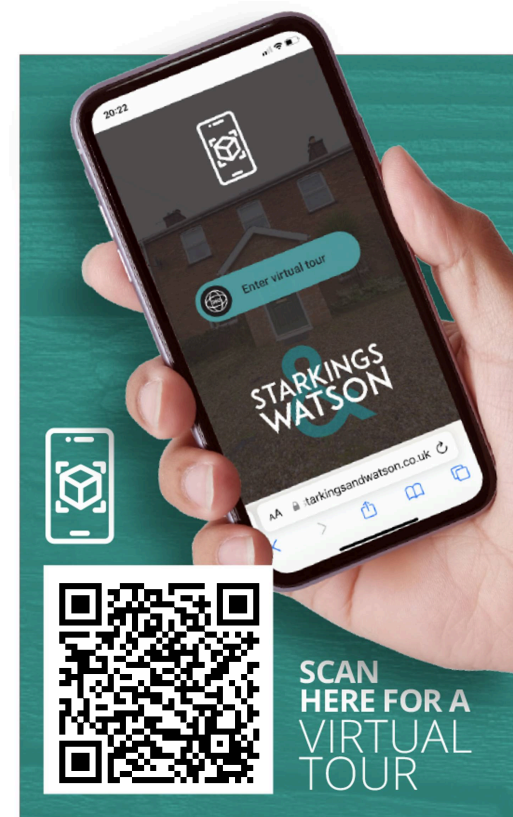
FIND US

Postcode : NR18 0PF

What3Words : ///banana.enclosing.exposes

VIRTUAL TOUR

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



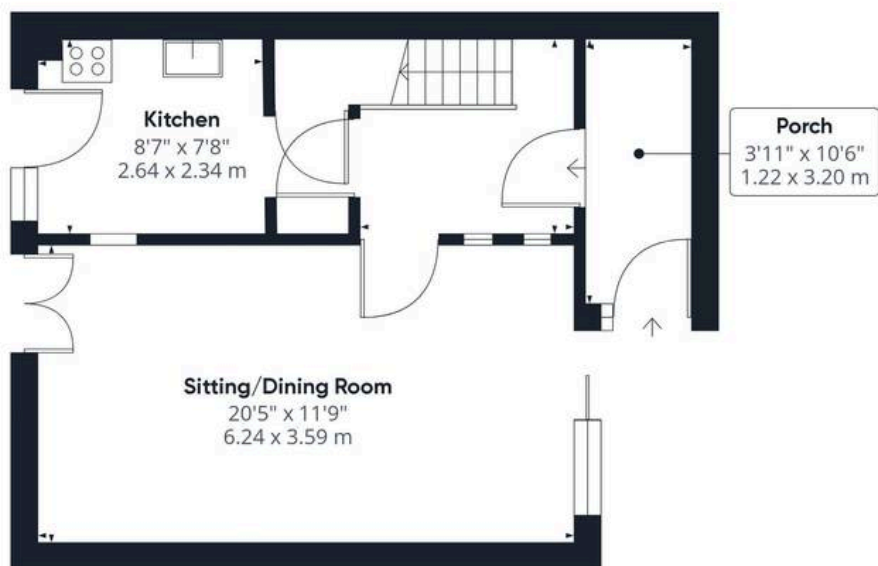




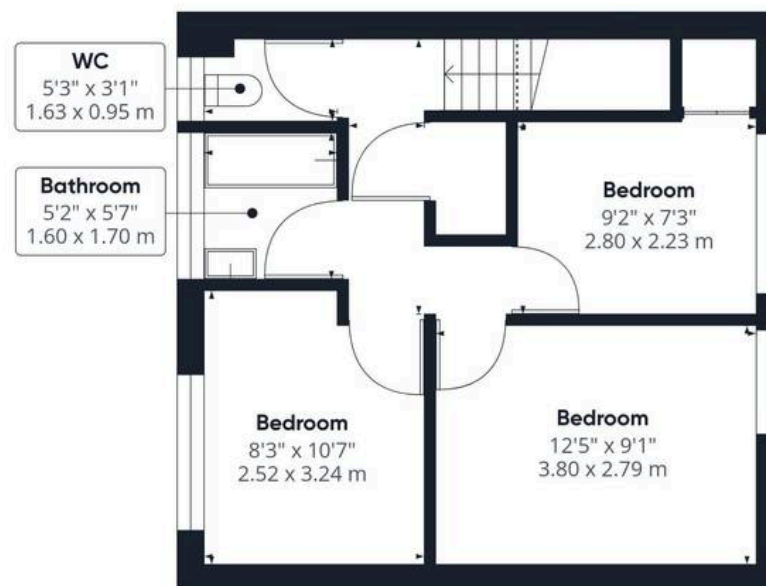
THE GREAT OUTDOORS

The enclosed rear garden is a generous space which is mostly laid to lawn with the addition of a paved patio leading from the kitchen door. The garden also provides planting borders and shrubs as well as timber fencing and a timber shed to the rear of the garden. The garden due to its size offers an excellent space to extend into and increase the footprint (stp).





Ground Floor



Floor 1

Approximate total area⁽¹⁾

818.39 ft²
76.03 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 • 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 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.