



Jay Crescent, Wymondham - NR18 9FZ



Jay Crescent

Wymondham

VENDOR FOUND! Presented to the market is this EXCEPTIONAL 2021 built DETACHED FAMILY HOME, offering a rare THREE STOREY DESIGN with over 1,340 Sq. ft (stms) of THOUGHTFULLY ARRANGED accommodation. Upon entering, you are greeted by a STYLISH TILED ENTRANCE HALL with storage, which leads to a convenient W.C and a STRIKING BAY FRONTED dual aspect SITTING ROOM, perfect for relaxing or entertaining guests. The heart of the home is the IMPRESSIVE 19' KITCHEN and LIVING SPACE, featuring a CENTRAL ISLAND and SLEEK BI-FOLDING DOORS that SEAMLESSLY CONNECT the indoors to the outdoors. The property boasts FOUR GENEROUSLY PROPORTIONED BEDROOMS, including a remarkable 22' MAIN BEDROOM SUITE with a LUXURY EN SUITE including a RAINFALL SHOWER, complemented by a contemporary FAMILY BATHROOM. Every aspect of this residence has been designed with COMFORT and MODERN LIVING in mind, providing flexible spaces for families of all sizes.



The enclosed REAR GARDEN offers a blank canvas, ready to be personalised to suit your lifestyle, whether you envision a tranquil retreat or a vibrant entertaining space. Additional highlights include a TANDEM DRIVEWAY providing ample off-road parking, and an OVERSIZED GARAGE for further storage or hobby space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2021 Built Detached Family Home
- Rare Three Storey Style with Over 1340 Sq. ft (stms) of Accommodation
- Tiled Hall Entrance with W.C & Bay Fronted Sitting Room
- 19' Kitchen/Living Space with Central Island & Bi-folding Doors to Rear
- Four Bedrooms including the 22' Main Bedroom Suite
- Luxury En Suite & Family Bathroom
- Enclosed Garden Ready to Personalise
- Tandem Driveway & Oversized 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

Set back from the road and approached via a hard standing footpath, access leads to the main entrance with adjacent planting and hedging. A brick weave tandem driveway offers off road parking with access leading to the garage and gated rear garden.

THE GRAND TOUR

Once inside, the hall entrance is finished with tiled flooring underfoot creating an ideal versatile meet and greet space, with stairs rising to the first floor landing, with a useful built-in storage cupboard below. Doors lead off to the living space and kitchen accommodation, along with a ground floor W.C which is a sizeable room with a white two piece suite, ample storage space and continued tiled flooring underfoot. The bay fronted sitting room enjoys a light and bright aspect with herringbone style wood effect flooring underfoot and a side facing window. The kitchen/dining room creates an extension to the living space with ample room for a table and further seating, whilst the kitchen includes an L-shaped arrangement of wall and base level units including a matching island and breakfast bar. Integrated cooking appliances include an inset gas hob and built-in eye level electric double oven, with built-in appliances including a fridge freezer, dishwasher and washing machine. Tiled flooring continues from the hall entrance with a rear facing window and bi-folding doors opening up to the rear garden and patio seating area.

Heading upstairs, the carpeted landing includes stairs to the top floor with exposed wood handrails and painted balustrades, with a further built-in airing cupboard and doors leading off to three spacious bedrooms. The front facing double bedroom is finished with fitted carpet and attractive

wood panelling, whilst dual aspect views face to front and side and a recess is provided for a freestanding or built-in wardrobe. The rear facing double bedroom includes fitted carpet underfoot and a further recess ideal for freestanding or built-in wardrobes. The third bedroom on this level includes attractive wood panelling with rear facing views and fitted carpet underfoot.

The top floor is dedicated to a main bedroom with a landing including a large built-in storage cupboard, with fitted carpet flowing through the space and dual aspect windows via the front facing window and rear facing velux. A built-in wardrobe creates the ideal dressing area whilst the private ensuite leads off, complete with the white three piece suite including a recessed low level WC and a wall mounted hand wash basin. The walk-in double shower cubicle includes a twin head thermostatically controlled rainfall shower with tiles splash-backs, herringbone style wood effect flooring and heated towel rail.

