



Park Lane, Wymondham - NR18 9BG



Park Lane

Wymondham

MOTIVATED VENDORS! Located on the SOUGHT AFTER PARK LANE on the fringes of WYMONDHAM with FIELD VIEWS beyond the garden you will find this IMPRESSIVE DETACHED FULLY RENOVATED BUNGALOW. The current owners have gone through the property completely and renovated with updates to include a BRAND NEW ROOF, NEW ELECTRICS, NEW OIL FIRED CENTRAL HEATING and the addition of a SEPARATE DETACHED salon/studio which could be used in a number of different ways (stp). Internally the bungalow offers an entrance hallway, TWO DOUBLE BEDROOMS on the ground floor and TWO BATHROOMS as well as a THIRD BEDROOM in the attic. The reception space measuring in excess of 30' is all OPEN PLAN and includes a well fitted integrated kitchen, sitting and dining space. Beyond is a rear porch/utility. The rear gardens are FULLY LANDSCAPED and generous in size as well as a garage and PLENTY OF DRIVEWAY PARKING to the front.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Renovated Bungalow
- Sought After Location Within Wymondham
- High Spec Finish Throughout
- 30' Kitchen/Dining/Sitting Room
- Two Well Finished Bathrooms
- Three Bedrooms Over Two Floors
- Beautifully Landscaped Garden With Fields Beyond
- Separate Studio/Annexe Space

The property is located in the market town of Wymondham, and within close proximity 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 train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

SETTING THE SCENE

The frontage offers a sweeping shingled driveway providing plenty of driveway parking for numerous vehicles. The driveway leads down the side to the garage with access to the rear garden also.



THE GRAND TOUR

Entering via the main entrance door which is partially covered you will find the welcoming entrance hallway with stairs to the first floor as well as understairs storage. You will see a sleek wood effect flooring as well as newly fitted modern wood doors leading to all further rooms. To the front of the property is a large double bedroom with a further double bedroom found to the rear with sliding doors opening onto the rear garden. An ensuite has cleverly been added to the bedroom with a walk in shower, w/c and hand wash basin. The family bathroom is found adjacent with a shower over the bath. On the other side of the hallway is the impressive 30' sitting/dining/kitchen area with a continuation of the same flooring and plenty of natural light flowing through from the dual aspect. This room provides plenty of sociable space for all purposes. The kitchen is integrated with double eye level oven, induction hob, dishwasher, fridge/freezer and breakfast bar/island. The porch to the rear offers another space for storage as well as space and plumbing for a washing machine along with access to the rear garden. Heading up to the first floor there is a small landing space leading to the attic bedroom. This also provides walk in eaves storage. Externally you will find the stunning newly build studio currently used as a salon. As you enter via the main door to the side you will find a reception area with a w/c cloakroom off. The reception leads through to the main studio area which offers built in storage and plumbing with hand wash basin. The space would be ideal for a number of different uses including an annexe (stp).

