



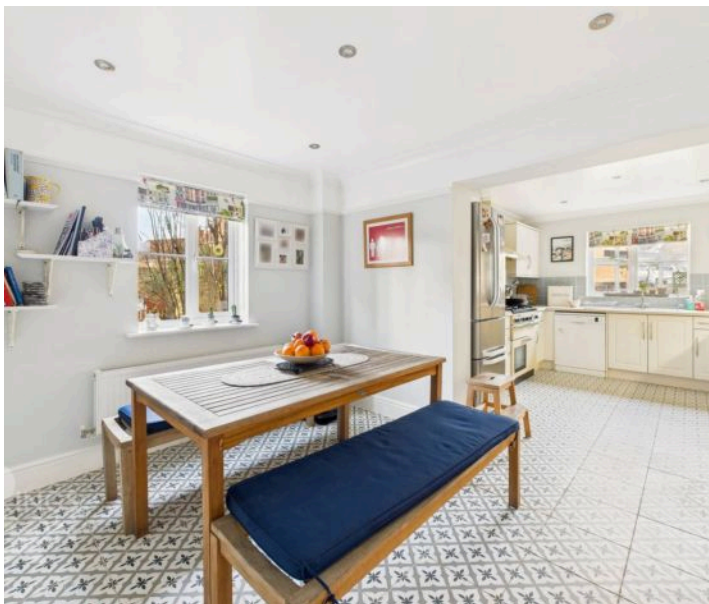
Pelargonium Drive, Wymondham - NR18 0FQ



## Pelargonium Drive

### Wymondham

Situated in an incredibly enviable position opposite green space and upon a 0.18 ACRE PLOT this DETACHED FAMILY HOME offers a wealth of potential both inside with its VERSATILE LIVING ACCOMMODATION and externally with its much LARGER THAN AVERAGE gardens. The internal space is immaculately finished to a high standard spanning over three levels offering over 2000 Sq. Ft of internal space boasting a high end finish and generous spaces throughout. In total, THREE RECEPTION ROOMS can be found on the ground floor with a separate 22' DUAL ASPECT SITTING ROOM, dining room and open KITCHEN/DINING ROOM with utility room and ground floor WC adding to the modern functionality of this spacious home. Across the next two floors a total of FIVE DOUBLE BEDROOMS are on offer with three coming to the first floor including the main bedroom suite which comes with BUILT IN WARDROBES and a DRESSING ROOM area with newly updated EN-SUITE shower room, the first of TWO EN-SUITE shower rooms working alongside the FAMILY BATHROOM and separate SHOWER ROOM. The gardens are FULLY ENCLOSED and again, offer a wealth of potential to curate the perfect garden depending on your needs with the POTENTIAL TO EXTEND if desired whilst a DOUBLE GARAGE and DRIVEWAY sit to the side of the home also with EV charger.



