



Croft Way, Wymondham - NR18 0RQ





## Croft Way

Wymondham

This impeccably designed DETACHED HOME exudes MODERN elegance and COMFORT. Boasting approximately 1127 sq. ft (stms), this residence welcomes you with a TANDEM DRIVEWAY leading to a convenient GARAGE. The heart of the home is the generous 20' KITCHEN/DINING ROOM complemented by a separate UTILITY ROOM, with FRENCH DOORS leading to the garden and various INTEGRATED APPLIANCES. From the hall entrance, discover TWO INVITING RECEPTION ROOMS, including the SITTING ROOM and DINING ROOM with its feature BAY WINDOW - offering ample space for relaxation and entertainment. Upstairs, FOUR well-appointed BEDROOMS provide peaceful retreats, including a contemporary EN SUITE and FAMILY BATHROOM incorporating a SHOWER and ATTRACTIVE TILED SPLASH-BACKS. Step outside to the enclosed WALLED GARDENS featuring a delightful patio and lawn, offering a perfect setting for outdoor gatherings and leisurely moments.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2023 Built Detached Home
- Approx. 1127 Sq. ft (stms) of Accommodation
- Tandem Driveway & Garage
- 20' Kitchen/Dining Room with Separate Utility Room
- Two Reception Rooms
- Four Bedrooms
- Contemporary En Suite & Family Bathroom
- Walled Gardens with Patio & Lawn

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

Occupying a corner plot with lawned gardens to the front, a hard standing footpath takes you to the main entrance door. To the rear, a tandem brick-weave driveway offers off road parking for several vehicles with access to the garage and gated rear garden.





## THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot and stairs rising to the first floor landing. Doors lead off to the kitchen and living space. Starting with the main sitting room with a front facing uPVC double glazed window and fitted carpet underfoot. This neutrally decorated room offers a perfect family friendly size. Sitting adjacent, the dining room offers a bay window to the side and a further window to the front, and carpet underfoot. The kitchen/dining room sits to the rear with a modern range of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven with stainless steel splash-back and extractor fan, with integrated fridge freezer and dishwasher. Wood effect flooring continues underfoot with a rear facing window and French doors leading out to the patio. A door takes you to the adjacent utility room completed in a matching style with space for laundry appliances and the wall mounted gas fired central heating boiler. A further door leads out to the outside whilst the ground floor W.C offers a white two piece suite with tiled splash-backs.

Heading upstairs, the carpeted landing offers a side facing window and built-in airing cupboard. Doors take you to the four bedrooms - all finished with fitted carpet and double glazing. The main bedroom sits to the rear with access to a private ensuite with attractive tiled splash-backs and wood effect flooring underfoot. The ensuite includes a three piece white suite with a walk-in shower cubicle and twin head thermostatically controlled rainfall shower, along with the heated towel rail. The family bathroom is completed in a similar style with a panel bath including electric shower and glazed shower screen, with tiled splash-backs with wood effect flooring and heated towel rail.

