



Swallow Drive, Wymondham - NR18 9FN



## Swallow Drive

### Wymondham

Sitting favourably in a position off the street opposite GREEN SPACE, this DETACHED HOUSE offers an attractive finish throughout with the addition of MULTIPLE UPGRADED features alongside a BESPOKE GARDEN OFFICE building, ideal for those working from home. Internally the space reaches approximately 1429 Sq. Ft (stms) with much of the ground floor laid with upgraded Karndean flooring leading to each of the THREE RECEPTION ROOMS, including a study/play room, KITCHEN with INTEGRATED APPLIANCES and each a separate sitting and dining room all interlinking with one another through a FREE-FLOWING DESIGN. From the central hallway a separate UTILITY ROOM and WC is also on offer, ideal for a modern family home. The first floor landing leads to FOUR BEDROOMS, each tastefully decorated with shared use of a FAMILY BATHROOM and EN-SUITE SHOWER ROOM to the main bedroom. The rear garden is FULLY ENCLOSED and offers an attractive setting for the warmer months having been LANDSCAPED while also offering use of a bespoke built home office cabin within the rear garden. To the side of the home both a single garage and driveway serve the home with a large open green space directly opposite the front door only adding to the PRIVACY to the front of the home.



Council Tax band: E

Tenure: Freehold

- Detached House
- Set Back From The Main Street Opposite Green Space
- Approx. 1533 Sq. Ft Of Flexible Accommodation (stms)
- Three Reception Rooms
- Four Bedrooms
- Family Bathroom, En-Suite & WC
- Private Rear Garden With Bespoke Built External Home Office Space
- 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 found tucked away from the main street where a shared brick weave drive grants access for four properties which each sit opposite an open green space creating privacy to the front of each home. The property itself is fronted by a well planted and vibrant lawn space with a footpath leading through towards the front door with the tiled and pitched awning above.



To the right hand side of the home, the brick weave opens up for the parking of multiple vehicles in front of a single brick garage with swinging gates taking you directly into the rear garden.

## THE GRAND TOUR

Once inside, a central hallway is the first place to greet you laid with all upgraded wooden effect Karndean flooring, this space takes you through to all living accommodation within the ground floor as well as handy the under stair storage cupboard whilst looping back through the kitchen and towards the rear of the property. Heading to the left hand side, a versatile ground floor reception room currently functions as a children's playroom however could serve as the perfect snug sitting room or home office setup. Slightly further down the hallway a utility room is presented with base mounted cabinetry with extended work surfaces and an inset sink creating the ideal space as a utility room with plumbing and two piece WC with low level radiator. At the rear of the home a 15' sitting room opens up with the same wooden effect flooring laid underfoot plus a bright and tasteful décor leaving the space feeling incredibly inviting. With an open floor space suited to a potential choice to layout of soft furnishings and French doors leading directly onto the rear garden patio this space is ideal for relaxing in the evenings.

Both the kitchen and dining room come to the right hand side of the home however, due to the design and layout of the property, a inviting free flowing design can be enjoyed between each space. The kitchen itself features a mixture of high gloss wall and base mounted storage units which house integrated appliances to include a fridge, freezer, oven and hob with extraction above and one and a half inset chrome sink with space remaining for a dishwasher all set upon tiled flooring through a set of wooden French doors. The dining room also sits to the rear of the property - this dual aspect space retains natural light from every angle with a second set of French doors opening onto the rear patio.

The first floor landing splits in each direction to take you into each of the four bedrooms within the home as well as a handy storage cupboard from the landing with the three piece bathroom suite offering upgraded tiling and shower head with glass screen mounted over the bath and tall heated towel rail.

Two larger bedrooms sit towards the front of the property, each of which being laid with carpeted flooring and being more than capable of hosting a double bed whilst looking out over the green space in front of the property through double glazed windows. The main bedroom itself does benefit from the addition of a three piece ensuite shower room with double shower unit and heated towel rail. Two further bedrooms sit towards the rear of the property, each of which being tastefully decorated and set upon carpeted flooring with both having the ability to hold a double bed however while overlooking the rear garden.