Council Tax band: E

Tenure: Freehold

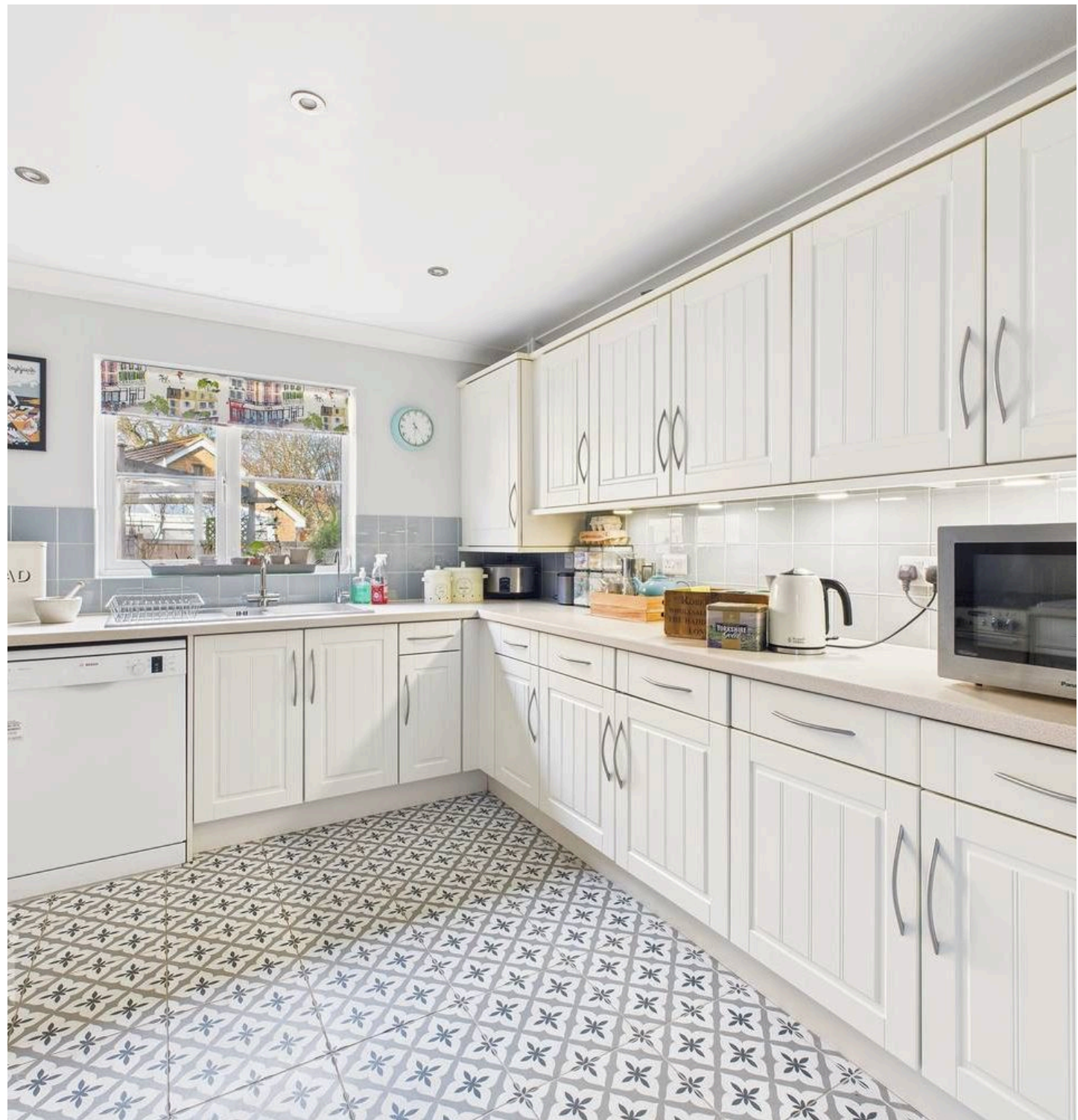
EPC Energy Efficiency Rating: B

- Detached Family Home With Accommodation Over three Levels
- Much Larger Than Average 0.18 Acre Plot (stms)
- Over 2000 Sq. Ft Of Accommodation (stms)
- Three Reception Rooms Including 22' Sitting Room
- Five Bedrooms Split Over Two Levels
- Family Bathroom, Shower Room & Two En-Suite's
- Private & Sizeable Garden Giving Potential To Extend (stp)
- Double Garage & Driveway For 4 Cars

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 is set back from the street sitting opposite an open green space adding to the privacy and peaceful setting of this home.



A low level picket style wooden fence sits around the front of the home separating it from the public footpath with a large shingle bedding and mature planted shrubs adding vibrancy to the outside of the home paired with a beautiful wisteria which when in bloom adds a particular vibrancy to the exterior of this home. To the right hand side a large double driveway allows for the parking of multiple vehicles sat in front of the detached brick double garage with EV charging capabilities.

#### THE GRAND TOUR

The central hallway is the first space to greet you within the home laid with all solid oak flooring setting the tone for the remainder of the home. From here all three reception rooms can be found with the main and larger space to your right hand side coming in the form of a 22' dual aspect sitting room which backs onto the garden through uPVC double glazed sliding doors and allows natural light to fill the room. Due to its large conventional size, a potential choice of layouts can be had within this space. To the left hand side of the central hallway a separate dining room can be found with a continuation of the hard wearing solid oak flooring ideal to be used as a formal dining room however does hold potential to be changed into a snug/sitting room, children's playroom or ground floor study if so desired. Just behind the stairs for the first floor is a functional two piece WC with low level radiator and corner wash basin. The kitchen/dining room opens up just beyond this again with another dual facing aspect. This room is incredibly well lit in part with the tasteful décor where initially the floor space opens up to allow room for a breakfast and dining table with the kitchen sat towards the rear of the home comprising a mixture of wall and base mounted storage units set with tiled splashbacks with space remaining for multiple freestanding appliances with a handy utility room sat just off to the side with further wall and base mounted storage units and space with plumbing for a washing machine or tumble dryer with a secondary access door taking you to the rear garden.

In total five bedrooms are on offer within the home with with the first three of the double bedrooms coming on the first floor, the main bedroom sits to the right hand side again benefiting from a dual facing aspect. This room is very generous in size with a large open carpeted floor space conducive to potential choice of layout, soft furnishings and storage solutions with the added addition of a dressing room area sat in front of built in double wardrobes. The en-suite for this room has recently been renovated by the owners to create a unique and tasteful setting with floating vanity storage, heated towel rail and walk in shower unit featuring a rainfall shower head. On the adjacent side of the home two further double bedrooms can be found with the larger again benefiting from an en-suite shower room whilst the second double bedroom sits towards the very rear overlooking the gardens and still offering more than enough space for a double bed with storage solutions.

Sat between each of these bedrooms is the three piece bathroom suite, which again has been tastefully modernized by the current owners with a high end finish creating a welcoming feel. Tiled flooring gives way to a bath with over head shower and glass screen, mounted vanity storage and sleek modern heated towel rail. The second floor offers two further incredibly well proportioned bedrooms, both of which being relatively similar in size with the slightly larger coming to the right hand side. Each bedroom features part vaulted ceilings with velux windows and a dual facing aspect with the added addition of built in storage spaces. Sat between each of these is another family shower room which too has been tastefully decorated by the current owners with dual mounted shower heads including a rainfall shower head, vanity storage and heated towel rail.

