



Old Oak Close, Wymondham - NR18 0WT

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HYBRID ESTATE AGENTS



Old Oak Close

Wymondham

NO CHAIN. Tucked away in a PRIVATE POSITION this SEMI-DETACHED HOUSE is offered in fantastic decorative order throughout making this READY TO MOVE IN TO home ideal for those seeking bright and airy living spaces with all local amenities within walking distance. Internally, a large SITTING ROOM is laid with carpeted flooring leaving space for a choice of soft furnishings while an impressive 15' KITCHEN and DINING ROOM sits to the rear boasting INTEGRATED COOKING APPLIANCES. The first floor landing gives way to THREE BEDROOMS all served by a THREE PIECE FAMILY BATHROOM and GROUND FLOOR WC. The rear garden is LARGER THAN AVERAGE with a mixture of lawn and patio seating spaces all FULLY ENCLOSED with personal access door into the OVERSIZED GARAGE with a DRIVEWAY sat just in front.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



- No Chain
- Semi-Detached House
- Large Open Sitting Room
- 15' Kitchen/Dining Room With Integrated Cooking Appliances
- Three Bedrooms
- Three Piece Family Bathroom & Ground Floor WC
- Larger Than Average Private Rear Garden
- Driveway & Oversized Garage With Loft Storage Space

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 from the main section of the development down a quiet close where as you round the corner an attractive frontage planted with shingle bedding and shrubbery sits towards the very front of the home with a large driveway to the left hand side for the parking of multiple vehicles in front of the detached garage.

THE GRAND TOUR

Once inside a central hallway is the first place to greet you laid with all hard wearing wooden effect flooring giving access to the stairs for the first floor and two piece WC immediately to your left with low level radiator. The main living space comes in the form of an open sitting room - the impressive size and openness of the room is conducive to a potential choice of layout of soft furnishings with all carpeted flooring with uPVC double glazed windows to the front of the home paired with a neutral décor keeping the space bright and airy with an archway leading through to the rear of the home. The kitchen and dining room emerge at the very rear with the flooring opening up to the right hand side to leave room for a formal dining table with access to a handy under the stair storage cupboard and French doors with fitted blinds opening onto the rear garden patio. On the opposite side of the room a mixture of wall and base mounted storage units are partnered with wooden effect rolled edge work surfaces and tiled splashbacks with integrated cooking appliances including an oven and four ring gas burner hob with extraction above within the kitchen space and plumbing remains for further white goods and appliances to include a standalone fridge/freezer and washing machine and tumble dryer or dishwasher if required.

The first floor landing splits to allow access into each of the three bedrooms within the home as well as two built in storage cupboards. The larger of the bedroom sits towards the rear of the property overlooking the gardens. This space much like the rest of the home has well conditioned carpets fit with an immaculate neutral décor keeping the space bright and inviting with the added benefit of mirrored built in wardrobes. Sat just next door to this is the smaller of the three bedrooms, this space is ideal to be used as a single bedroom, potential nursery or home office setup whilst another double bedroom sits towards the front of the home similarly sized to the bedroom at the rear. All three bedrooms have use of the three piece family bathroom suite which is finished with a predominantly tile surround and shower head with glass screen mounted over the bath plus tall heated towel rail.

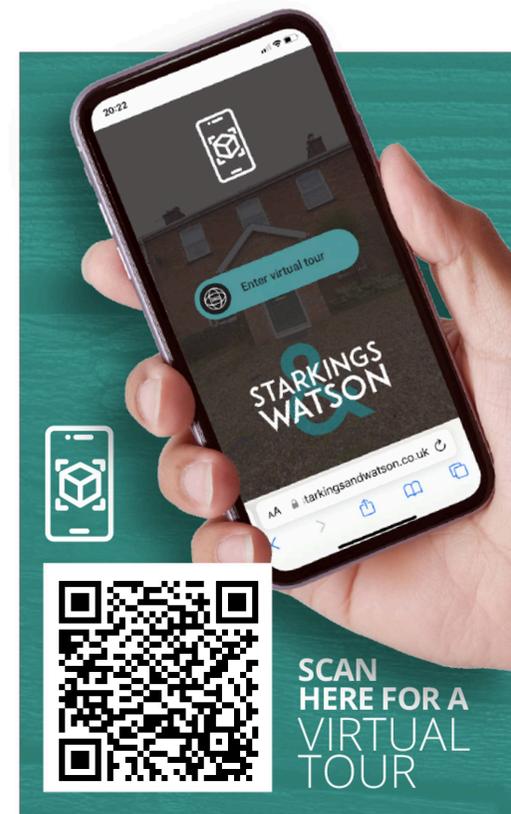
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VIRTUAL TOUR

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



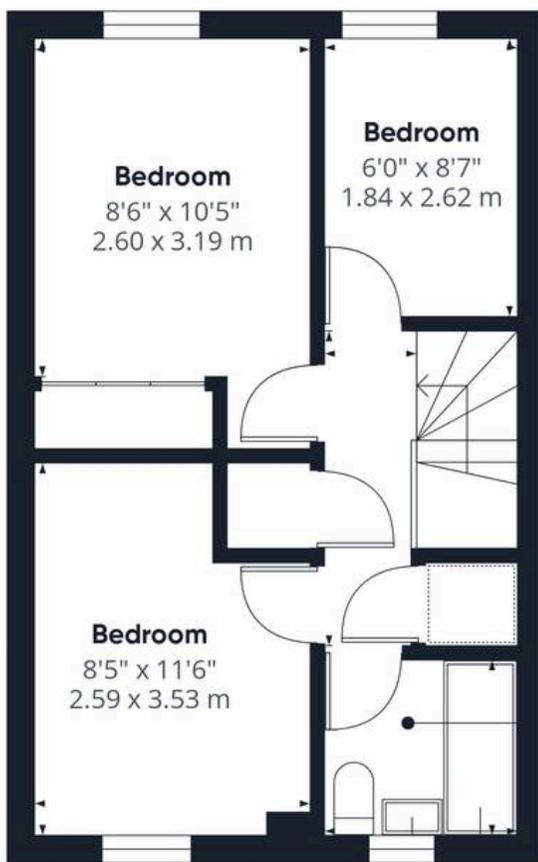




THE GREAT OUTDOORS

The rear garden is larger than one might expect for the area where an extended patio reaches out towards an open lawn space. Timber panel fencing reaches down the side and rear of the property, keeping it fully enclosed where a second external patio is presented, complete with external plug sockets and taps to the rear of the home with swinging timber gate onto the driveway and personal door into the garage. Due to the property's position, privacy is retained from almost every angle within this garden, making it the ideal space to sit and enjoy the warmer months.





Floor 1

Approximate total area⁽¹⁾
685 ft²
63.6 m²

Reduced headroom
5 ft²
0.5 m²

(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.



Ground Floor



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