



Meadowsweet Road, Wymondham - NR18 0YB

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## Meadowsweet Road

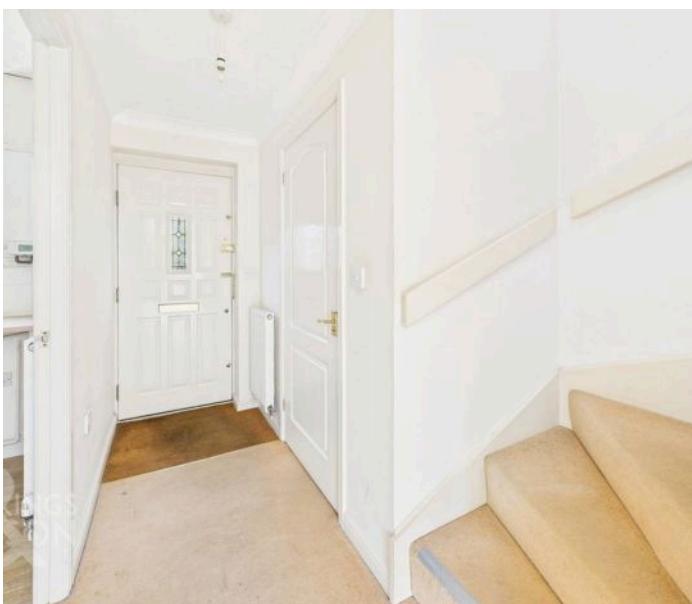
Wymondham

NO CHAIN. Situated in a quiet tucked away section of this popular development this SEMI-DETACHED HOUSE offers OFF ROAD PARKING and a GARAGE to the rear of the property with a LARGER THAN AVERAGE REAR GARDEN, ideal for enjoying with family and friends. Internally, the kitchen offers ample storage with room for appliances with a ground floor WC sat adjacent. An open 15' SITTING ROOM sits behind with French doors opening into the rear garden. The first floor landing splits to allow access to TWO DOUBLE BEDROOMS with built in storage cupboard, FAMILY BATHROOM and EN-SUITE to the main bedroom. Whilst in need of minor cosmetic improvement this well established home would make the ideal first time buy or investment purchase.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Semi-Detached House
- No Chain
- Quiet Cul-De-Sac Setting
- Large Open Sitting Room
- Two Double Bedrooms
- Family Bathroom, En-Suite & WC
- Larger Than Average Rear Garden
- Off Road Parking & 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

The property can be found in a quiet tucked away section towards the edge of the development where a large opening with tree and mature shrub borders take you towards the front of the home with private entrance and side access to the rear garden heading through an opening. Sitting next to the neighbouring property an opening will take you to an open courtyard where the garage and allocated parking can be found.



## THE GRAND TOUR

Stepping inside, the entrance lobby will be the first thing that greets you creating the perfect space to slip off coats and shoes or for heading indoors with wall mounted radiator to your left as well as two piece WC with front facing fostered glass window. Turning to your right will take you into the kitchen with a mixture of wall and base mounted storage units leaving room for freestanding appliances such as a fridge/freezer whilst leaving plumbing for a dishwasher or washing machine with integrated oven and hob and extraction above. The rear of the property offers the main living space courtesy of an open sitting room area with all carpeted flooring and under the stair storage. A radiator sits below the uPVC double glazed window with additional uPVC double glazed French doors taking you into the rear garden.

The first floor landing splits to allow access to both of the double bedrooms within the home as well as a handy storage cupboard and three piece family bathroom suite with part tiled surround and wall mounted radiator. The smaller of the bedrooms comes towards the rear of the home with views into the rear garden and radiator below the window. This space would accommodate a double bed with additional storage solutions. The larger of the bedrooms comes towards the front of the home with open carpeted floor space leaving ample room for a double bed and additional storage with the added benefit of an en-suite shower room featuring a corner shower unit and low level radiator.

