



Bramble Way, Wymondham - NR18 0UN

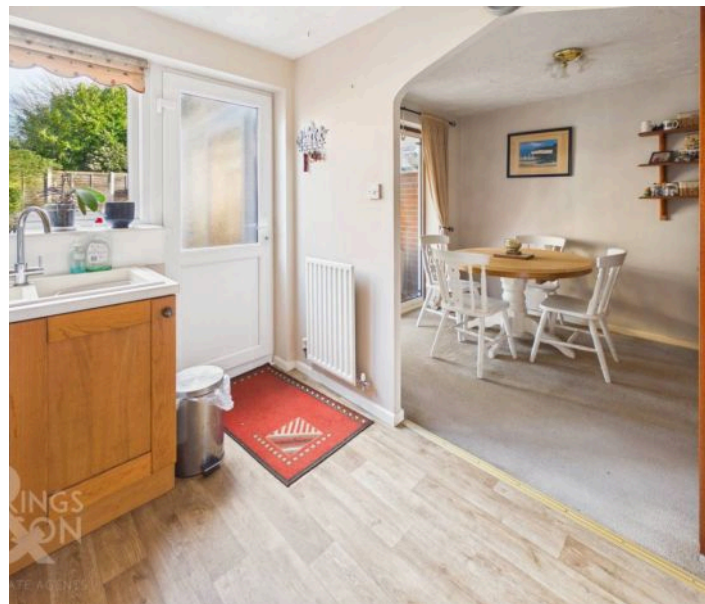
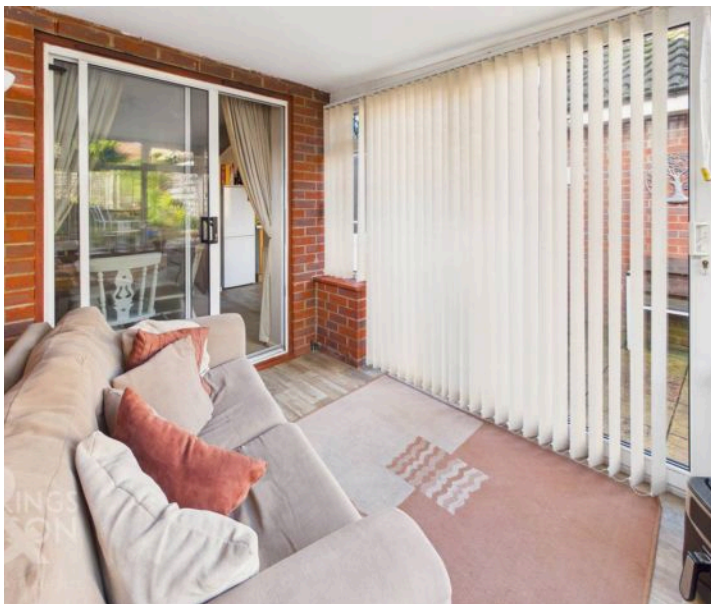




## Bramble Way

Wymondham

Situated in a sought after family friendly development, this SEMI-DETACHED HOME benefits from UPDATED GAS CENTRAL HEATING (2022) and full uPVC double glazed windows throughout. The main reception space comes in the form of a 15' SITTING ROOM which backs onto a DINING ROOM with a free flowing design perfectly leading to the KITCHEN with INTEGRATED COOKING APPLIANCES and a bright and airy finish. To the rear of the home, the owners have fitted an insulated roof to create a GARDEN ROOM seating area overlooking the rear garden and creating a VERSATILE additional reception room. The first floor landing gives access to THREE BEDROOMS all being served by a THREE PIECE FAMILY BATHROOM and EN-SUITE SHOWER ROOM to the main bedroom. The garden retains PRIVACY and is well planted to create a colourful setting in the warmer months while a tandem DRIVEWAY extended the length of the home giving OFF ROAD PARKING in front of the DETACHED BRICK GARAGE.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-Detached House
- Gas Combination Boiler Fitted 2022
- Open 15' Sitting Room
- Free Flowing Kitchen & Dining Room
- Garden Room With Insulated Roofing
- Three Bedrooms
- Family Bathroom & En-Suite
- Private Garden, Driveway & 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

The property is set back from the street where a tall and well planted shrub border separates the property from the public footpath giving privacy to the front of the home where a shingle driveway then takes over giving the ability to park multiple vehicles at the side and front of the home with detached brick garage sat in the distance. A tiled and pitched awning sits above the front door with further shingle space at the very front of the home.

## THE GRAND TOUR

Once inside, a central lobby is the first space to greet you laid with all wooden effect flooring, this space grants access to all the living accommodation on the ground floor as well as stairs to the first floor whilst also providing the ideal space to slip off coats and shoes before heading indoors. The main reception room comes in the form of a spacious 15' sitting room complete with all carpeted flooring and neutral décor. The space is conducive to a potential choice of layouts of soft furnishings whilst uPVC double glazed windows to the front of the home allow natural light to fill the space. Towards the rear of the room a handy under the stair storage cupboard can be utilized whilst a door takes you through to a separate dining room which again has been fitted with carpeted flooring and is more than capable of hosting a formal dining suite. Through an open archway the free flowing design at the rear of the home comes to light where the kitchen sits just off from the dining space complete with a mixture of wall and base mounted storage units fronted by solid wood cabinetry which in turn gives way to an integrated oven and hob with extraction above whilst leaving room and plumbing for further appliances such as a washing machine and standalone fridge/freezer. Within the kitchen there is a uPVC double glazed door granting access into the rear garden whilst from the dining room, access can be had into a garden room extension creating a versatile further living space with insulated roofing and gas fired central heating.