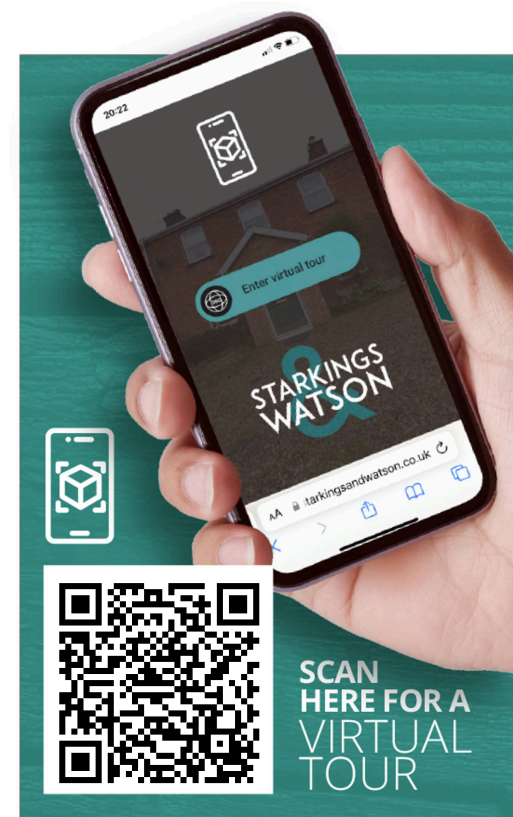
FIND US

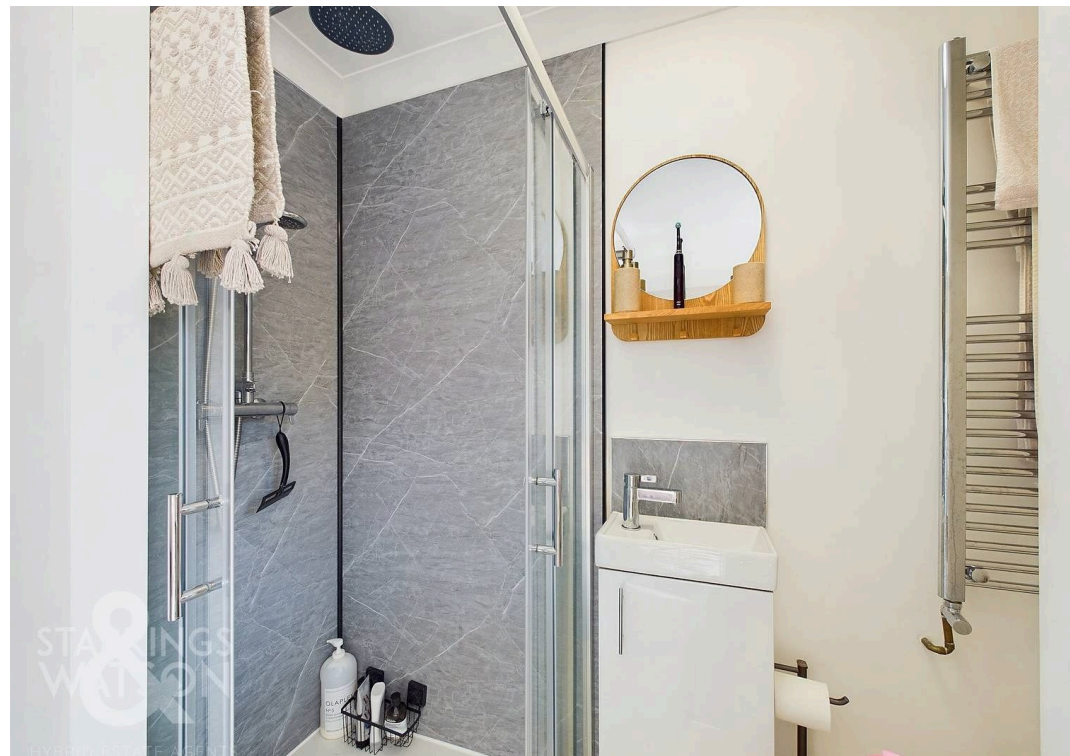
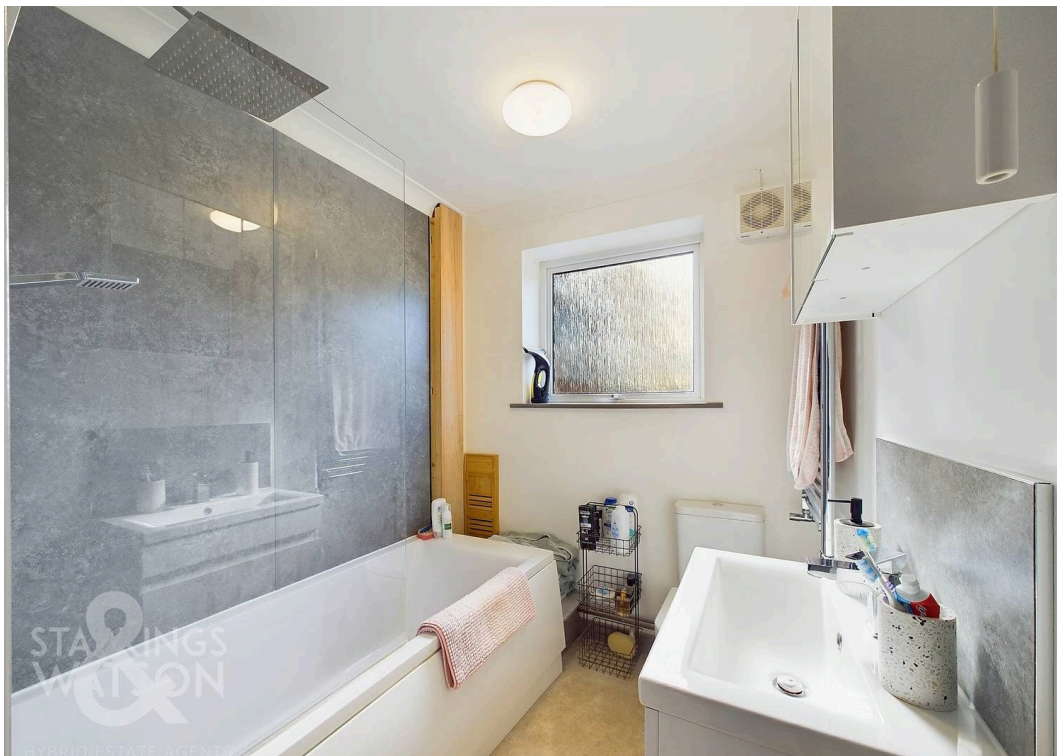
Postcode : NR18 9BG

