



Burroughs Way, Wymondham - NR18 0WE

STARKINGS
&
WATSON
HYBRID ESTATE AGENTS



Burroughs Way

Wymondham

CHAIN FREE, this turnkey four-bedroom detached home is situated in a small, quiet development just a short walk to the town centre and local amenities. In excellent decorative order throughout, this light and inviting home benefits from a dual aspect sitting room, and a dual aspect kitchen/dining room fitted with an abundance of storage and built in appliances. The four first floor bedrooms are serviced by a family shower room with bath replacement shower tray, and an en-suite shower room. This already good-sized property has potential for a loft conversion without losing existing floor space. Externally the private south facing split level garden provides ample space for all the family, or for entertaining, and features low maintenance planting for year-round interest. The good-sized garage and separate single driveway are supplemented by on street parking and there is potential to create additional off-road parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain
- Small, Quiet Development
- Short Walk to Town Centre & Amenities
- Excellent Decorative Order Throughout
- Modern Shower Room Featuring Bath Replacement Shower Tray
- Dual Aspect Reception Rooms
- South Facing, Split Level, Landscaped Low-Maintenance Garden
- Garage & Separate Driveway
- Potential To Extend & To Add Further Parking
- No Maintenance or Service Charges

The property is in the market town of Wymondham, which is situated approximately 10 miles southwest of Norwich, and has quick access to the A11. The property is within walking distance of the railway station, with regular trains to Norwich, Cambridge, and Stansted Airport. The property is also a short walk to the town centre, as well as a range of amenities including nurseries, schools, doctors, dentists, pharmacies, supermarkets, and a number of leisure facilities. Local bus connections provide easy access to Norwich, the Norfolk and Norwich University Hospital and the surrounding area.



SETTING THE SCENE

The property is located on the edge of a small and quiet development. The front garden is enclosed by decorative railings with a short path leading to the 2022 fitted composite front door. The garage is located to the left of the property and a separate brick-weave drive to the right of the property leads to the rear garden.

THE GRAND TOUR

Stepping inside the entrance hall you find generous under stair storage directly ahead. To your left is a two-piece cloakroom with vanity storage, low level radiator, and extractor fan. Further to the left is the dual aspect kitchen/dining room, which offers ample dining space for all the family or for entertaining. The fully fitted pale green gloss kitchen units are complemented with solid oak block worktop and country oak style flooring. The kitchen features dual NEFF 'Slide and Hide' electric ovens and NEFF induction hob with extraction above. The integrated dishwasher, washing machine, fridge/freezer, pull out larder and bins create a clean contemporary look. The kitchen and dining areas benefit from independently controlled dimmable LED spotlights which, along with under wall-unit lighting, enables a range of ambiences to be created. Wall mounted radiators are located at each end of this light and inviting space and a 'Solar glass' glazed uPVC door leads to the rear garden. To the right of the entrance hall is the generously proportioned dual aspect sitting room. This versatile space has carpeted flooring, multi-TV and satellite points, dimmable LED lighting, and wall mounted radiators and French doors leading to the garden. The original fireplace could be reopened to use the existing chimney.

Standing on the first-floor landing, which along with the stairs and bedrooms has been recarpeted, you access each of the bedrooms and the three-piece shower room.

The shower room features a bath replacement anti-slip shower tray, AQUALISA dual head shower, vanity storage, stainless steel towel warmer radiator, LED lighting, and extractor fan. Bedroom one benefits from a large built-in wardrobe with sliding mirrored doors, TV point, and a radiator below the window. The en-suite shower room features a MIRA shower and enclosure, stainless steel towel warmer radiator, vanity storage, and extractor fan. Bedroom two features a built-in wardrobe and a radiator below the window. Bedroom three features a built-in wardrobe, TV point, and a radiator below the window. Bedroom four, currently used as a home office, has a TV point and a radiator below the window. The loft is accessed from the landing via a pull-down loft ladder. The loft benefits from full length boarding, power sockets, and lighting.