The first floor landing gives access into all three of the bedrooms within the home with the smaller coming to the front of the property. Currently functioning as a home office space however more than capable of hosting a single bed or nursery setup whilst the first off the double bedroom sits just next door to this, again overlooking the front of the home with all carpeted flooring and low level radiator below the window. Towards the rear of the home the larger of the bedrooms can be found - this space overlooks the rear garden and benefits from two sets of built in wardrobes whilst an en-suite shower room sits just off from this complete with a double shower unit, low level radiator and all wooden effect flooring. Sat in the middle of the hallway between each of the bedrooms is the three piece bathroom suite which offers a part tile surround over the bathroom with low level radiator and all wooden effect flooring.

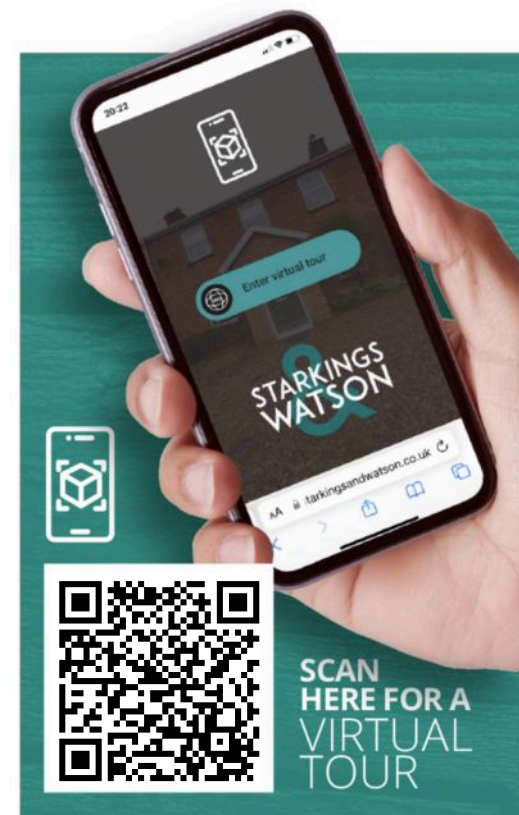
## FIND US

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## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The rear garden is offered in an attractive and well planted state where flagstone patio leads from the front to the back giving a more low maintenance feel. Raised planting beds allow for the ability to create some vibrancy within the garden whilst tall mature trees sit at the very rear of the home giving further privacy to the outside space.





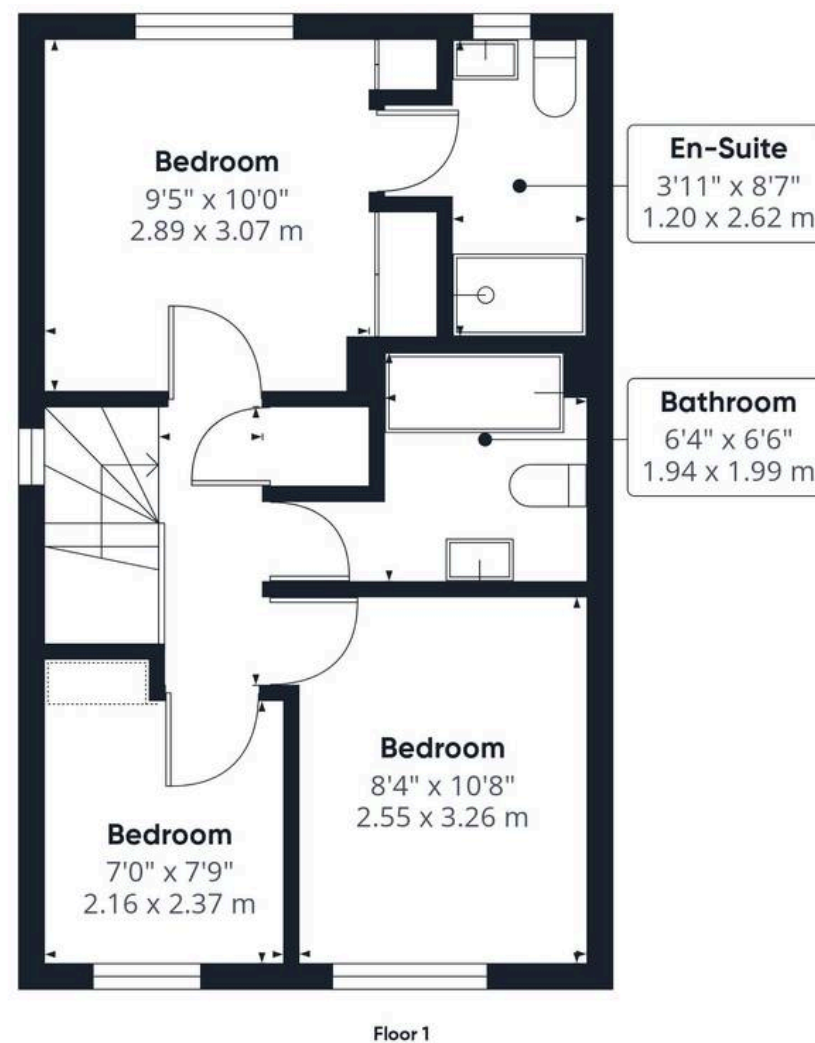
Approximate total area<sup>(1)</sup>

841 ft<sup>2</sup>  
78.1 m<sup>2</sup>

(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](mailto:wymondham@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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