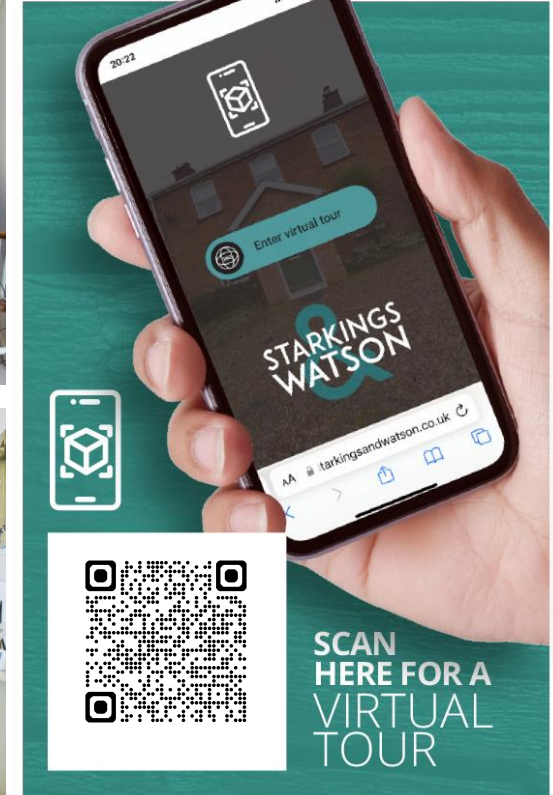


# NORWICH ROAD Wymondham NR18 0SH

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

- Hall Entrance Mid Terrace House
- No Chain
- Original Character Features
- Two Generous Receptions
- Kitchen & Utility Room
- Two Double Beds Off Landing
- New Boiler & Double Glazing
- Generous Rear Garden

#### IN SUMMARY

With a hallway entrance this MID-TERRACED HOUSE is presented in fantastic condition and offers a generous space measuring a little over 1000 Sq. Ft in total (stms). the property features a bay fronted sitting room and SEPARATE dining room all off a central hallway leading into a fitted KITCHEN and UTILITY ROOM with a rear porch. TWO LARGE DOUBLE BEDROOMS can be found on the first floor, both presented in fantastic decorative order, with a well-appointed FAMILY BATHROOM. The property benefits from a versatile alteration in the form of a LOFT ROOM, creating the ideal STUDY, music room or playroom. Externally, the rear garden is FULLY ENCLOSED and very generous in size, reaching all the way to the rear where a SUMMER HOUSE can be found.

#### SETTING THE SCENE

The property is tucked back from the street via tall privacy giving hedges at the front where access can be found through a swinging iron gate with a shingle frontage leading towards the front door underneath a tiled and pitched awning.

#### THE GRAND TOUR

Stepping indoors you are first met with the central

hallway granting access to all living space on the ground floor as well as stairs for the first floor. A well-proportioned sitting room is initially found to your right at the very front of the home with recently updated uPVC double glazed windows towards the front of the home with radiator below and a large, carpeted floor space allowing for choice in lay out of soft furnishings. Further down the hallway is a separate dining room with ample floor space for a formal dining table and handy under the stair built in storage cupboard. This room flows seamlessly into the fitted kitchen with a range of wall and base mounted storage set around rolled edge work surfaces all with tiled splash backs. Within the kitchen there is space for integrated appliances including a low level oven and hob with extraction above inset stainless steel sink while a handy utility space can be found beyond with plumbing for a washing machine, inlet for tumble dryer and tall standalone fridge freezer with additional storage solutions. Just off from the kitchen to the side is a rear porch ideal for slipping off coats and shoes if returning for a walk or coming from the rear garden with tiled flooring underfoot and access door directly into the outside space. Heading towards the first floor, a separate landing will grant access into both of the double bedrooms as well as the refitted family bathroom suite with large vinyl floor space built in storage cupboard above the stairs and large frosted uPVC double glazed window overlooking the rear garden. The first of the double bedrooms features a cast iron fireplace with tall window into the rear garden space and radiator below, a carpeted floor space allows room for a double bed and additional storage solutions whilst the larger of the bedroom sits towards the front of the home. The main bedroom has a dual front facing aspect with both windows benefiting from radiators below and



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also features a cast iron fireplace with generous floor space for a large double bed and additional storage solutions. The property benefits from a handy addition accessed off the first floor landing leading you towards a converted loft room making the ideal space to use as a home office, music room, playroom or separate sitting room with Velux windows and exposed red brick feature wall.

#### THE GREAT OUTDOORS

The rear garden is fully enclosed on all sides and to the very rear with timber fencing running the length of the property. The space is predominantly laid to lawn and has multiple colourful planting borders, mature shrubs and trees dotted throughout the space, where at the very rear, a timber summer house can also be found. The garden is part bisected at the top nearer the property as is the norm for many terraced homes of this era.

