



Sutton Drive, Wymondham - NR18 0YP

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Sutton Drive

Wymondham

Tucked away behind a PRIVATE GATED ENTRANCE sits this immaculately presented CHALET STYLE HOME benefitting from a recent and FULL REDECORATION including NEW CARPETS, this DETACHED HOME boasts bright and airy living spaces alongside high quality fixtures and fittings to create a welcoming atmosphere throughout. The ground floor boasts an impressive DUAL ASPECT living space measuring some 24' in length comprising the sitting room, dining room and kitchen with a RANGE OF INTEGRATED APPLIANCES. From the central hallway, a VERSATILE ground floor bedroom currently functions as a 'snug' sitting room but does add to the first floor bedrooms giving a total of THREE BEDROOMS over both levels. Each floor also offers modern wash facilities to include a GROUND FLOOR SHOWER ROOM and first floor bathroom. Much like the internal space, the rear garden has been lovingly LANDSCAPED to create a LOW-MAINTENANCE yet attractive setting with external storage and an awning whilst EV CHARGING has been added to the front on the DRIVEWAY.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Chalet Style Home With 3 Years NHBC Remaining
- Over 55's McCarthy Stone Development
- Fully Redecorated With New Carpets In 2024
- 24' Open Plan Main Living Space With Integrated Appliances In The Kitchen
- Three Bedrooms, Two With Fitted Wardrobes
- Ground Floor Shower Room & First Floor Bathroom
- Landscaped Rear Garden
- Driveway & EV Charger

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 tucked away within this private development through a set of motorised gates with the property being nestled towards the top corner of this quiet development. At the front of the home, well maintained planting borders and shrubbery separate the property from the footpath with a small lawn frontage and tarmac driveway suitable for parking of two vehicles with EV charging capabilities.

THE GRAND TOUR

Once inside, the central hallway allows access to all living accommodation on the ground floor as well as stairs for the first floor with handy cupboard and further storage at the end of the hallway. To your right immediately as you enter an extremely versatile space currently functions as a 'snug' sitting room however originally designed as a ground floor bedroom, the current owners have added a further door into the hallway for ease of access with this room potentially suiting multiple needs. To the left hand side of the hallway, the main living space emerges in the form of an impressively sized 24' dual aspect living area. Within the space the carpeted flooring leaves room for a sitting room and formal dining room suite whilst tiled flooring then reaches out at the rear of the home to accommodate the kitchen where a multitude of wall and base mounted storage units are accompanied by integrated appliances to include a fridge, freezer, oven and hob dishwasher and washer dryer. Towards the end of the hallway just past the stairs is a ground floor shower room complete with a modern finish. The space is predominantly tiled with low level vanity storage, walk in shower unit with rainfall shower head.

The first floor landing splits in each direction to take you into each of the bedrooms with the three piece bathroom suite found in the very middle. Again predominantly tiled, the space offers low level vanity storage with a tall heated towel rail, shower head and glass screen mounted over the bath with Velux window found within the vaulted ceiling. The smaller of the bedrooms sits to the left hand side laid with carpeted flooring, this space becomes the ideal guest room with wall to wall fitted wardrobes. On the adjacent side of the property, the main bedroom emerges as a generously sized double bedroom with part vaulted ceilings. This space also benefits from bespoke built and recently fitted wardrobes laid upon carpeted flooring, leaving more than enough room for a double bed with further storage solutions.

