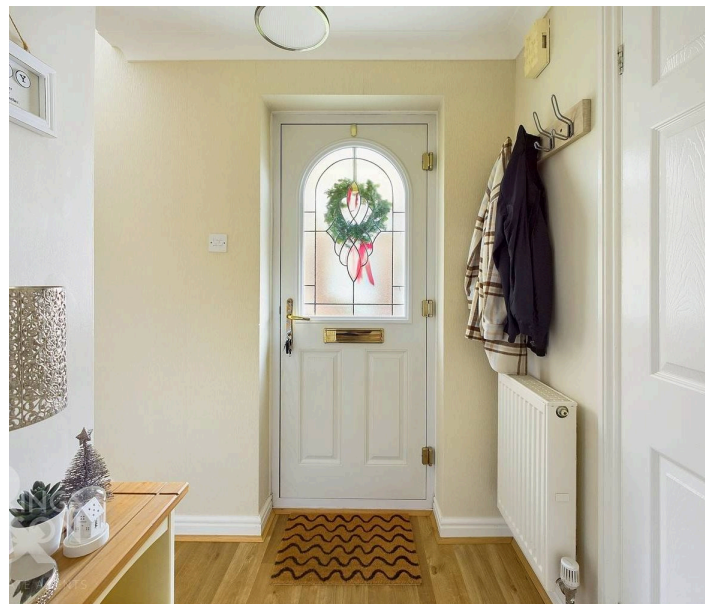




Holly Blue Road, Wymondham - NR18 0XJ

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HYBRID ESTATE AGENTS



Holly Blue Road

Wymondham, Wymondham

Set back from the street, this DETACHED HOUSE emerges behind privacy giving hedges and trees to offer a large OFF ROAD PARKING SPACE in front of the brick GARAGE. A bright and inviting decor welcomes you as you enter the property with a VERSATILE and EXTENDED floor space extending to just over 950 Sq. Ft in total (stms). Offering SEPARATE SITTING and DINING ROOMS the property can be altered to create a more OPAN PLAN feel if desired while the modernised KITCHEN/BREAKFAST room reaches out at the rear of the property with vaulted ceilings, INTEGRATED APPLIANCES , built in BREAKFAST BAR and access to the PRIVATE REAR GARDEN with PATIO SEATING AREA while the WC can be found to the front of the home as you initially enter. The first floor landing grants access to THREE BEDROOMS with the two larger have BUILT IN WARDROBES and the main benefiting from an EN-SUITE SHOWER ROOM also. The main shower room has been recently MODERNISED to offer a WALK-IN shower complete with modern décor and fittings.

Council Tax band: D

Tenure: Freehold

Detached House

- Extended Kitchen/Breakfast Room
- Separate Sitting & Dining Rooms
- Three Bedrooms
- Family Bathroom, En-Suite & Cloakroom
- Private & Enclosed Rear Garden
- Off Road Parking & Garage
- Short Walk To All Amenities

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

The property is accessed via an initially shared access of concrete drive that then splits to the left to the private driveway suitable for three vehicles in front of the garage. A lawn frontage is parted by a flagstone walkway taking you towards the main access to the side of the property with a tiled and pitched awning above and timber access gates leading you into the rear garden.

THE GRAND TOUR

Once inside you are met with the central lobby complete with wooden effect flooring underfoot and stairs to the first floor on your right or the main living accommodation directly ahead plus the WC complete with a part tiled surround, vanity storage and a heated towel rail to your left. The sitting room opens just beyond this space, a large and well decorated room with a box bay window to the front of the property featuring a gas radiator below. The large carpeted floor space allows for a choice in layout of soft furnishings with the dining room sat just beyond through glass panelled French doors allowing the spaces to be separated or potentially opened if an open plan feel is more to your taste.





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The dining room itself is laid with wooden effect flooring and offers more than enough space for a family sized dining room suite with additional storage solutions and a radiator below the side facing uPVC double glazed window. The kitchen can be accessed from both the sitting room and dining room with wooden flooring leading from front to back. The kitchen has been extended over time and has recently been updated to create a modern and welcome feel with a range of wall and base mounted storage units set around wooden effect work surfaces that extend out to offer breakfast bar seating, ideal for modern family living. Within the kitchen there are integrated appliances which include dual ovens and ceramic hob with extraction above with plumbing for a washing machine and dishwasher and space for an American style fridge freezer next to the door leading you directly into the rear garden. The vaulted ceiling slopes towards the rear with Velux windows above allowing natural light to pour into the room. Once on the landing for the first floor all three bedrooms can be accessed as well as the modern shower room featuring a walk in shower with extra vanity storage and tall wall mounted towel rail. The larger of the three bedrooms sits towards the front of the home with all carpeted flooring and built in double wardrobes. The front of the room features a radiator below the front facing window and also benefits from an en-suite shower room complete with vanity storage and a heated towel rail. The second double bedroom sits towards the rear of the home overlooking the rear garden with a radiator below the window. This room too features built in wardrobes with a large carpeted floor space suitable for a double bed and additional storage solutions while the third bedroom is a good sized single room, again with a rear facing aspect, this room would make the ideal bedroom, study or nursery if so desired.