What3Words : ///carting.camera.commit

VIRTUAL TOUR

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



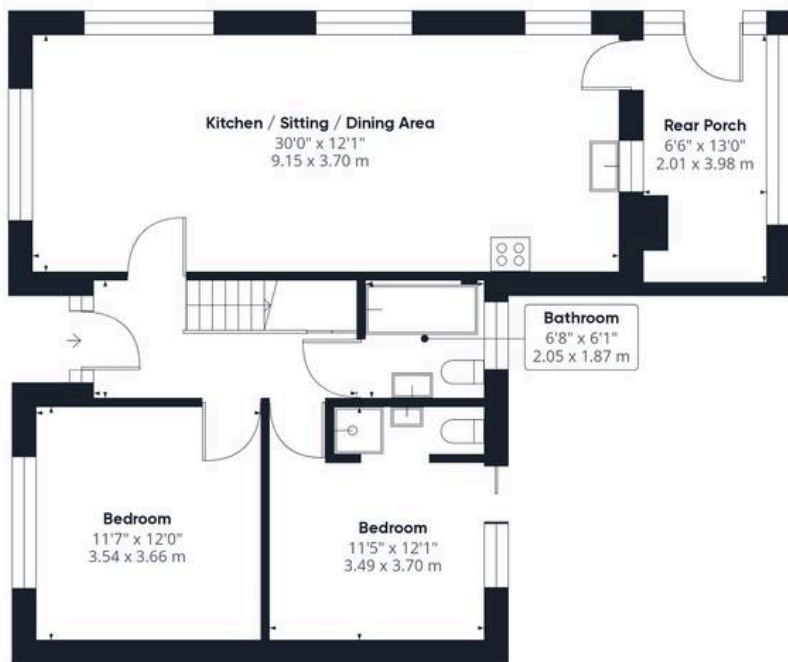




THE GREAT OUTDOORS

To the rear you will find a fully landscaped garden kept in excellent order. The rear garden offers two impressive patio spaces ideal for entertaining and outside dining, raised grass planting beds with wooden sleepers and plenty of space for all to enjoy. The lower patio leads up via steps onto the main section of lawn. Beyond the rear garden are open fields adding to the sense of calm. Also accessed from the rear garden is the clad outbuilding having been newly built to offer either a studio, home working space, annexe or salon with the later its current usage. Also found within the rear garden is the newly installed oil fired boiler and oil tank.

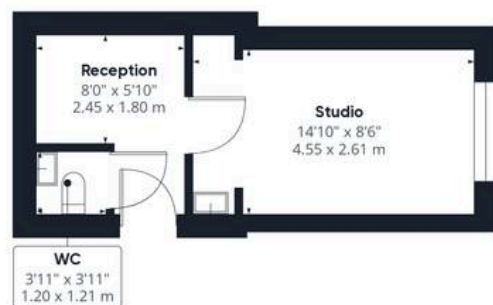




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1210.52 ft²

112.46 m²

Reduced headroom

34.16 ft²

3.17 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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