

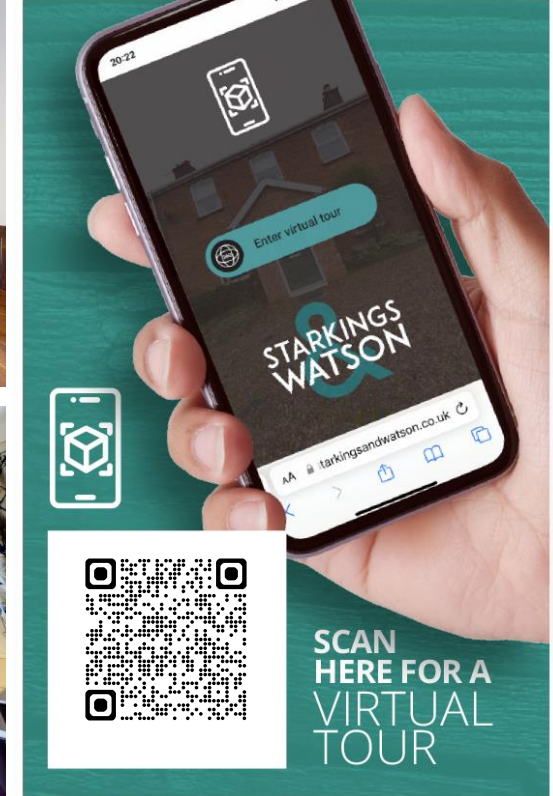
SALVIA CLOSE

# Wymondham NR18 0FS

Freehold | Energy Efficiency Rating : C

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

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# STARKINGS & WATSON



- Terraced Town House
- Cul-De-Sac on Edge of Development
- Open Plan Ground Floor Accommodation
- Kitchen with Integrated Appliances
- Three Double Bedrooms
- Family Bathroom, En-Suite & W.C
- Private Rear Garden
- Garage & Allocated Parking

#### IN SUMMARY

Nestled privately on the edge of this popular development with a tree lined aspect to the rear, this MID-TERRACE TOWN HOUSE is offered in great decorative order and with its OPEN PLAN LIVING space on the ground floor - ideal for modern family living. The 26' kitchen/dining room and family room space has been opened to create a free flowing space with the kitchen boasting INTEGRATED APPLIANCES, while a ground floor WC can also be found. The first floor landing grants access to the sitting room with a TREE LINED aspect beyond to the rear, and the first of the THREE DOUBLE BEDROOMS with an EN-SUITE SHOWER ROOM. The second floor hosts the two further bedrooms, both with BUILT-IN WARDROBES as well as the FAMILY BATHROOM and handy built-in storage cupboard off the landing. Externally, the property boasts a PRIVATE rear garden with ALLOCATED PARKING sat in front of the brick garage.

#### SETTING THE SCENE

The property is tucked away from the main section of the development through a private close with an opening taking you towards the front door with a tiled and pitched awning above and brick weave frontage. Just

beyond the property is the allocated parking found in an open courtyard with parking space in front of a brick garage and alleyway behind the houses towards to the rear garden.

#### THE GRAND TOUR

Stepping inside you are first met with the central hallway with all tiled flooring underfoot and wall mounted radiator granting access to the main living accommodation, stairs for the first floor and ground floor WC with frosted glass window to the front. The main living space has been carefully opened to create a free flowing living space ideal for busy families. A range of wall and base mounted storage adorns the walls in the kitchen area with integrated appliances including a newly fitted electric oven and four ring gas hob with extraction above, and updated fridge/freezer with all tiled flooring leading through to the dining area with ample room for a formal dining table and additional sitting room suite with sliding double glazed doors taking you directly into the rear garden. The first floor allows you to access the sitting room with a double rear facing aspect of double glazed windows with each their own radiator mounted below. The large, carpeted floor space is conducive to a choice of potential layout by the owners. Beyond is the first of the three double bedrooms with a front facing aspect and large open carpeted flooring space. This room also benefits from a much sought after en-suite shower room complete with a mostly tiled surround, wall mounted radiator and frosted glass window. Two further bedrooms can be found on the second floor with the larger coming to the front with built in wardrobes and over the stair storage cupboard also. The carpeted flooring allows room for a large double bed and additional storage solutions with a



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double glazed window coming between the part vaulted ceilings at the front. The second bedroom on this floor also benefits from built in wardrobes with carpeted flooring and a rear facing aspect again coming from the vaulted ceilings. Finally the three piece family bathroom suite can also be found on this floor with wooden effect flooring laid underfoot and a part tiled surrounding with a Velux window within the vaulted ceiling, wall mounted radiator and shower head over the bath.

#### THE GREAT OUTDOORS

Externally the rear garden is fully enclosed on all sides and to the rear with timber fencing giving way to a flagstone walkway and patio with the rest of the garden laid to lawn with a shingle planting borders and timber gated access leading towards the rear of the property towards the garage and off road parking.

#### 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 0FS

What3Words : ///efficient.decks.movements

#### 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>

1018.89 ft<sup>2</sup>

94.66 m<sup>2</sup>

Reduced headroom

22.09 ft<sup>2</sup>

2.05 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

