

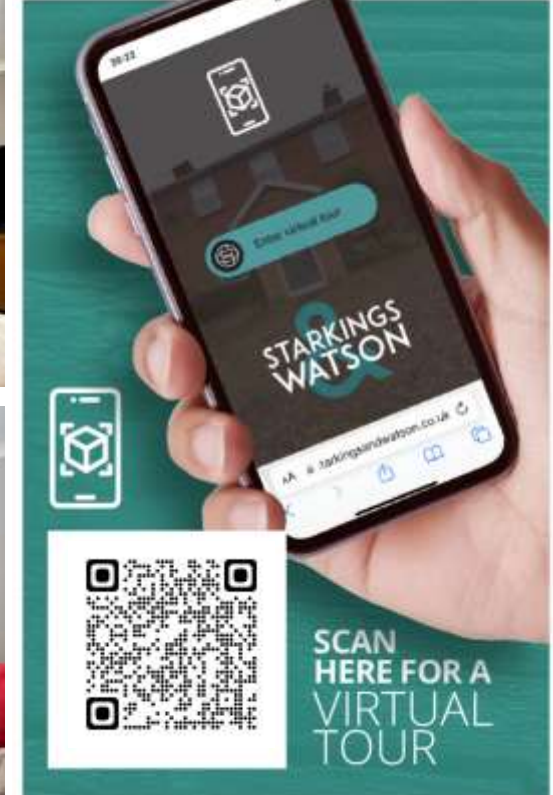
GREEN LANE

Wicklewood, Wymondham NR18 9ET

Freehold | Energy Efficiency Rating : E

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BEST
Estate Agent Sale
AWARDS 2023
WINNER
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AWARDS 2023
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LETTINGS

STARKINGS & WATSON

- 1930's Detached Home
- Over 2300 Sq ft (stms)
- Over 0.4 Acres (stms)
- Close to Wymondham College & High
- Gated Drive & Wrap Around Gardens
- Open Plan Kitchen/Dining Room
- 4/5 Bedrooms
- En Suite & Family Bathroom

With over 2300 Sq. ft (stms) of accommodation and an overall PLOT of just over 0.4 ACRES (stms), this 1930's extended family home is perfect for those seeking EASY ACCESS to Wymondham and the A11, whilst enjoying a NON-ESTATE RURAL POSITION - equidistant to Wymondham High and College. Various updates over the years include a RE-FITTED KITCHEN, replacement boiler, and a program of RE-WIRING. Approaching the property, a FIVE BAR GATE secures the HEDGED BOUNDARY, with WRAP AROUND GARDENS, ample parking, and views over the neighbouring WILDLIFE POND. The HALL ENTRANCE leads into the VERSATILE LAYOUT, including a STUDY/BEDROOM, sitting room with a WOOD BURNER, open plan KITCHEN/dining room with VAULTED CEILING, bay window, CENTRAL ISLAND and CONTRASTING CORIAN and GRANITE work surfaces, family room, side lobby, CLOAKROOM with SHOWER ROOM POTENTIAL and a large UTILITY ROOM. FOUR BEDROOMS (one en suite) and the SHOWER ROOM lead off the landing.

LOCATION

The village Wicklewood, is located on the outskirts of the market town of Wymondham, just off the A11. Ideal for families, excellent schooling can be found close by, including Wicklewood Village Primary School which received an outstanding OFSTED report in 2015. The village has a family orientated public house, whilst more extensive shopping, medical centres, modern library, various banks and sports leisure centre featuring an indoor swimming pool can be found in Wymondham. Further schooling includes the highly regarded Wymondham High Academy and Wymondham College (rated OFSTED outstanding). Wicklewood is conveniently placed for access to Norwich, Dereham, Watton and Attleborough and the A11 and A47.

DIRECTIONS

You may wish to use your Sat-Nav (NR18 9ET), but to help you...Leave Wymondham town centre via Chapel Lane, pass over the hump back bridge and after a short distance take the left-hand fork signposted Wicklewood. Continue for approximately one mile, where the property can be found on your right-hand side.

AGENTS NOTE

The property utilises two septic tank systems. The original one was deemed to

be too small for the size of property and number of occupants. The two tanks have been utilised with ease by the current vendors.