## FIND US

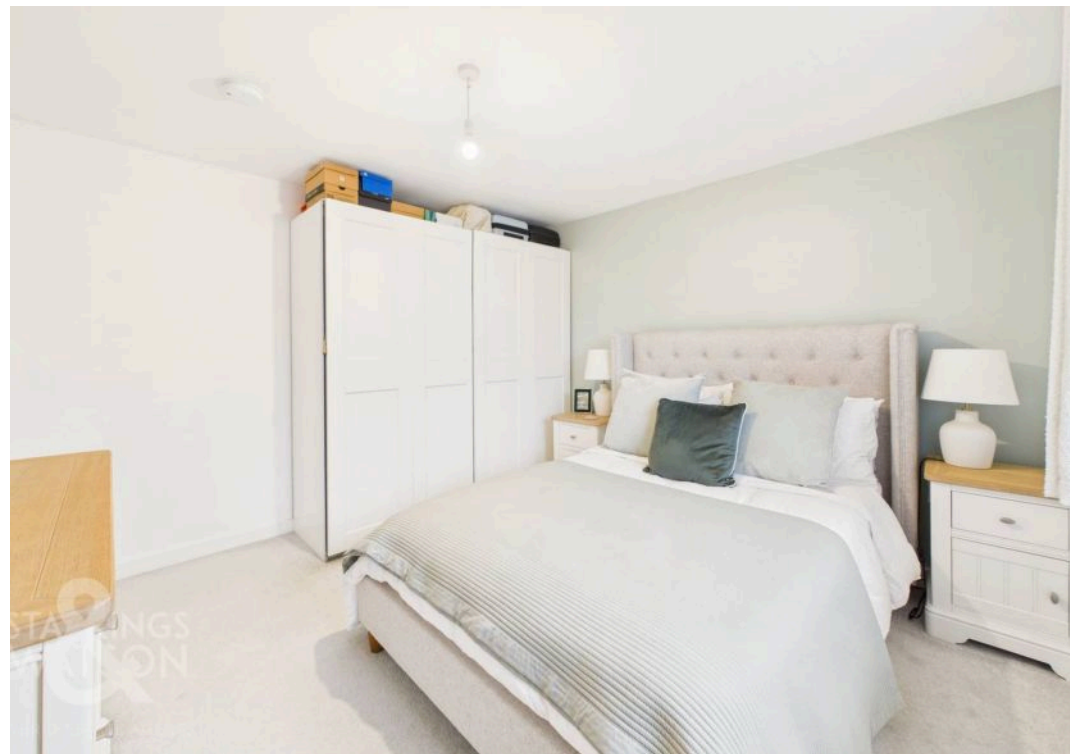
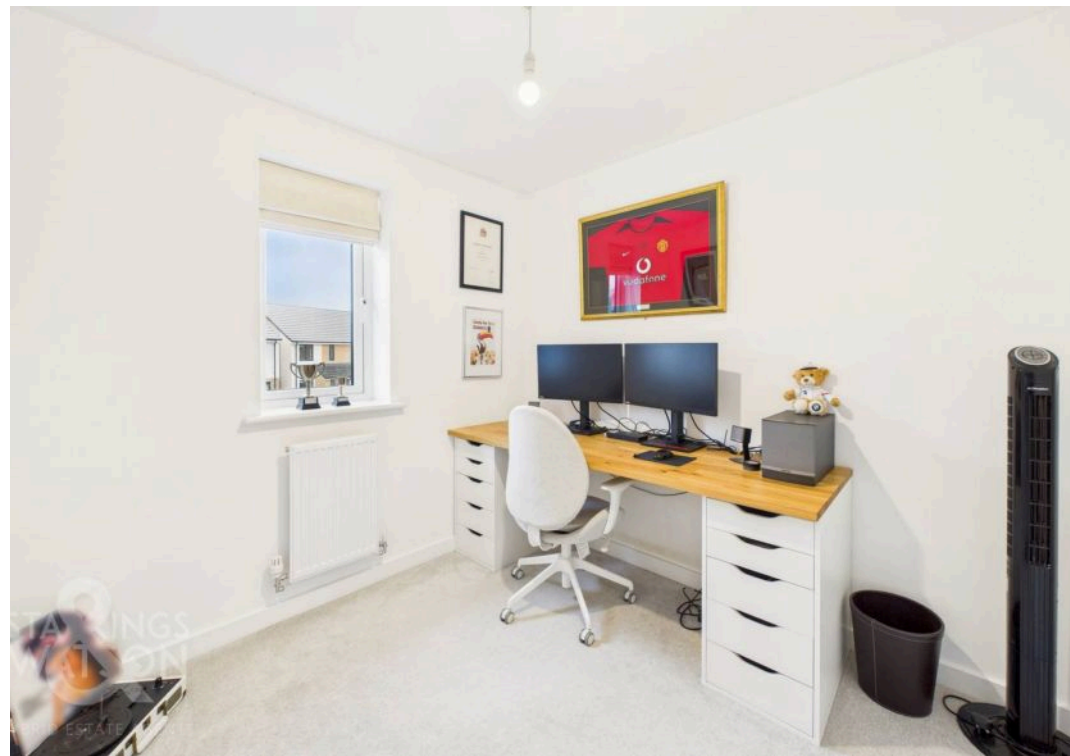
Postcode : NR18 0RQ

