



Jay Crescent, Wymondham - NR18 9FZ



Jay Crescent

Wymondham

Benefitting from a much LARGER THAN AVERAGE REAR GARDEN, this DETACHED HOME enjoys an enviable position on this popular development while still enjoying 5 years remaining NHBC. With a flawless presentation the property creates a welcoming atmosphere where occupants can enjoy the use of an open sitting room which flows to the rear where a considerable 15' OPEN PLAN kitchen/dining room is on offer with an array of INTEGRATED APPLIANCES and a GROUND FLOOR WC situated between each of these reception rooms. From the first floor landing a total of THREE BEDROOMS can be accessed where a THREE PIECE BATHROOM, enjoying a redecoration and an EN-SUITE to the main bedroom can all be utilised. The garden is FULLY ENCLOSED and due to the position of this home, boasts a much larger than average footprint where the current owners have EXTENDED THE PATIO while adding a PERGOLA with a planted backing which will, in time, give the home a colourful backdrop. The side of the home offers OFF ROAD PARKING where the owners have added an EV charger.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Home Enjoying Remaining NHBC
- Immaculate Presentation & Attractive Decoration Throughout
- 15' Kitchen/Dining Room With Integrated Appliances
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Larger Than Average Rear Garden
- Driveway With EV Charger
- Short Walk To All Local Amenities & Train Station

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 can be found set back on the street where a well planted front garden is dissected by a flagstone footpath leading towards the front door with a tiled and pitched awning above. The front garden is predominantly laid to lawn with colourful and well planted borders which will in time grow to create a vibrant privacy shield whilst to the left hand side of the home a tandem brick weave driveway allows for the parking of multiple vehicles where the current owners have fitted a EV charging point with timber swinging gate leading into the rear garden.

THE GRAND TOUR

Stepping into the home the first place to greet you is an entrance lobby creating the ideal space to slip off coats and shoes with the ability for further storage with stairs taking you directly to the first floor. The same upgraded hard wearing wood effect flooring takes you through from the lobby into the sitting room where the large conventional size is conducive to a potential choice of layout of soft furnishings with large uPVC double glazed window to the front of the home allowing natural light to flood the room. Heading through from here a secondary lobby space opens up to allow access into a generously sized under the stair storage cupboard with access to the ground floor WC sitting opposite with a continuation of the same flooring and a low level radiator. At the rear of the home the property opens up into an open plan kitchen and dining room where initially the floor space leaves more than enough room for a formal dining suite with French doors backing onto the rear garden. The opposite side of the room features an array of wall and base storage units complemented with wood effect work surfaces which in turn give way to integrated appliances to include an oven and hob with extraction above, dishwasher, fridge/freezer, washing machine and near floor to ceiling larder cupboard.

The first floor landing splits to allow access into each of the three bedrooms as well as a handy over the stair storage cupboard and fully redecorated and the three piece family bathroom suite complete with fully tiled surround, shower head and glass screen mounted over the bath and tall heated towel rail. The first of the double bedrooms comes just next door to this again at the front of the property. Laid with carpeted flooring, this space has been used as a walk in wardrobe and dressing room however is more than capable of hosting a double bed with further storage solutions whilst the smallest of the bedrooms sits towards the rear of the home, again a space being used for an alternative purpose, this room is more than capable of accommodating a single bed or nursery setup for expecting families, or to be used as its current setup as a home office if desired, while benefiting from a built in wardrobe. The main bedroom sits just next door to this, enjoying the views over the rear garden at the back of the home where the open floor space is conducive to a double bed with additional storage solutions with the added benefit of an ensuite shower room complete with double shower unit, tall heated towel rail and tiled flooring.

