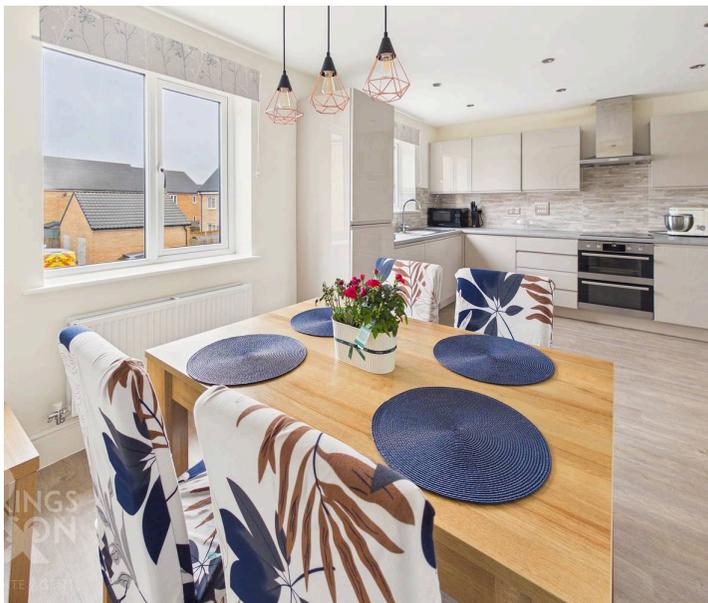




Jutland Rise, Wymondham - NR18 0YR



## Jutland Rise

Wymondham

NO CHAIN. Situated at the very edge of this popular sought after market town development helping the home to retain privacy, this END OF TERRACE TOWN HOUSE with approx. 1445 Sq. Ft of accommodation split over THREE LEVELS (stms). The ground floor offers VERSATILITY in the form of a STUDY with potential for creating a fourth bedroom and INTEGRAL GARAGE with potential for conversion if required (stp) as well as a ground floor WC and UTILITY ROOM. The main living space comes in the form of a stunning 31' OPEN PLAN room comprising the sitting room, dining room and kitchen with INTEGRATED APPLIANCES and a dual aspect enhanced by a JULIETTE BELCONY. The second floor landing gives access to THREE DOUBLE BEDROOMS sharing the use of a FAMILY BATHROOM and EN-SUITE to the main bedroom. The rear garden is FULLY ENCLOSED with a PRIVATE aspect due to its position with a brick weave driveway to the very front of the home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain
- Well Proportioned Town House With Approx. 1445 Sq. Ft (stms)
- Stunning 31' Open Plan Kitchen & Living Area
- Approx. 1445Sq. Ft (stms)
- Ground Floor Utility Room & Study With Potential For Fourth Bedroom
- Family Bathroom, En-Suite & WC
- Fully Enclosed Rear Garden
- Driveway & Integral Garage With Potential To Convert (stp)

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 at the very edge of this popular development where the front of the home is laid with brick weave for parking of multiple vehicles whilst to the side of the home a swinging timber gate allows access into the rear garden with garage door situated at the top of the drive also.

## THE GRAND TOUR

Once inside a central hallway is laid with tiled flooring and grants access to all accommodation on the ground floor as well as stairs for the first floor and handy under the stair storage cupboard just before the stairs a two piece WC is complete with a tiled surround and low level radiator. The very rear of the property boasts a versatile space currently used as a home office and study however offers potential for a fourth bedroom if required. Just next door to this is the utility room complete with base level storage and plumbing for white goods to include a washing machine and tumble dryer and an access door taking you into the rear garden. The integral garage has potential to be converted if further living space is required (stp).

The first floor is home to the main living area in the form of a 31' dual aspect living space. Turning to your left as you enter the kitchen and dining room space is the first area to greet you with a multitude of wall and base mounted storage units set around attractive tiled splashbacks with integrated appliances to include a fridge, freezer, oven and hob. The floor space opens up just behind this to leave room for a formal dining table on the adjacent side of the room. To the right hand side the property opens up again to leave more than enough space for a sitting room suite with French doors opening onto a Juliet balcony and allowing the room to be flooded in natural light from every angle.

The second floor landing splits in each direction to take you into all three of the bedrooms as well as the three piece family bathroom suite complete with shower head and glass screen mounted over the bath, a predominantly tiled surround and tall heated towel rail. The first of the double bedrooms sits just next door to this and is laid with wood effect flooring with a part vaulted ceiling housing a Velux window and floor space being more than capable of hosting a double bed whilst the smaller of the bedrooms sits on the adjacent side of the home, again made of wood effect flooring and with a Velux window within the part vaulted ceiling. The main bedroom sits just next door to this, a large open floor space is conducive to a potential choice of layout with more than enough room for a double bed and further furnishings with the added benefits of an en-suite shower room complete with predominantly tiled surround and tall heated towel rail.