What3Words : ///forehand.visual.shot

## VIRTUAL TOUR

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





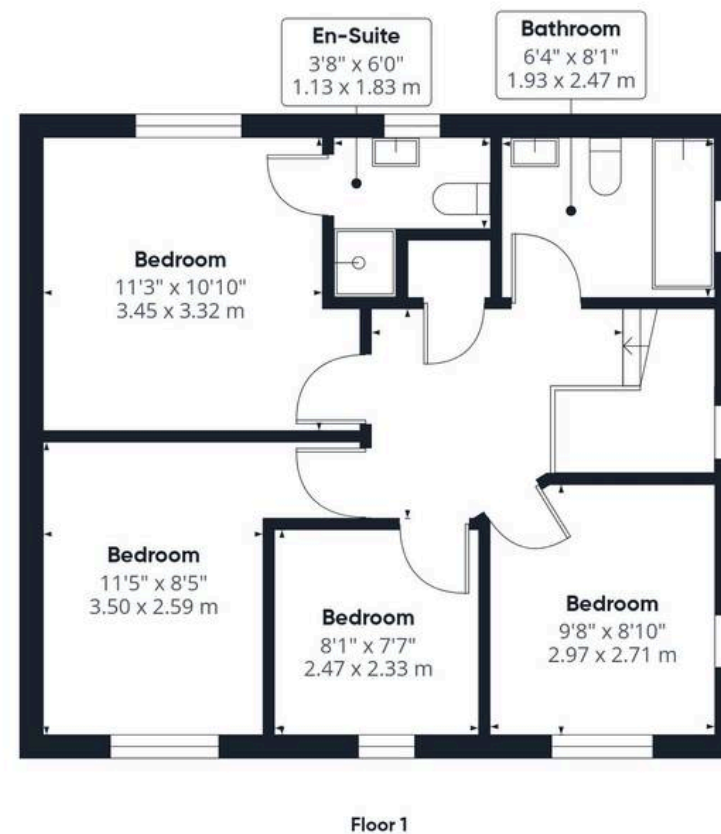
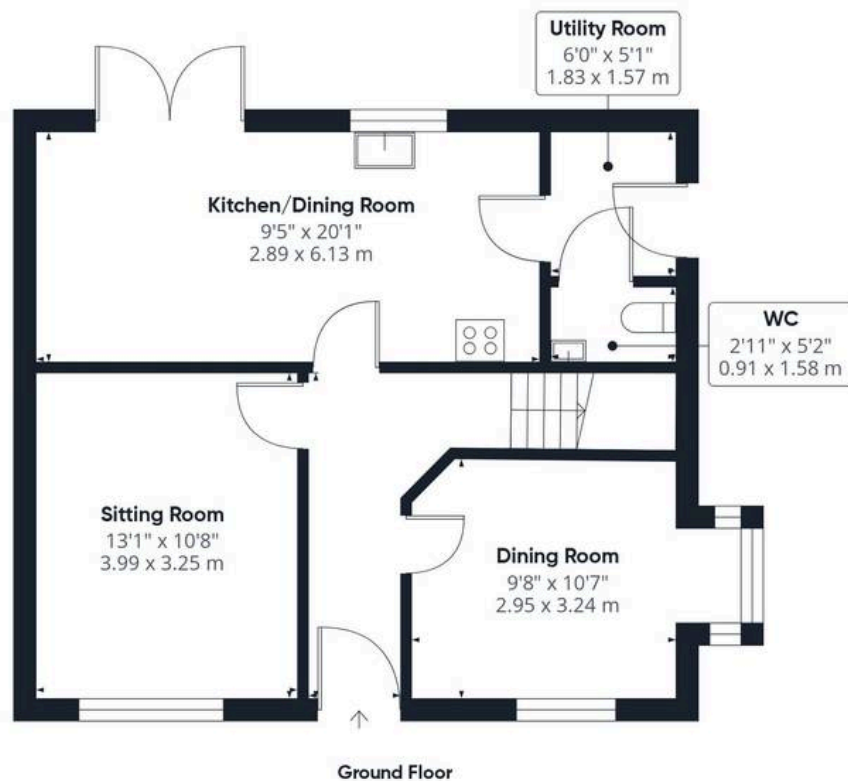




## THE GREAT OUTDOORS

The rear garden is fully enclosed with brick walling and timber panel fencing whilst offering a split level design and a large central lawn area. A patio extends from the kitchen, with a further patio seating area next to the garage. Various planting can be found throughout the garden with gated access to the driveway, and a door leading into the garage. The garage is accessed via an up and over door to front, door to side, storage above, with power and lighting.





**Approximate total area<sup>(1)</sup>**  
1127 ft<sup>2</sup>  
104.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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