FIND US

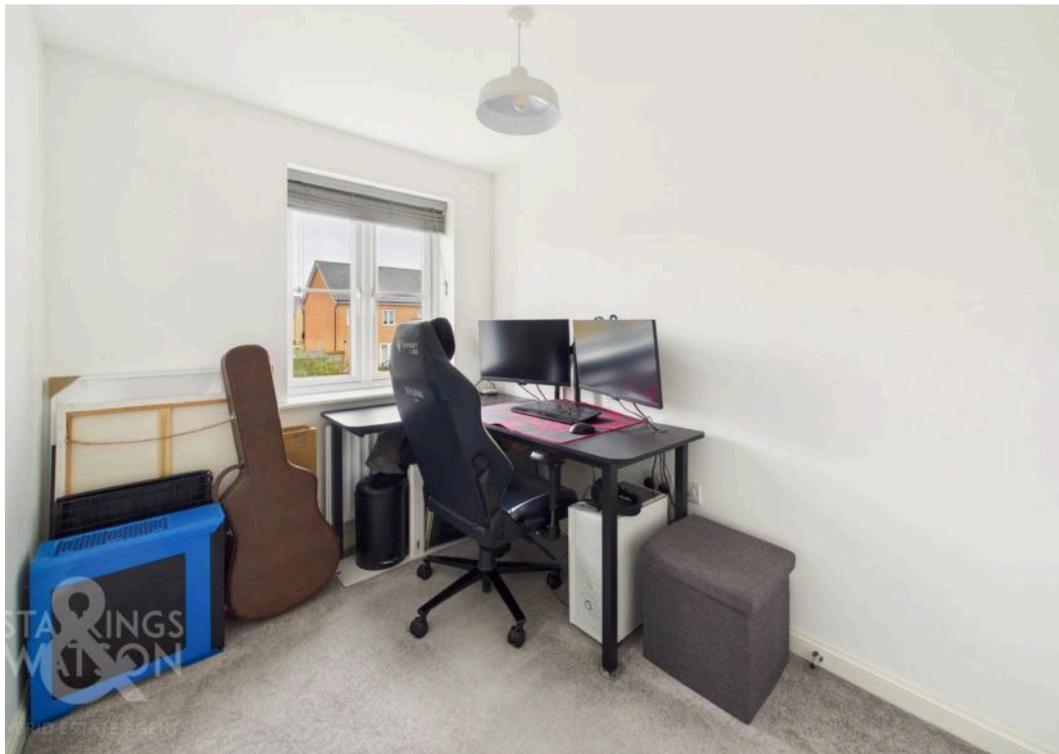
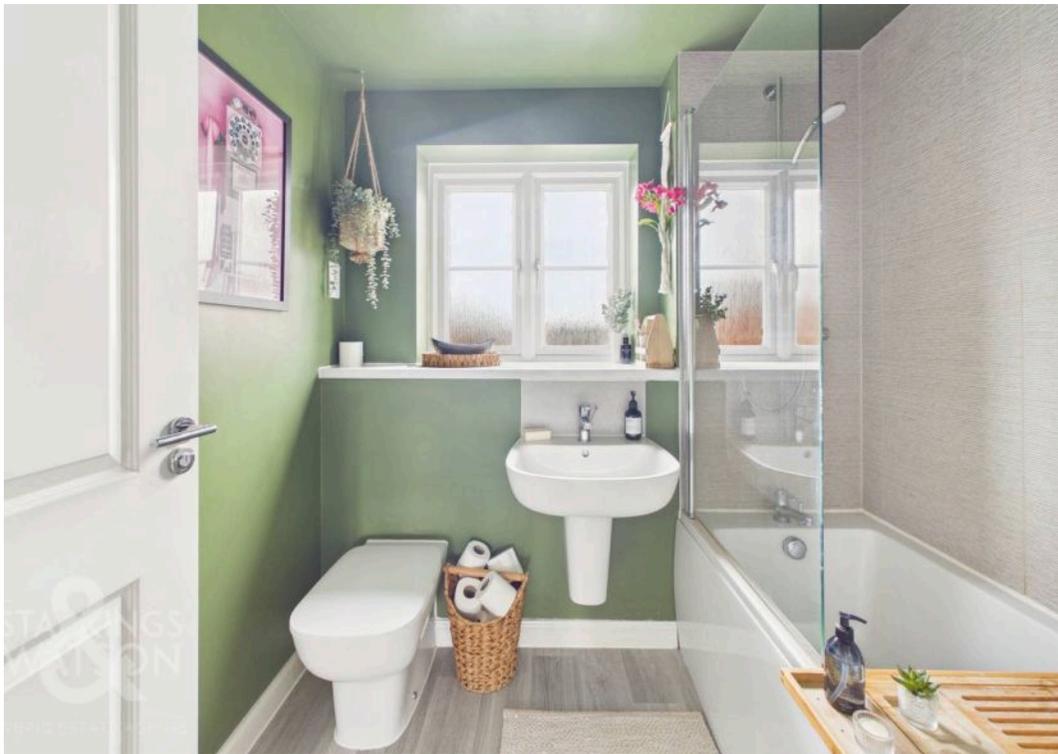
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What3Words : ///harmonica.minute.appeal

