



Wattlefield, Wymondham - NR18 9JZ



Wattlefield

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Nestled in a TRANQUIL RURAL SETTING with picturesque VIEWS of surrounding FIELDS, this charming detached SINGLE STOREY GATEHOUSE offers a peaceful retreat. The property boasts a PRIVATE NON-OVERLOOKED ASPECT, with wrap around GARDENS enveloping the home, providing ample outdoor space for relaxation and entertainment. Step inside to discover TWO INVITING RECEPTION ROOMS, a fitted kitchen, and rear lobby offering convenient access to the gardens. The living space further comprises TWO WELL-APPOINTED BEDROOMS and a family bathroom equipped with a SHOWER, ensuring comfort and functionality for modern living. Adding to the appeal of the property is the AMPLE PARKING available, along with a GARAGE, completing this idyllic countryside abode.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Rural Setting with Field Views
- Detached Single Storey Gatehouse
- Wrap Around Gardens & Private Non-Overlooked Aspect
- Ample Parking & Garage
- Two Reception Rooms
- Fitted Kitchen & Rear Lobby
- Two Bedrooms
- Family Bathroom with Shower

The property is located outside the market town of Wymondham, and within driving 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

Enjoying a tucked away rural setting with lawned gardens to the front, a shingle driveway offers ample off road parking. An open aspect can be enjoyed to the rear, with gardens and the adjoining garage.



THE GRAND TOUR

Heading inside, the hall entrance offers wood effect flooring underfoot, with a recessed barrier mat, with doors leading to the living space and bedroom accommodation. Immediately to your left, the front facing dual aspect sitting room can be found, with panoramic field views and a sealed feature brick built fireplace, with a pamment tiled hearth. A bedroom sits opposite, with a front facing view across the green space, with fitted carpet underfoot. The dining room offers garden views with a further exposed sealed brick feature fireplace, with wood effect flooring and a door taking you to the kitchen and the second bedroom. The second bedroom includes views to the side across open fields, with the fitted carpet underfoot. The kitchen itself offers a range of storage units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with tiled splash-backs and extractor fan above. Space is provided for general white goods including a washing machine and dishwasher, with the fridge freezer integrated, and garden views enjoyed through the rear facing window. A door takes you to the rear lobby, with a built-in storage cupboard to one side, with a door taking you to the garden. A family bathroom leads off with the modernised white three piece suite including a shaped panelled bath with mixer shower tap, tiled splash-backs, heated towel rail and tile flooring underfoot.

FIND US

Postcode : NR18 9JZ

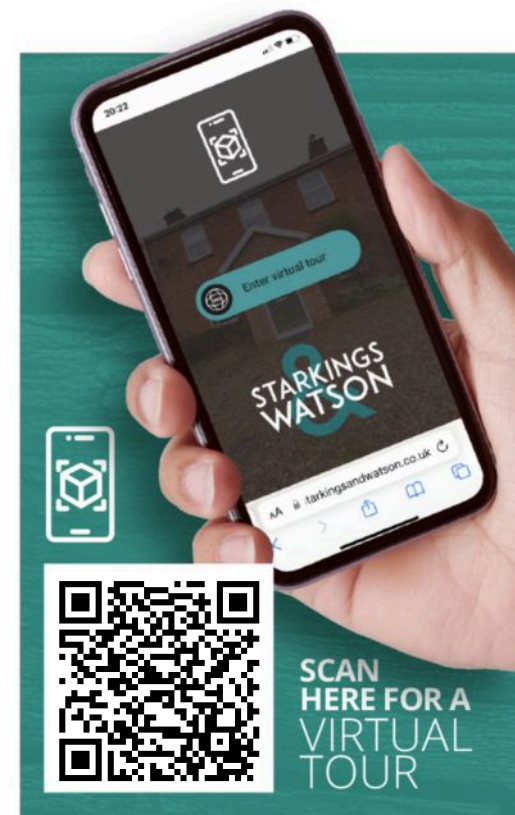
What3Words : ///trickles.vows.solutions

VIRTUAL TOUR

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

AGENTS NOTE

The landlord will charge £20 PCM for water usage. A sewerage treatment plans is on site which will be the responsibility of the tenant.



