

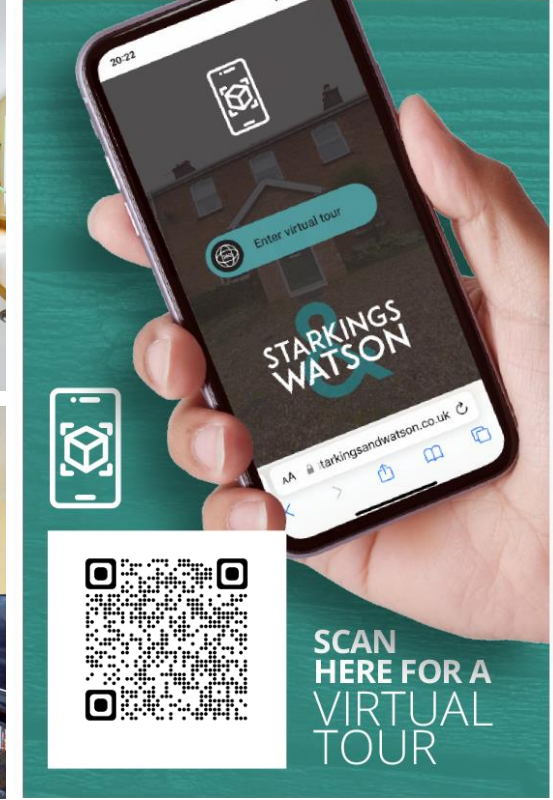
CORNER COTTAGE

Silfield Street, Silfield NR18 9NS

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01953 438838

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STARKINGS & WATSON

- Semi Detached Family Home
- Exceptional Rural Location On The Edge Of Town
- Generous Plot Over 0.25 acres (stms)
- Newly Fitted Kitchen/Dining/Family Room
- Separate Sitting Room & Study
- Four Ample Bedrooms
- Bathroom & W/C
- Generous Garden, Large Driveway & Double Garage

IN SUMMARY

Located outside of town but still within walking distance to the local school you will find this EXTENDED PERIOD SEMI-DETACHED COTTAGE presented in EXCELLENT ORDER. The location is wonderful with field views to front and side giving the feeling of RURAL living on the edge of WYMONDHAM. Internally the vendors have upgraded the accommodation which extends to approximately 1350 SQFT (stms) and offers, a central hallway with utility/boot room, STUDY, WC, separate SITTING ROOM with WOODBURNER and OPEN PLAN KITCHEN/DINING/FAMILY ROOM completing the ground floor. Upstairs there are FOUR AMPLE BEDROOMS and a FAMILY BATHROOM. Externally, you will find generous GARDENS with a plot of approximately 0.25 ACRES (stms) as well as PLENTY OF DRIVEWAY PARKING and a large GARAGE.

SETTING THE SCENE

To the front you will find a large shingled driveway accessed via a five bar gate providing ample off road parking. This leads around the side of the property to the garage. The frontage also provides lawned gardens surrounded by mature hedging surrounding and a low level brick wall. The main entrance door can be found to the front.

THE GRAND TOUR

Entering the house via the central hallway you will find stairs to the first floor as well as wood effect flooring and the downstairs WC. Immediately you will see the finish of the house is great with replaced traditional oak doors leading to the further ground floor rooms. To the right is the open plan kitchen/dining/family room, the heart of the home. The kitchen offers a shaker style range of units with wooden worktops over and tiled flooring. You will find space for a double range oven, integrated dishwasher and fridge/freezer as well as space for washing machine. The kitchen flows into the dining/family room overlooking the frontage with plenty of space and a woodburner. Off the hallway you will find the rear boot room/utility providing great access to the rear garden as well as coat and shoe storage. In addition there is a separate study room providing the perfect home working zone. The separate sitting room can be found next overlooking the frontage and benefiting from an open fireplace with tiled hearth. Heading upstairs you will find a bright landing with loft hatch access. To the front of the house there are two double bedrooms one with a fireplace. To the rear you will find two further bedrooms one of which has built in wardrobes. There is then the family bathroom recently re-fitted with a shaped panelled bath with shower over.



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THE GREAT OUTDOORS

The wonderful rear garden offers plenty of space for all the family to enjoy and offers a good degree of privacy. From the back door there is a shingled area and paved pathway leading onto the expansive lawns. The garden offers planted borders and mature hedging as well as timber fencing enclosing, with gated access to the side leading to the driveway. There is access to the garage offering power and light, with doors to the front, access to the oil tank and external oil boiler as well as the sewerage treatment plant.

OUT & ABOUT

The property is located on the edge of 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.

FIND US

Postcode : NR18 9NS

What3Words : ///oven.earphones.gave

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised of the following: A new oil fired boiler was installed in Nov 2022. There is also a brand new oil tank. The property is on private drainage via a sewage treatment plant with other mains services connected.

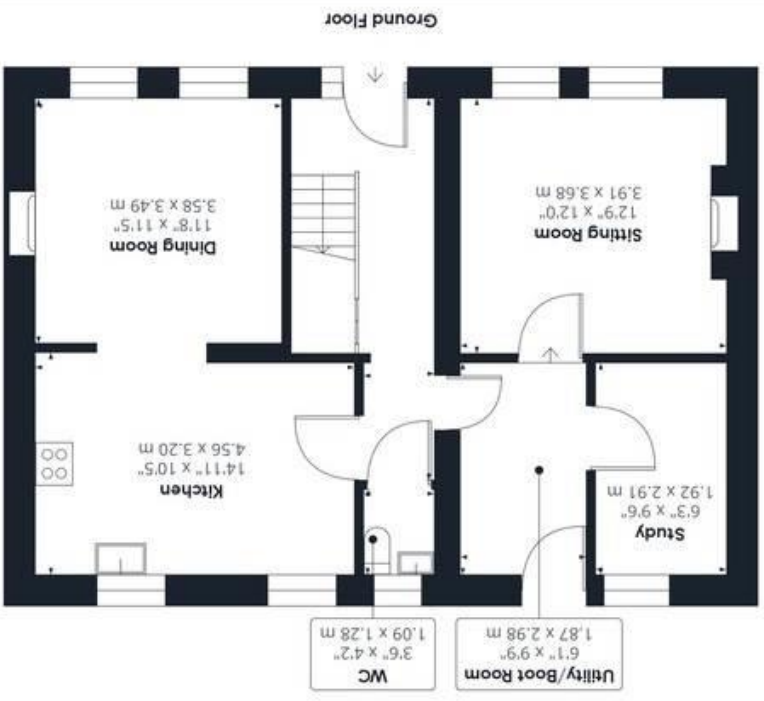
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m

1369.56 ft²
127.24 m²