FIND US

Postcode : NR18 0XJ

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VIRTUAL TOUR

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

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THE GREAT OUTDOORS

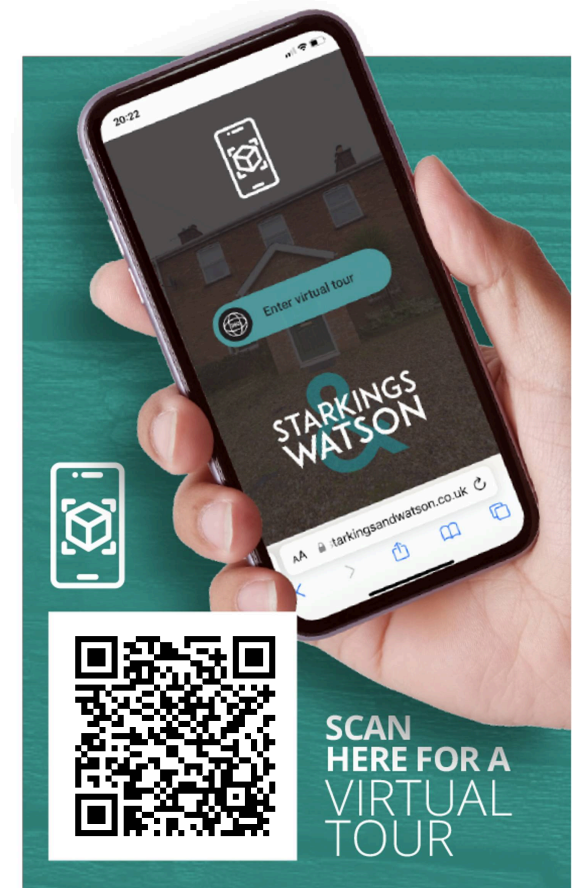
The rear garden is fully enclosed on all sides and to the rear with timber fencing and a predominantly grass lawn space with mature shrubs and trees adding to the privacy. A flagstone patio area reaches towards the right hand side of the home, making the ideal spot to sit and enjoy the summer sunshine with friends and family.

Garage

Single Garage

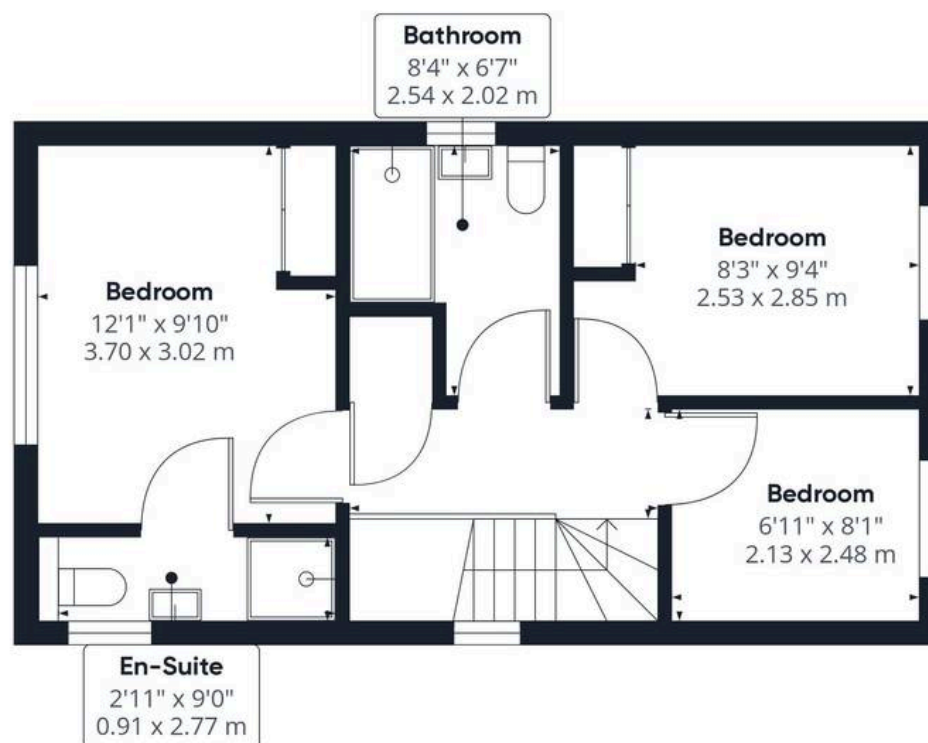
Driveway

3 Parking Spaces





Ground Floor



Floor 1

Approximate total area⁽¹⁾

950.45 ft²
88.3 m²

(1) Excluding balconies and terraces

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



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.