#### FIND US

Postcode : NR18 0FQ

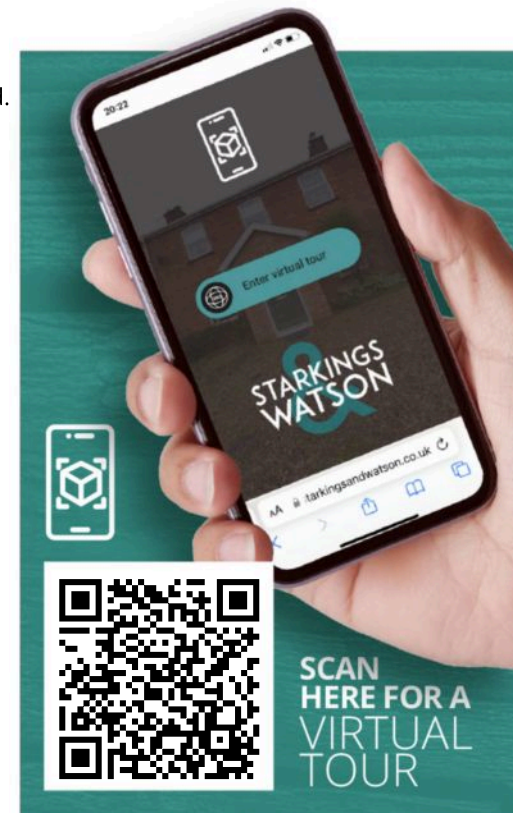
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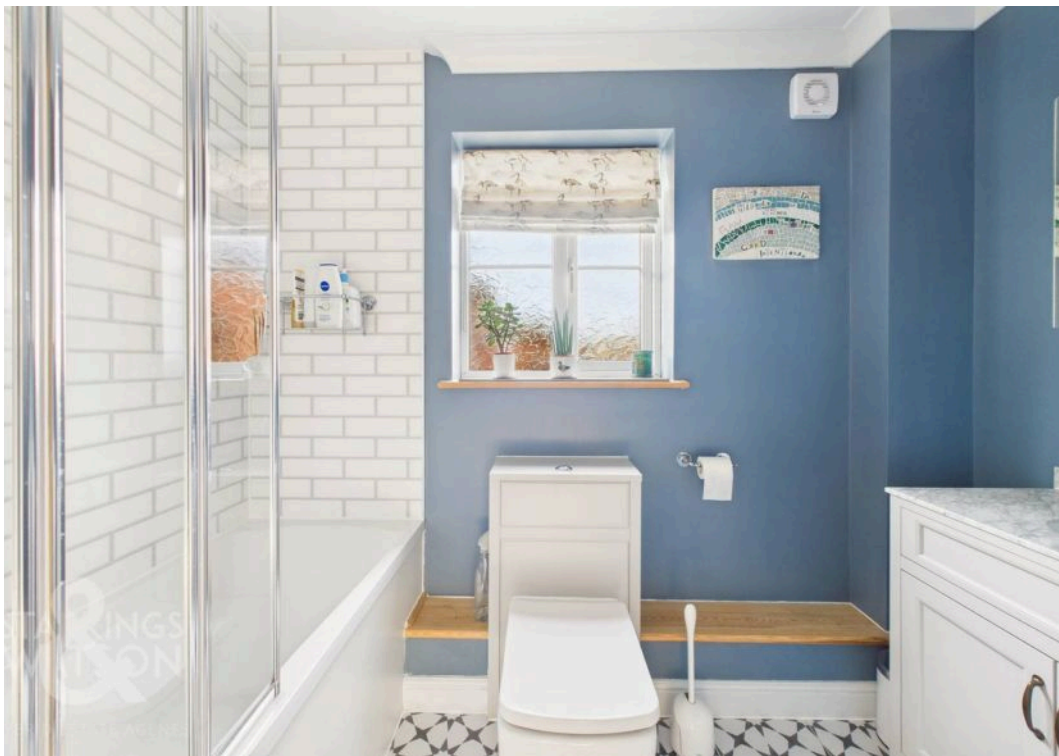
#### VIRTUAL TOUR

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

#### AGENTS NOTE

The vendors have made the agent aware of historic plans to extend the home and convert the garage considerably expanding the ground floor accommodation and creating an annex. For forthcoming and genuinely interested parties these plans can be available to see once an offer has been accepted. Full planning permission was approved.







## THE GREAT OUTDOORS

The rear garden is much larger than average due to the property's position on the development occupying a corner plot. Immediately as you exit the home from the utility room, a private and well positioned flagstone patio creates the ideal space for some garden furniture and to host family and friends. The majority of the garden is laid to lawn and stretches out from the very rear to the right hand side of the home giving a multitude of potential options for buyers needs including a potential extension if required (stp). The garden is fully enclosed with timber panel fencing running to the right hand side and rear of the home with brick wall coming to the left in front of the shingle planting area and hard standing for a timber shed.





Ground Floor



Floor 1



Floor 2



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

2035 ft<sup>2</sup>

189.1 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(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



## 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 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.