FIND US

Postcode : NR18 9FZ

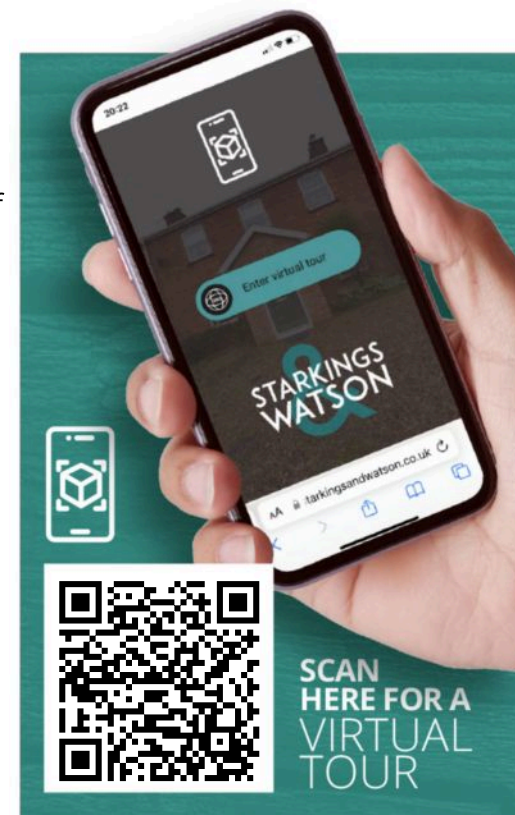
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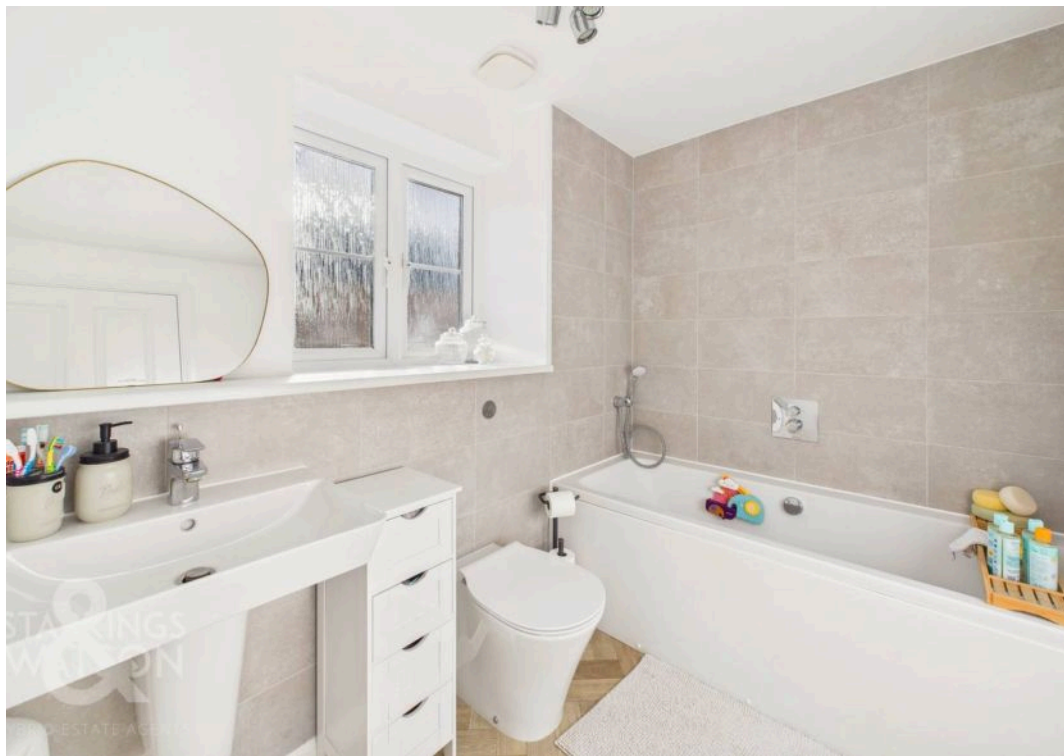
VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge for the upkeep of communal green space is applicable.







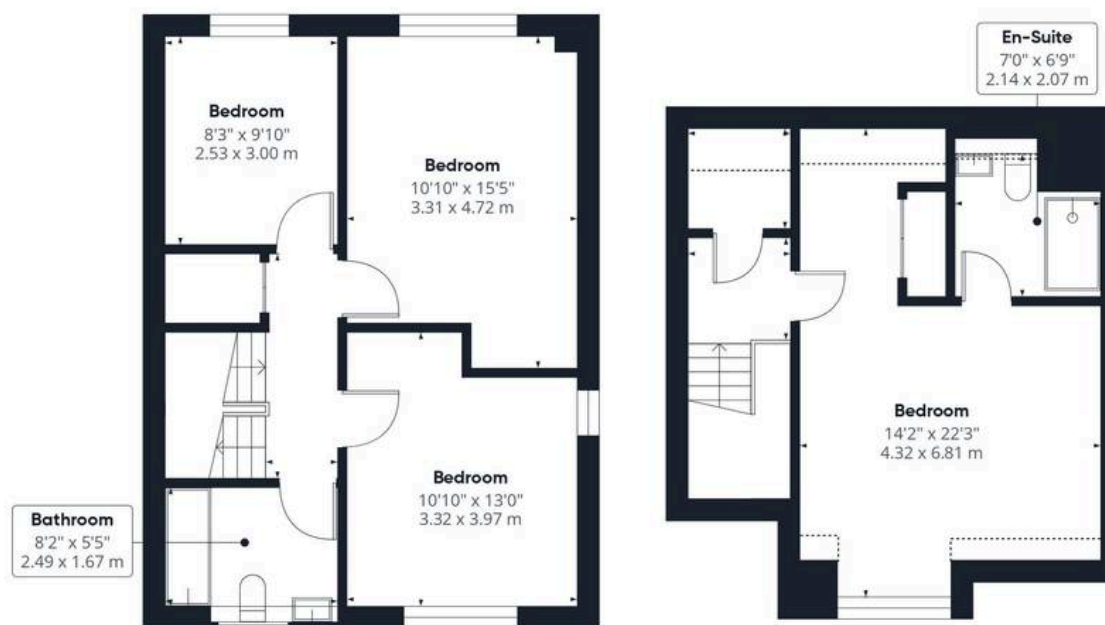
THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing and brick walling, whilst being laid to lawn and including a patio seating area which extends from the kitchen bi-folding doors. The garage is longer than average and includes an up over door to front, storage above, door to side, power and lighting.





Ground Floor



Floor 1

Floor 2

Approximate total area⁽¹⁾

1342 ft²

124.7 m²

Reduced headroom

29 ft²

2.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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