



Guide Price £425,000

4 Bedroom Detached House for sale  
1 Wodehouse Close, Wymondham





## Overview

Discover this exciting family home offering an excellent equilibrium between space, positioning and convenience. Features abound such as driveway parking which does not come much better than this, a double garage and even that sought-after private garden. Click here to find out more...

## Key Features

- No Onward Chain
- 4-Bedroom Detached Family Home
- Recently Rewired and Refurbished
- Modern Kitchen, Bathroom and Ensuite Shower Room
- Double Garage with Electric Door, Light and Power
- Extensive Driveway Parking
- Non-Overlooked Enclosed Garden
- Easy Reach of Local Amenities, Schools and Transport Links





Welcome to Wodehouse Close, Wymondham. Home to only four detached homes, this prime setting on the edge of our market town will ease your commute with enough elbow room for the whole family to enjoy inside and out.

Greeted by a bright and pristine entrance hall, this home offers family-friendly flow for a functional dynamic. The sizeable living room boasts a large bay window and features a gas fireplace. A separate dining room sits adjacent to the modern kitchen-breakfast room. The sizeable conservatory overlooks the garden in complete privacy and may well be your inspiration for future home projects.

The first floor offers four bedrooms and a family bathroom off-landing. The principal bedroom benefits from verdant views, built-in storage and a refurbished ensuite shower room. The main bathroom has too been refurbished and the loft offers additional storage for all-important luggage, Christmas tree and knick-knacks.

Alongside refurbishments mentioned above, this home also benefits from recently updated wiring and consumer unit, a water softener, Karndean flooring throughout the ground floor, electric garage door with remote opening and fencing around the driveway. A great insight into how this property has been appreciated.

Nestled in a private close, Wymondham town centre is within reasonable walking distance to enjoy local coffee shops, eateries, businesses and good schools. Commute with ease via the A11, bus routes and train station linking to Norwich, Cambridge and London.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///divisible.solar.juggler



**Kitchen-Breakfast Room**

13' 1" x 11' 11" (4.00m x 3.65m)

Karndean flooring, double-glazed window with Venetian blind, exterior door, fitted base and wall-mounted units, island with breakfast bar and storage, plumbing for washing machine and dishwasher, dual-fuel range cooker with splashback and full-width extractor hood, built-in storage cupboard, coving, spotlights and pendant lights, multiple sockets and vertical radiator.

**Living Room**

15' 5" x 11' 11" (4.70m x 3.65m)

Karndean flooring, double-glazed bay window with Venetian blinds, gas fireplace with marble hearth and mantel surround, coving, ceiling light, TV aerial, multiple sockets and radiator.

**Dining Room**

11' 11" x 7' 10" (3.65m x 2.40m)

Karndean flooring, double-glazed patio doors into conservatory, coving, multiple sockets, radiator and pendant light.

**Conservatory**

12' 3" x 11' 5" (3.75m x 3.50m)

Vinyl flooring, double-glazing on three sides plus French doors, insulated roof, two radiators and multiple sockets.

**Cloakroom**

4' 11" x 4' 3" (1.50m x 1.30m)

Karndean flooring, double-glazed window, Vanity unit with wash hand basin and splashback, toilet, coving, radiator, ceiling light and half-walled paneling.

**Utility**

5' 6" x 4' 11" (1.70m x 1.50m)

Karndean flooring, double-glazed window, houses the consumer unit, ceiling light and multiple sockets.

**Bedroom One**

14' 3" x 11' 11" (4.35m x 3.65m)

Fitted carpet, double-glazed window with Venetian blind, built-in storage cupboard, ceiling light, radiator, coving and multiple sockets.

**Ensuite Shower Room**

8' 4" x 4' 11" (2.55m x 1.50m)

Luxury vinyl flooring, obscured double-glazed window, Vanity unit with wash hand basin, fitted shower unit with sliding glass doors, dual shower heads and tiled floor to ceiling, half-height tiled walls, full-height heated towel rail, spotlights and coving.

**Bedroom Two**

13' 1" x 8' 8" (4.00m x 2.65m)

Fitted carpet, double-glazed window, ceiling light, radiator and multiple sockets.

**Bedroom Three**

8' 8" x 8' 6" (2.65m x 2.60m)

Fitted carpet, double-glazed window, ceiling light, radiator and multiple sockets.

**Bedroom Four**

8' 8" x 6' 10" (2.65m x 2.10m)

Fitted carpet, double-glazed window, ceiling light, radiator and multiple sockets.