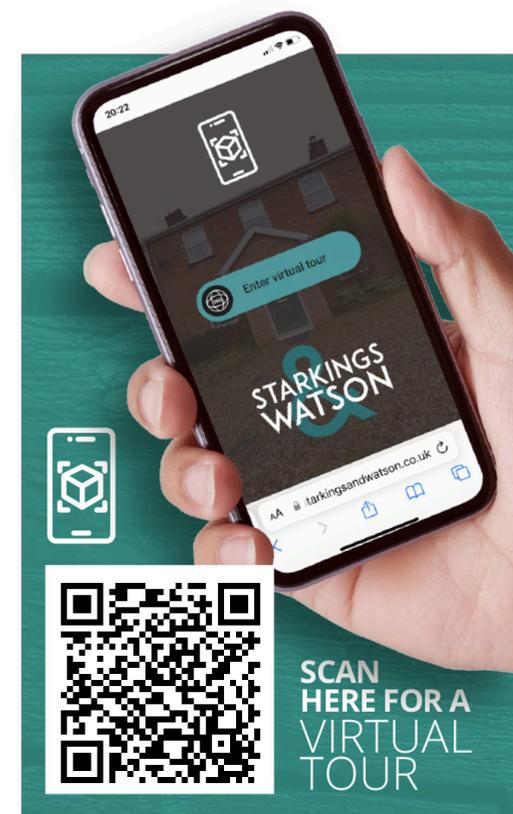
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## VIRTUAL TOUR

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





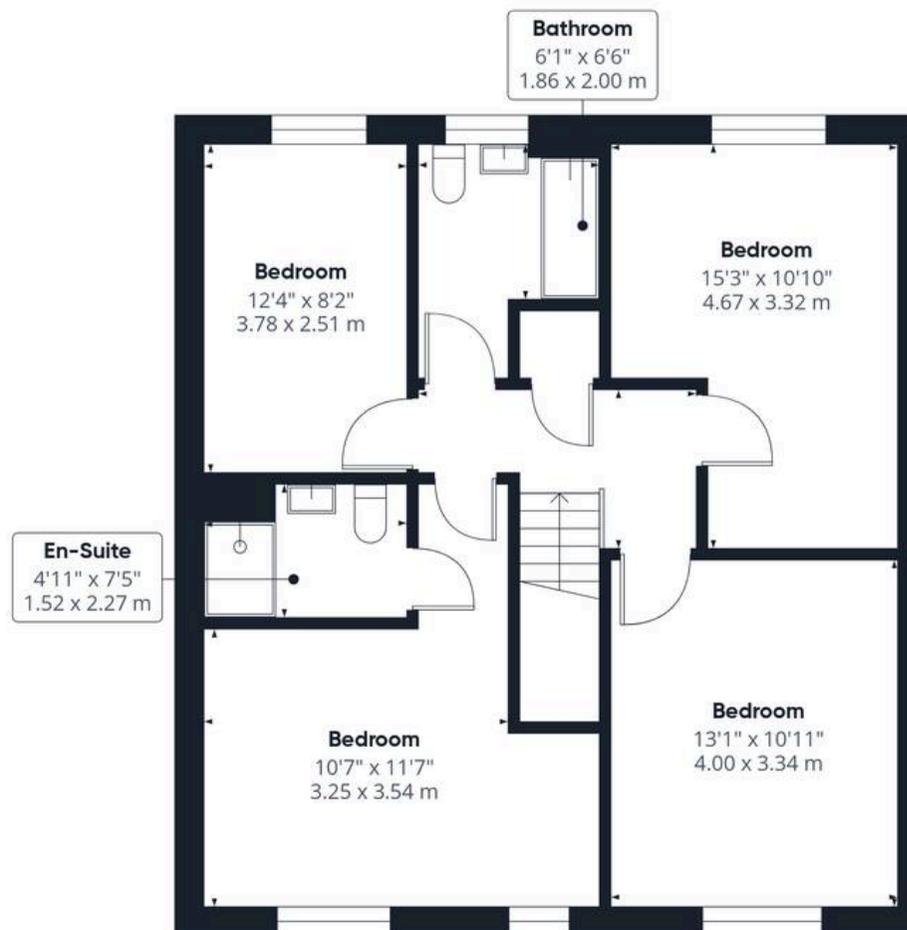
## THE GREAT OUTDOORS

The rear garden itself is offered in an attractive condition where an extended flagstone patio creates the ideal space to sit and enjoy the warmer months with friends and family. With a landscaped garden combining a mixture of raised planting beds, lawn space and shingled pathway whilst being fully enclosed to both sides and the rear with timber panel fencing benefitting from a personal door into the garage the space is perfect for those with families also. The current owners have erected a bespoke home office within the garden. This space has been fully insulated with its own electric running out to the area creating the ideal space for those working from home or or simply to serve as a further reception or entertainment space if required.





Ground Floor Building 1



Floor 1 Building 1

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

1429 ft<sup>2</sup>  
132.9 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.9 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**





## Starkings & Watson Hybrid Estate Agents

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