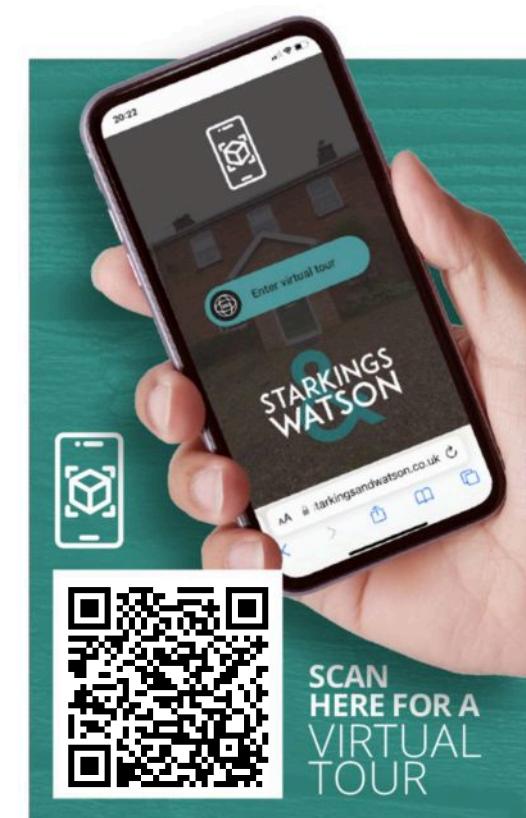
## FIND US

Postcode : NR18 0YB

What3Words : ///central.delved.reckons

## VIRTUAL TOUR

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



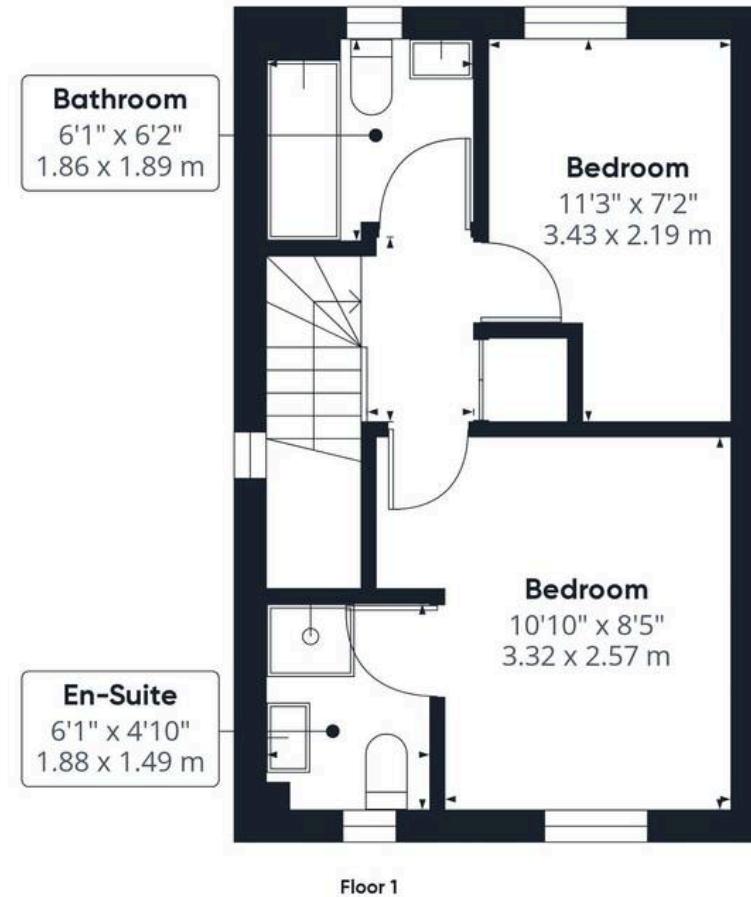
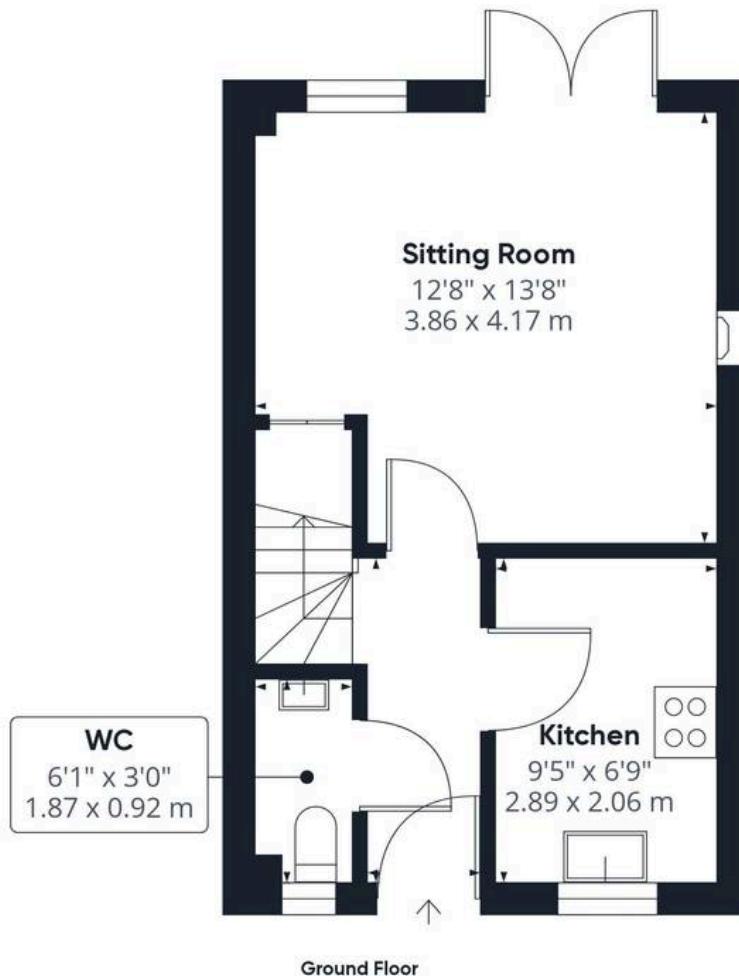




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides on the rear with timber fencing. Due to its positioning in the development, this garden is larger than most others with an extended flagstone patio seating area and large open lawn space creating the perfect area for family and friends to enjoy. Mature planting borders and shrubs to the sides and rear add extra privacy and vibrancy with side access gate taking you back towards the front of the home.





Approximate total area<sup>(1)</sup>

562.43 ft<sup>2</sup>  
52.25 m<sup>2</sup>

(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.



## Starkings & Watson Hybrid Estate Agents

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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 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.