FIND US

Postcode : N18 0YP

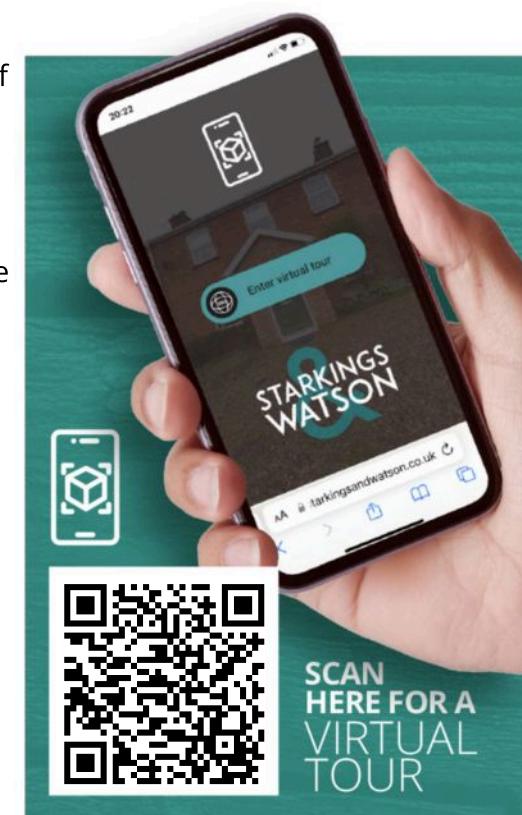
What3Words : ///circles.believer.expectant

VIRTUAL TOUR

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

AGENTS NOTE

Monthly service charges of £150 PCM include upkeep of the development and the front garden of the property.

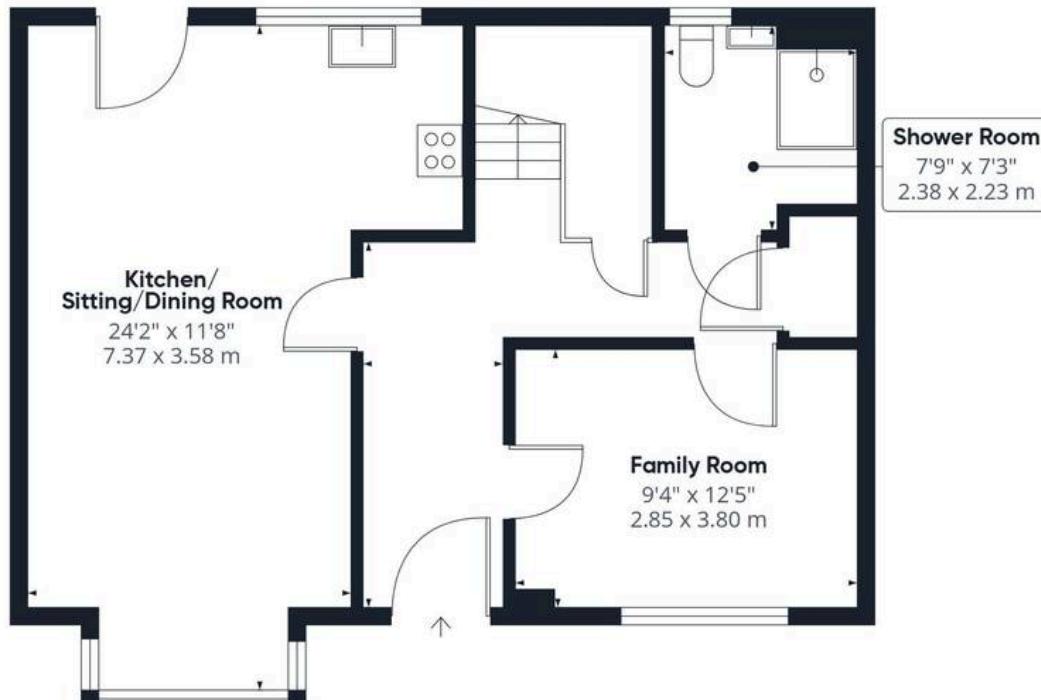






THE GREAT OUTDOORS

The rear garden, much like the interior of the home is immaculately presented where careful landscaping has created an attractive yet low maintenance space to enjoy the warmer months. A multitude of raised and lower level planting beds and vibrancy to the outside space with flagstone patio reaching out to create the ideal seating spaces.



Approximate total area⁽¹⁾
956 ft²
88.7 m²

Ground Floor



Floor 1



(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.



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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.