



Pople Street, Wymondham - NR18 0PS

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Pople Street

Wymondham

NO CHAIN! Positioned withing walking distance to the TOWN CENTRE, this MID-TERRACE COTTAGE offers a spacious and logical layout with CHARACTER FEATURES throughout, benefitting from recent upgrades including a RE-FITTED KITCHEN, with a useful PANTRY CUPBOARD. Adjacent, the spacious SITTING ROOM is centred around a feature fireplace. On the first floor, doors give way to TWO DOUBLE BEDROOMS, serviced by a three piece FAMILY BATHROOM including a shower over the bath. Externally, the versatile first outbuilding has been recently modernised, perfect for use as a HOME OFFICE/ STUDIO or a UTILITY ROOM, and boasting a three piece SHOWER ROOM. Beyond, a further well sized brick OUTBUILDING offers fantastic storage leading to the mature ENCLOSED GARDEN, enjoying a TREE-LINED REAR ASPECT.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Mid-Terrace Cottage
- 12' Sitting Room
- Recently Re-Fitted Kitchen With Pantry Cupboard
- Two Double Bedrooms
- Family Bathroom Off Landing
- Outside Studio/ Utility With Three Piece Shower Room
- Generous Enclosed Garden With Brick Outbuildings

The property is located on the edge of 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 set back from the road, accessed from the pedestrian walkway, the main entrance is located to the front.



THE GRAND TOUR

Stepping inside, you are greeted by the well proportioned sitting room, with wood flooring running underfoot and a characterful exposed brick fireplace at the centre of the space, allowing for a range of soft furnishing layouts and benefitting from uPVC double glazed windows. Moving through, stairs rise to the first floor continuing into the recently refitted kitchen and dining room. Tiled flooring can be found underfoot for ease of maintenance, whilst the kitchen offers floor based storage cupboards, ample worktop space for food preparation and a sink with integral drainer and mixer tap positioned below the window. To the corner of the room, useful pantry cupboard storage can be found whilst plenty of room is available for formal dining and a door leads out to the rear garden.

Ascending the stairs to the first floor landing, loft access can be found above, whilst doors open to two double bedrooms. Both rooms are finished with generously sized uPVC double glazed windows, wooden flooring underfoot with the main bedroom enjoying an original fireplace and integrated wardrobe space. Completing the accommodation, the family bathroom offers a modern three piece suite including a shower over the bath.

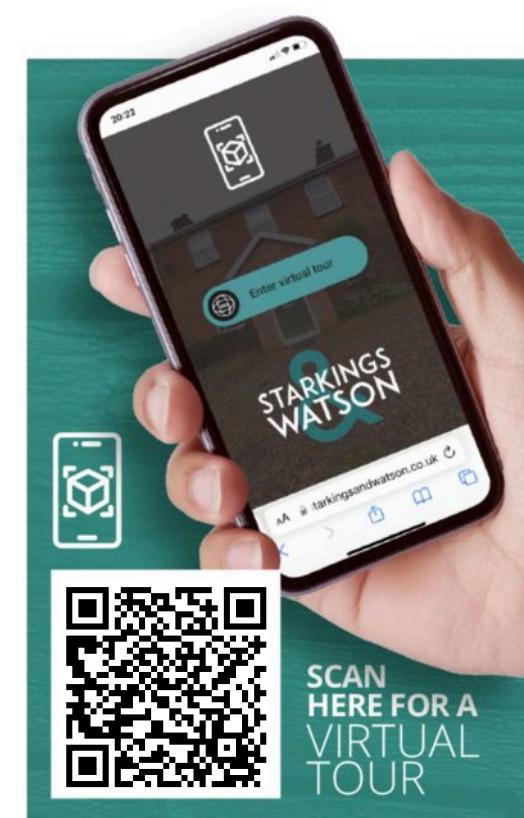
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VIRTUAL TOUR

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

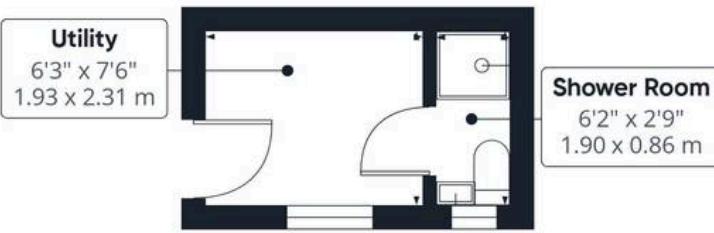






THE GREAT OUTDOORS

Stepping outside to the rear garden, the walkway leads to the first brick outbuilding. Recently updated and modernised with skinned ceilings and LED roof lights. This versatile space offers use as a home studio or office or a usable utility room. A further door leads to a modern three piece shower room, including an inset shower cubicle with a folding glass door and vanity storage below the sink. Continuing along the walkway, the further brick built outbuilding offers two doors providing great storage space. Beyond, the main body of the garden is mature and predominantly laid to lawn, a blank canvas for a new buyer to make their own. Enjoying a private feel with a tree line rear aspect and a variety of trees, shrubs and plants running along the property's boundary.



Floor 1

Approximate total area⁽¹⁾
710 ft²
65.9 m²

⁽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.



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.