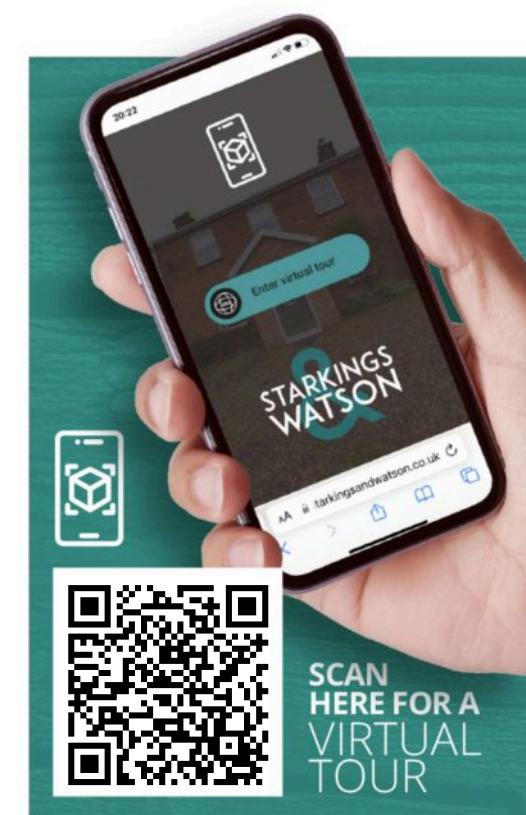
FIND US

Postcode : NR18 0WE

What3Words : ///trickled.rinsed.deny

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Externally the South facing split level garden has been thoughtfully landscaped and planted to create a low maintenance garden of year-round interest which can be enjoyed from several seating areas. The main patio features a half pergola with sail shade fixings and electric sockets making it a versatile space for dining and entertaining. The garage is accessed from the main patio via a uPVC half glazed door and benefits from a window overlooking the garden, rubber flooring cover, ample power sockets, lighting, and eaves storage accessed via a metal loft ladder. To the rear of the garden a sturdy staircase leads you to a further landscaped garden featuring maintenance free raised beds, shingle paving, and a patio area bordered by low maintenance flower beds. This versatile space could easily be adapted and repurposed if desired.

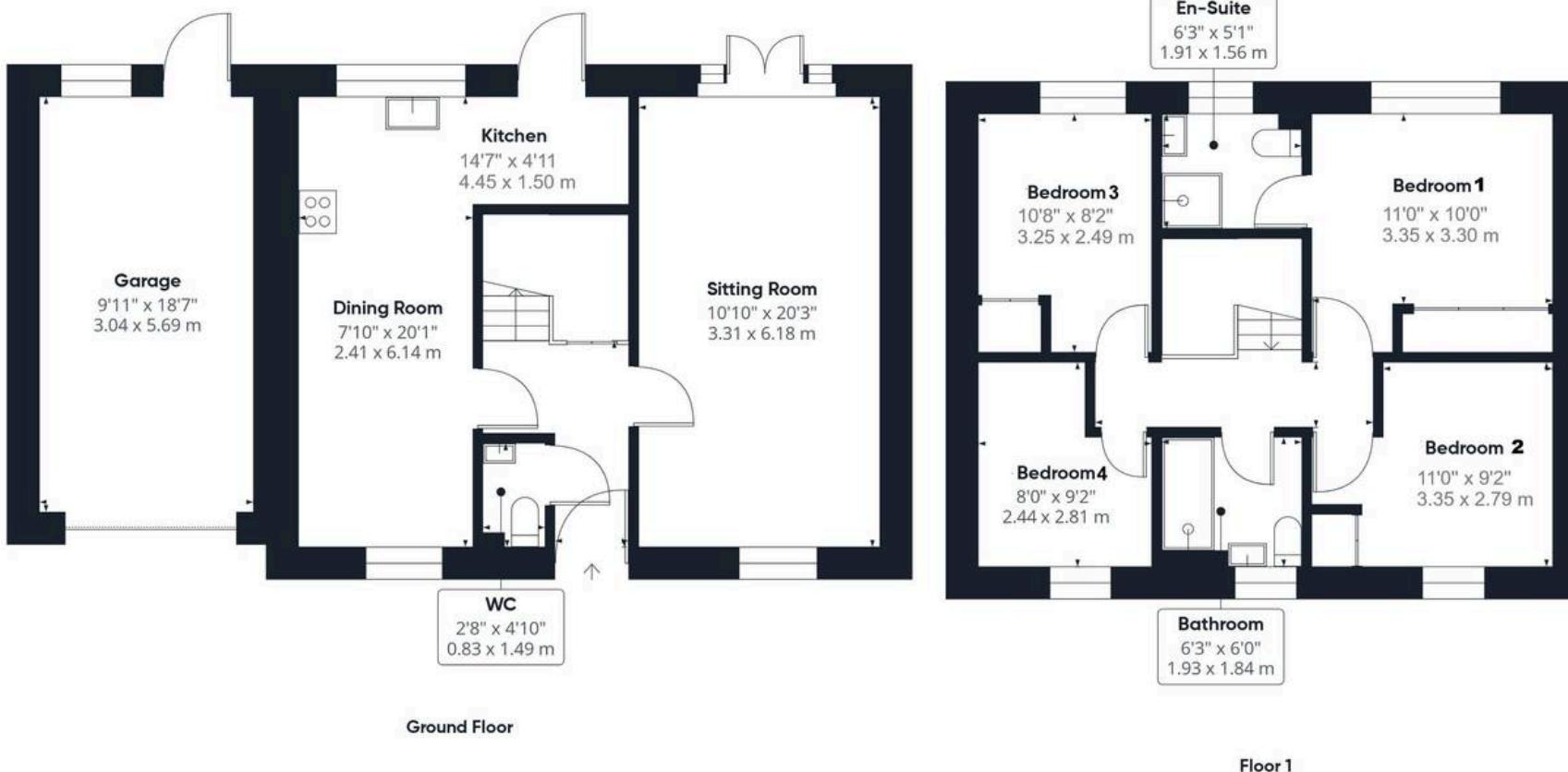
Garage

1 Vehicle

Driveway

1 Parking Space

Street Parking Available



Approximate total area⁽¹⁾

1313 ft²
121.7 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.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.