## FIND US

Postcode : NR18 0YR

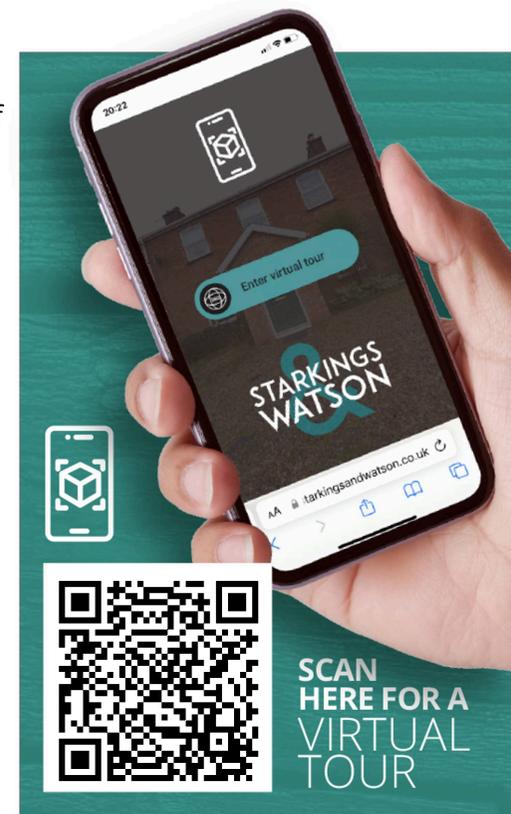
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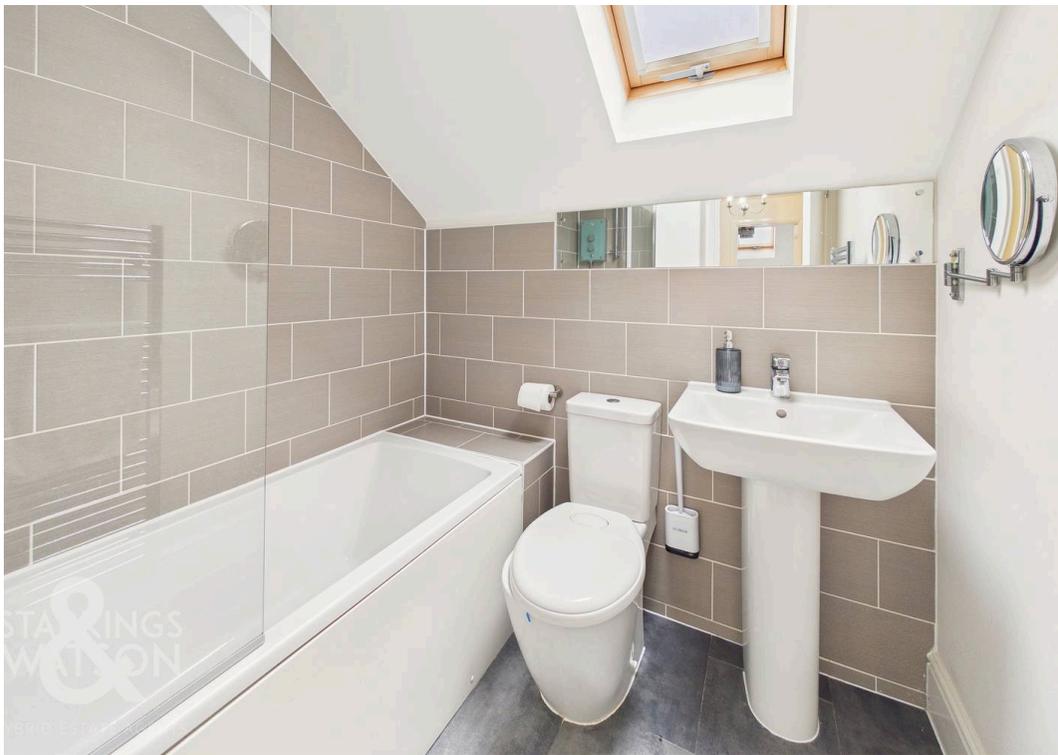
## VIRTUAL TOUR

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

## AGENTS NOTE

There is a yearly maintenance charge payable for upkeep of communal space amounting to £180.







## THE GREAT OUTDOORS

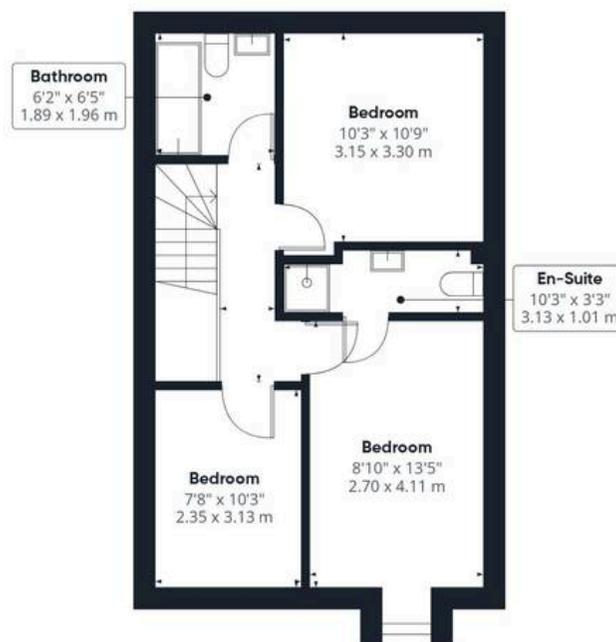
The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where the side access is generous enough for further storage if required. A flagstone patio has been laid at the door to the rear of the utility room with the rest of the garden laid to lawn.





Ground Floor

Floor 1



Floor 2

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

1445 ft<sup>2</sup>

134.2 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.

GIRAFFE 360





## 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 and 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.