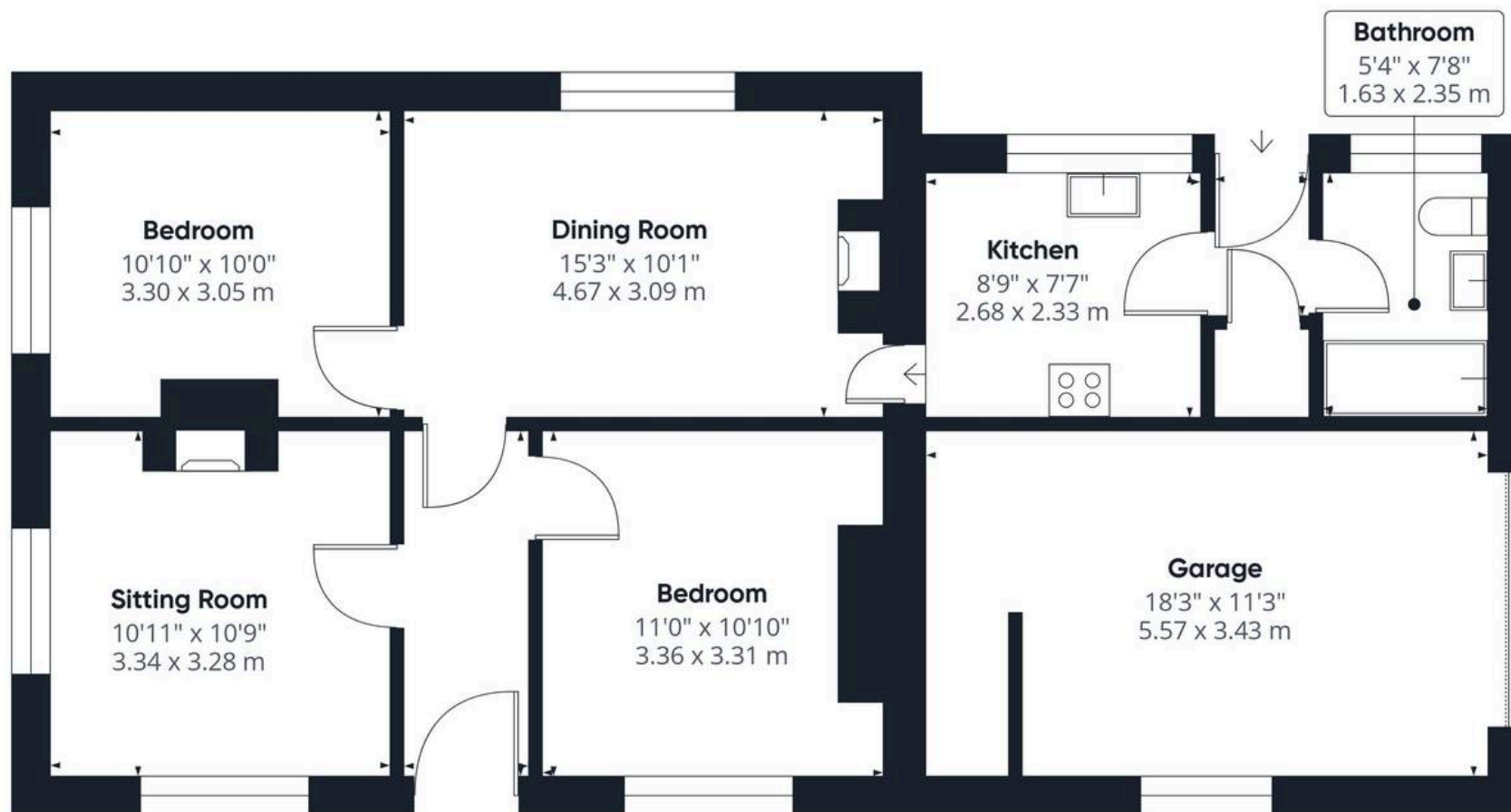




THE GREAT OUTDOORS

Wrap around gardens surround the property to the side and rear, with a feature well and patio seating area, whilst fantastic views can be enjoyed across the open green space and fields adjacent. The integral garage is accessed via an up and over door to the side, with a window to front, power and lighting.





Approximate total area⁽¹⁾

870 ft²
80.8 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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