



Blackthorn Road, Wymondham - NR18 0PY

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## Blackthorn Road

Wymondham

This beautifully presented end of terrace TOWNHOUSE offers modern living across THREE well-appointed FLOORS, making it ideal for families and professionals alike. Upon entering the property, you are welcomed by a spacious HALL ENTRANCE with a convenient W.C, perfect for guests and every-day use. The heart of the home is the impressive 15' SITTING/DINING ROOM, which features elegant FRENCH DOORS opening directly to the REAR GARDEN, creating a seamless flow between indoor and outdoor living. The FITTED KITCHEN is thoughtfully designed and equipped with INTEGRATED COOKING APPLIANCES, making it both functional and stylish. Upstairs, the property boasts THREE GENEROUSLY SIZED BEDROOMS. The main bedroom benefits from its own PRIVATE DRESSING ROOM and an EN SUITE SHOWER ROOM. The remaining bedrooms are served by a FAMILY BATHROOM with SHOWER, ensuring comfort and convenience for all residents. Throughout the home, neutral décor and quality finishes create a welcoming and versatile space ready to move into.

- End of Terrace Townhouse
- Hall Entrance with W.C
- 15' Sitting/Dining Room with French Doors to Rear
- Fitted Kitchen with Integrated Cooking Appliances
- Three Bedrooms
- Main Bedroom with Dressing Room & En Suite
- Family Bathroom with Shower
- Low Maintenance Gardens & Parking

Stepping outside, the property continues to impress with its thoughtfully LANDSCAPED REAR GARDEN. Designed for LOW MAINTENANCE, the garden features a practical patio area and a shingled seating space, ideal for outdoor dining and relaxation.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

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

A low maintenance garden can be found to front and side, with parking found to the rear of the property, and gated rear garden.

#### THE GRAND TOUR

Heading inside, the hall entrance offers tiled wood effect flooring for ease of maintenance, with stairs rising to the first floor landing and doors leading off to the kitchen and living accommodation. A ground floor W.C sits to one side with a two piece suite including fitted carpet and tiled splash-backs. The kitchen offers an L-shaped arrangement of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven, with space for a fridge freezer, dishwasher and washing machine. Tiled splash-backs run around the work surface, with a wall mounted gas fired central heating boiler sitting to one side. There is space for a breakfast table whilst tiled flooring runs underfoot. The sitting/dining room sits to the rear of the property with a feature fireplace creating a focal point to the room, and a window and French doors leading out to the rear garden. Wood effect flooring flows underfoot whilst the useful built-in storage cupboard sits under the stairs.

The first floor landing is finished with fitted carpet and a built-in airing cupboard, with doors taking you to the two bedrooms - both of which are finished with fitted carpet, uPVC double glazing and built-in wardrobes. The family bathroom offers a three piece suite with a mixer shower tap and glazed shower screen over the bath, tiled walls and tiled effect flooring.

The top floor is dedicated to the main principal bedroom with fitted carpet underfoot and a front facing window - along with useful storage recess for freestanding or fitted wardrobes to be created. A walk-in dressing room area includes twin built-in double wardrobes, with a door taking you to a private ensuite shower room. Finished with a white three piece suite - including a walk-in double shower cubicle and thermostatically controlled shower, with tiled splash-backs and rear facing window.

#### FIND US

Postcode : NR18 0PY

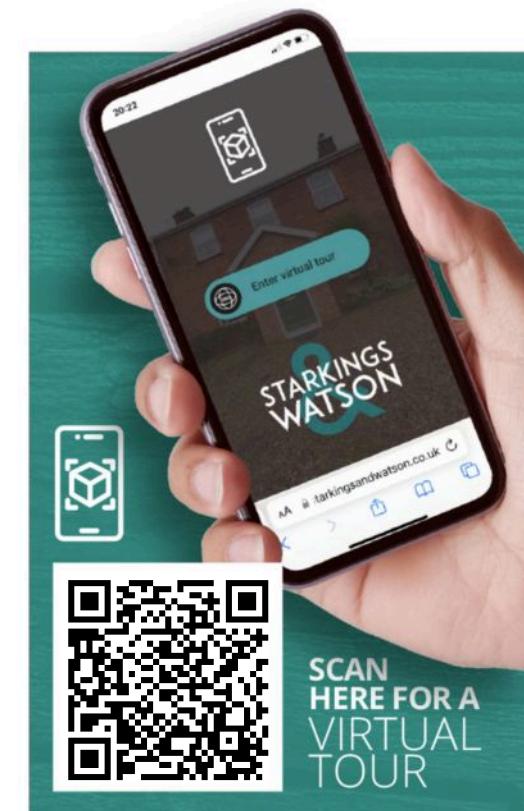
What3Words : ///eagle.adopting.dupe

#### VIRTUAL TOUR

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

#### AGENTS NOTES

The garage is excluded from the tenancy.







## THE GREAT OUTDOORS

The rear garden offers a low maintenance finish with a patio and shingled seating area, and sweeping brick walled raised bed finished with plum slate and a range of planting. Enclosed within timber panel fencing, a gated access leads to the side, with access leading to the parking.



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

1019 ft<sup>2</sup>  
94.7 m<sup>2</sup>

Reduced headroom

26 ft<sup>2</sup>  
2.4 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





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