

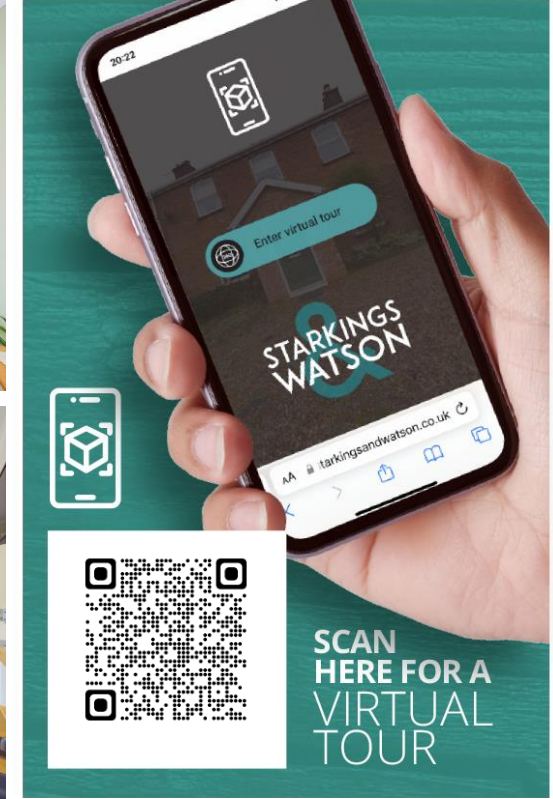
HERON RISE

Wymondham NR18 9EH

Freehold | Energy Efficiency Rating : B

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

FOR SALE
PROPERTY



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- Link-Detached Family Home
- Four Bedrooms
- Dual-Aspect Sitting Room
- Kitchen/Dining Room
- Family Bathroom & En-Suite Shower Room
- Private Rear Garden on a Corner Plot
- Off Road Parking
- Carport & Garage

IN SUMMARY

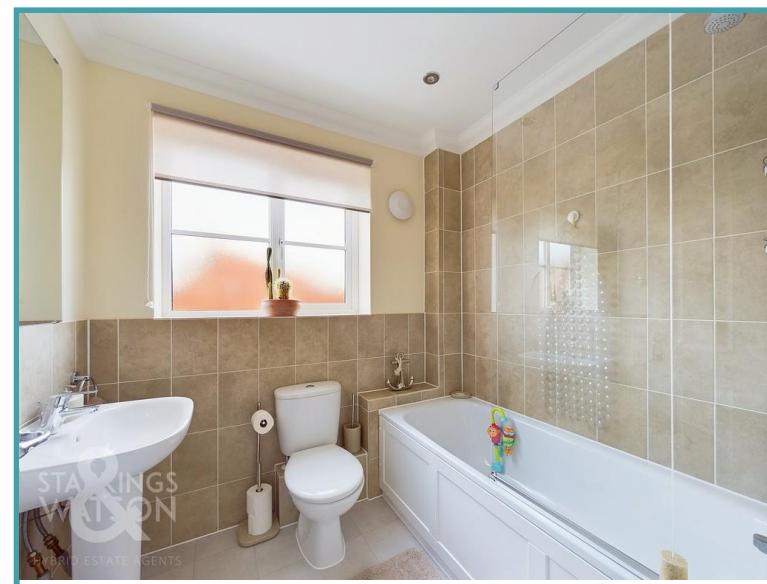
Occupying a CORNER PLOT this LINK DETACHED FAMILY HOME presents a wealth of space and a QUALITY FINISH throughout. Offering just over 1364 SQ. FT (stms) of accommodation the living accommodation on the ground floor features a DUAL-ASPECT sitting room, OPEN PLAN kitchen/dining room, UTILITY ROOM and cloakroom. The first floor gives way to FOUR BEDROOMS with one being over the top of the carport, family bathroom and EN-SUITE SHOWER ROOM. Externally, the corner plot offers a larger than average rear garden, DRIVEWAY, carport and GARAGE.

SETTING THE SCENE

Sitting on the edge of the development, this home can be found just off the road with a low level hedge border, lawn garden and planting beds to the front and side of the property. Access can be found via some steps to the front of the property or via the side door, underneath the carport leading into the utility room.

THE GRAND TOUR

Entering via the main door, you are immediately presented with the lobby with coat storage and entrance directly into the cloakroom with two piece suite and radiator. To your right is the well-lit, dual-aspect sitting room with wood effect flooring and large open floor space. To the left hand side of the property the dining room and kitchen space open into the utility room. The kitchen features ample wall and base mounted storage, integrated dishwasher, one and half sink with waste disposal chute and water softener underneath, dual integrated oven and gas hob with extraction above. The utility space offers additional storage and space for further white goods with access door out onto the driveway. The first floor landing leads to all of the rooms plus two additional useful built in storage cupboards. Directly ahead of you is the largest of all the bedrooms, with vaulted ceilings and Velux window, this space sits directly above the carport and is a wonderfully versatile space. The main bedroom is at the front of the property with timber frame double glazed window and a three piece en-suite shower room with walk-in shower, next to this is the smaller of the four bedrooms, an ideal home office or currently serving as a dressing room. The final bedroom is also found with a front facing aspect, great floor space and built in storage. Finally, the family bathroom features a three piece suite with wall mounted shower and gas radiator.



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THE GREAT OUTDOORS

Immediately outside of the French doors leading from the dining room is a well-appointed flagstone patio seating area with outside tap leading on to the private lawned rear garden surrounded by brick walls wrapping to the rear of the garden and behind the garage. There is side access into the garage which has electricity and gives way to even more storage. Exiting the timber gate will take you to the driveway, party underneath the carport giving space for multiple vehicles to park.

OUT & ABOUT

The property is located in the market town of Wymondham, and within close proximity 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 train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area

FIND US

Postcode : NR18 9EH

What3Words : ///nudge.ants.rings

VIRTUAL TOUR

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

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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Approximate total area¹
 1364.72 ft²
 126.79 m²

Reduced headroom
 32.21 ft²
 2.99 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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.