In 2022, the roof, guttering and external paint works were overhauled.

Occupying a corner plot, the property offers wraparound gardens with a timber five bar gate leading to the main shingled driveway. Ample parking is provided to front with an open aspect to the gardens, and main entrance door.

Entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing, alarm control panel, smooth ceiling, doors to:

STUDY/MUSIC ROOM

18' 2" x 9' 10" (5.54m x 3m) Wood effect flooring, radiator, dual aspect uPVC double glazed windows to front and side, smooth ceiling.

SITTING ROOM

17' 11" x 16' 3" Max. (5.46m x 4.95m) Feature cast iron wood burner set within feature fire place with slate tiled hearth, fitted carpet, radiator, dual aspect uPVC double glazed windows to side and rear, television point, wall lighting, smooth coved ceiling.

KITCHEN/DINING ROOM

23' x 20' Max. L-Shaped. (7.01m x 6.1m) Offering a flexible and sizeable room which is perfect for the modern family, with ample space to dine, sit and cook. The kitchen itself has been refitted and includes an extensive fitted range of wall and base level units with contrasting 'Corian' and granite work surfaces, and inset sink and drainer unit with mixer tap, 'Corian' upstands, inset electric ceramic hob with extractor fan and built-in eye level electric double oven and microwave, wood effect flooring, central island, integrated dishwasher and fridge, space for American style fridge freezer, built-in pantry storage cupboard and waste bins, uPVC double glazed window to side, uPVC double glazed bay window to rear, stable door to rear garden, over cupboard lighting, space for dining table, radiator, smooth part vaulted ceiling, doors to:

FAMILY ROOM

13' 10" x 12' 11" Max. (4.22m x 3.94m) Wood effect flooring, radiator, uPVC double glazed window to front, television point, smooth coved ceiling.

SIDE LOBBY

Continued wood effect flooring, cupboard housing floor standing oil fired central heating boiler, obscure glazed door to side, cloaks storage space, smooth ceiling with loft access hatch, doors to:

UTILITY ROOM

9' 10" x 8' 8" (3m x 2.64m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for



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washing machine and tumble dryer, wood effect flooring, cupboard housing electric fuse box, uPVC double glazed window to front, smooth ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage under and mixer tap over, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to front, built-in airing cupboard housing storage shelving, picture rail, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

13' 11" x 11' 9" Max. (4.24m x 3.58m) Stripped wood flooring, radiator, uPVC double glazed window to front, built-in double wardrobes with storage above x2, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, panelled bath, tiled splash backs, tiled effect flooring, radiator, uPVC obscure double glazed window to rear, shaver point, smooth ceiling with recessed spotlighting.

DOUBLE BEDROOM

10' 11" x 9' 11" (3.33m x 3.02m) Stripped wood flooring, radiator, uPVC double glazed window to front, smooth ceiling.

FAMILY BATHROOM

Modern white four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer tap, double shower cubicle with thermostatically controlled rainfall shower, tiled walls and flooring, heated towel rail, uPVC obscure double glazed window to side, extractor fan, smooth ceiling with loft access hatch.

DOUBLE BEDROOM

11' 11" x 8' 8" Max. (3.63m x 2.64m) Fitted carpet, radiator, uPVC double glazed window to side, smooth ceiling.

DOUBLE BEDROOM

16' 2" x 8' 10" (4.93m x 2.69m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

OUTSIDE

The property sits within a mature lawned garden which wraps around the property to both sides and the rear. The gardens offer hedged boundaries and a variety of mature fruit trees, with a useful timber built storage shed to one side. The gardens offer huge potential for further landscaping and installation of a patio area, whilst the vendors currently use informal dining areas and have space for an outside above ground swimming pool. The driveway and gardens currently offer an open plan aspect, with potential to erect a garage or cart lodge (stp), making use of the gardens private bright and sunny aspect. To the right hand boundary a utility access can be found which leads to a working garden and compost area, which overlooks the neighbouring farmers wildlife pond.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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Ground Floor
Approximate Floor Area
1453 sq. ft
(134.98 sq. m)

Approx. Gross Internal Floor Area 2313 sq. ft / 214.87 sq. m



First Floor
Approximate Floor Area
860 sq. ft
(79.89 sq. m)