VIRTUAL TOUR

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



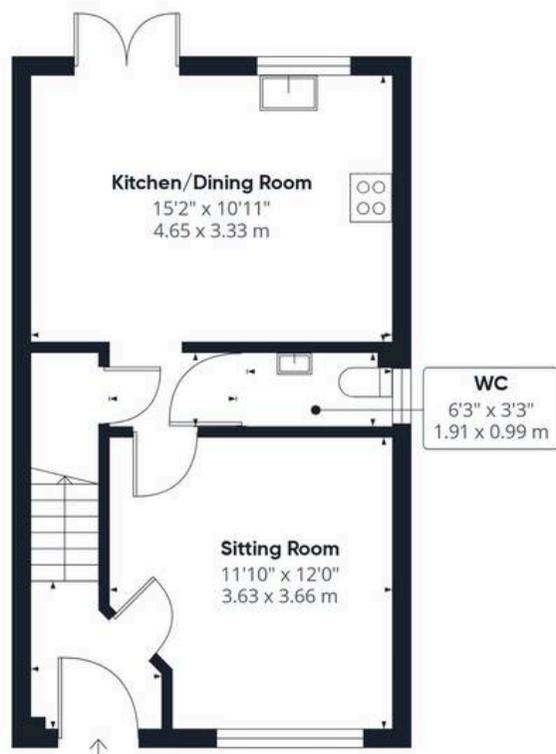




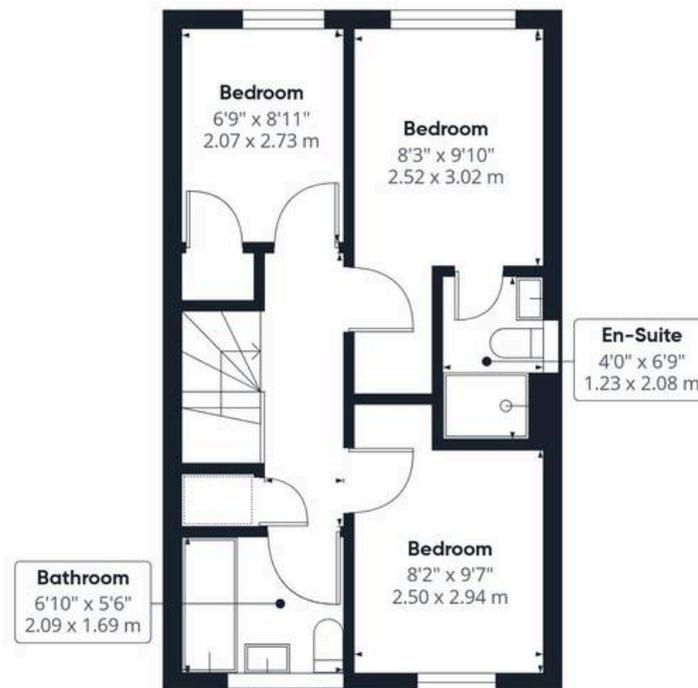
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where immediately as you exit via the French doors within the dining area, the owners have extended the patio and added a bespoke timber pergola to create the ideal space to sit and enjoy the warmer months. A generously sized lawned garden reaches out from this with a planted backing which will in time create the ideal leafy backdrop to the rear of the home.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

767 ft²
71.3 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





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