#### 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 0SH

What3Words : ///amaze.idealists.gala

#### VIRTUAL TOUR

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

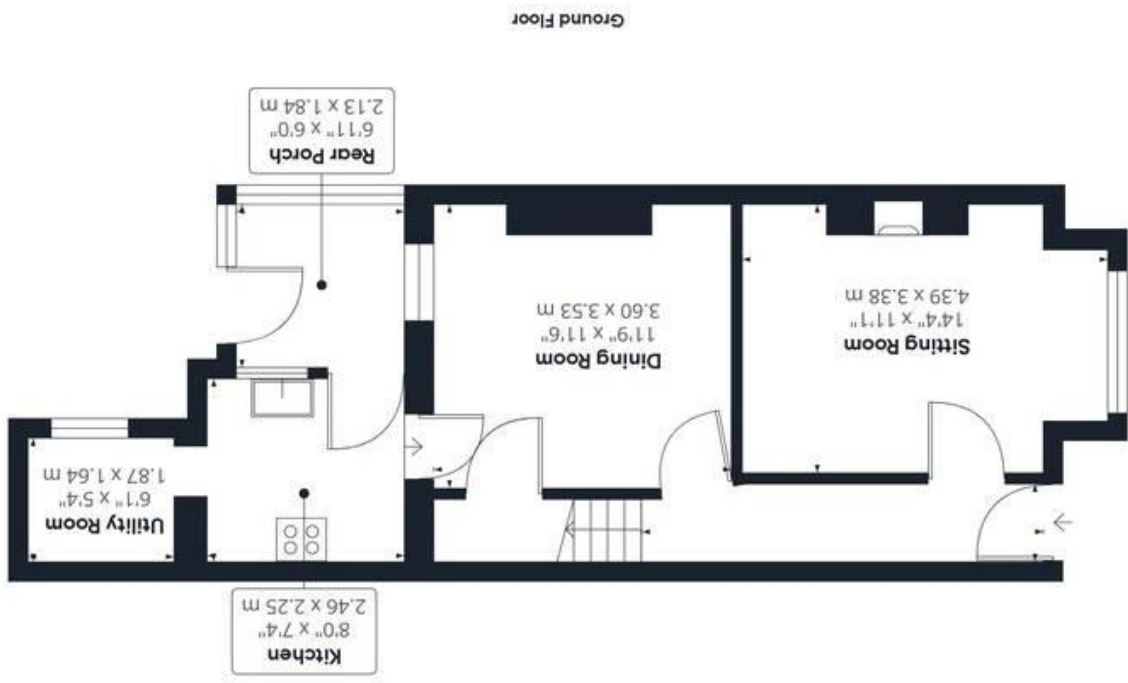
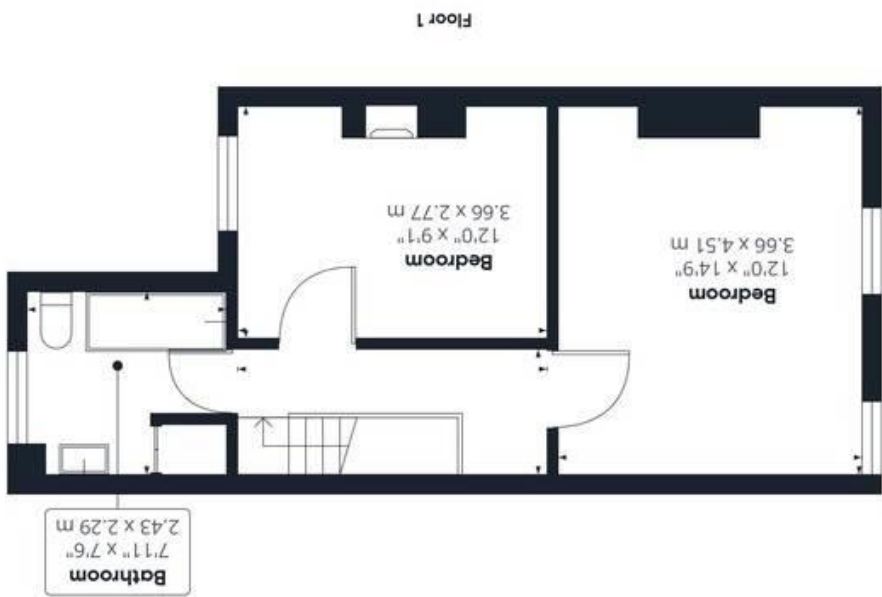
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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

Reduced headroom:  
 ..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1009.97 ft<sup>2</sup>  
 93.83 m<sup>2</sup>  
 Reduced headroom  
 14.33 ft<sup>2</sup>  
 1.33 m<sup>2</sup>