**Bathroom**

8' 4" x 6' 4" (2.55m x 1.95m)

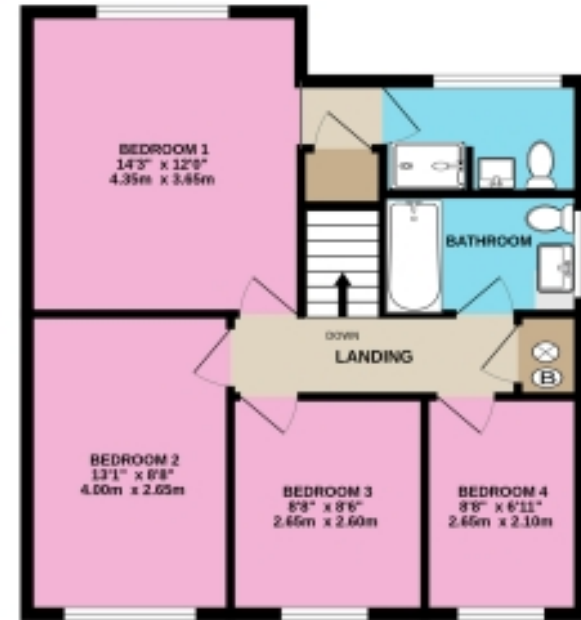
Luxury vinyl flooring, obscured double-glazed window, Vanity unit with wash hand basin, carronite bath with dual shower heads and glass doors, floor-to-ceiling tiling, full-height heated towel rail, spotlights and coving.

# Floorplans

GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



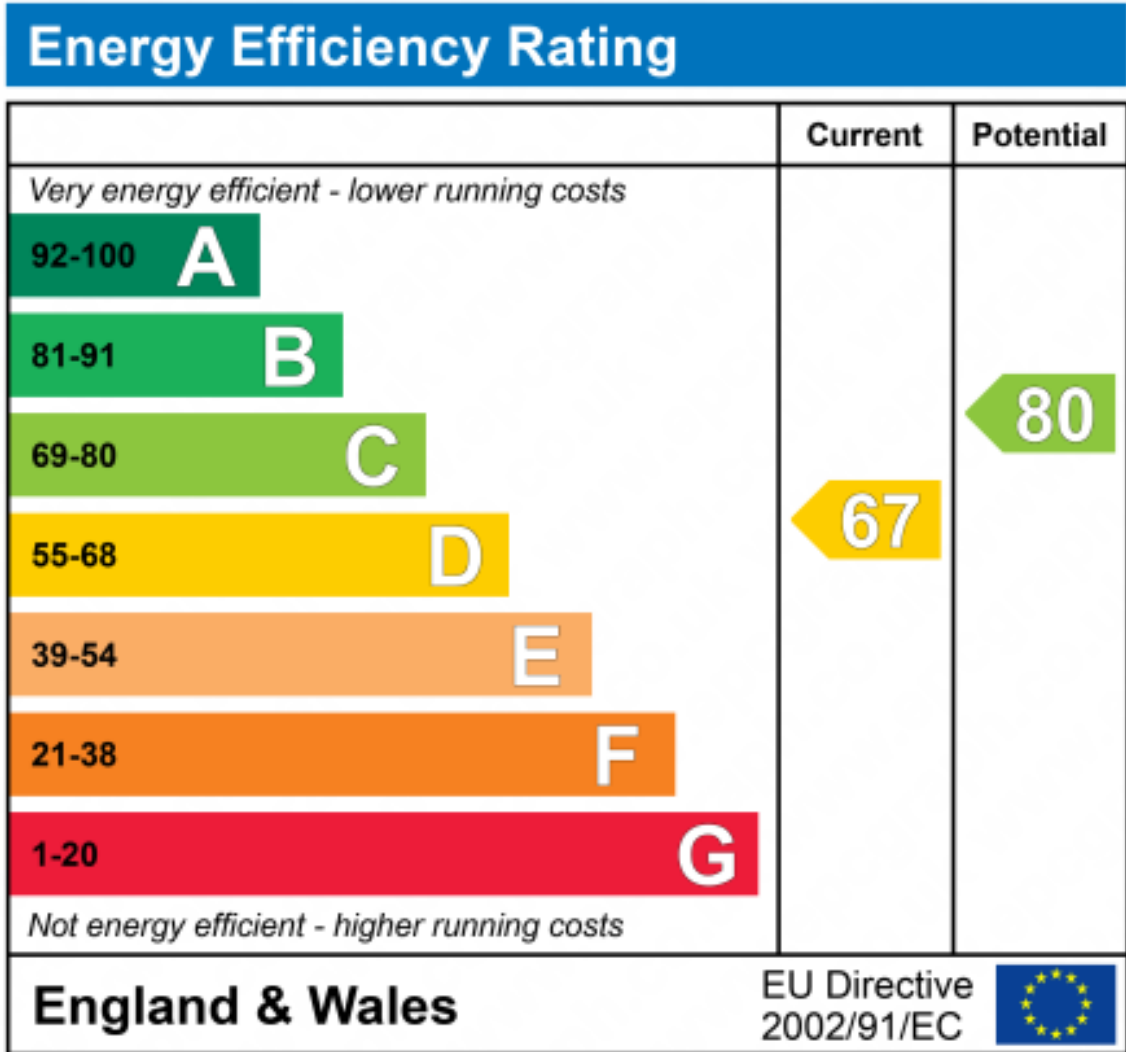
1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA : 1590 sq.ft. (147.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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