

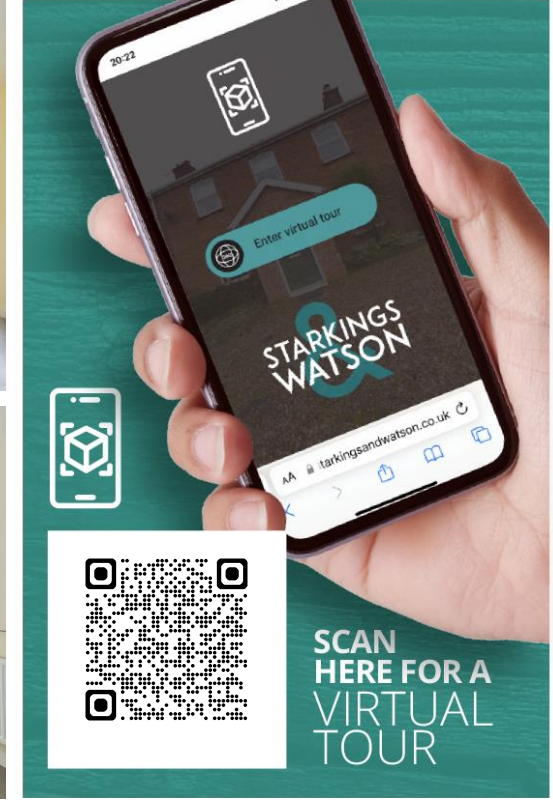
SUTTON GARDENS

Sutton Drive, Wymondham NR18 0YP

Freehold | Energy Efficiency Rating : A

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- Modern McCarthy & Stone Build
- Detached Bungalow & Garage
- Private Non-Overlooked Gardens
- Open Plan Living
- Two Double Bedrooms
- En-Suite & Family Bathroom
- Over 55's Gated Community

IN SUMMARY

NO CHAIN. This 2018 built FREEHOLD BUNGALOW enjoys a position on this GATED over 55's MCCARTHY and STONE DEVELOPMENT. BACKING ONTO WOODLAND, a small monthly service charge ensures the front garden and development are WELL MAINTAINED. The BUNGALOW itself offers EASY to MAINTAIN ACCOMMODATION, with ample parking, GARAGE and NON-OVERLOOKED GARDENS. With just over 800 Sq. ft (stms) of accommodation, the hall entrance includes STORAGE, with doors to the TWO DOUBLE BEDROOMS including the EN SUITE MAIN BEDROOM, family bathroom and OPEN PLAN 25' KITCHEN/LIVING SPACE. Built to a high standard and ready to personalise the décor, the property is ready to move-in.

SETTING THE SCENE

Tucked away at the rear of the development, the brick weave roadway makes an attractive outlook, with a lawned front garden which incorporates various shrubs. With a part brick and part render exterior finish, a cottage style look has been created, with an

adjacent driveway and garage.

THE GRAND TOUR

Heading inside, the hall entrance is carpeted and finished with a recessed door mat, whilst doors lead to a useful storage cupboard and the main accommodation. Starting with the living space, the sitting room and kitchen are open plan, with a bay window to front, and a split of carpeted and tiled flooring between the two areas. The kitchen offers a L-shape arrangement of units, with an integrated electric ceramic hob, eye level electric oven, built-in fridge freezer and dishwasher. A door leads to the rear garden, with windows facing to front and rear. The family bathroom leads off the hall and is a great size, with a three piece white suite, built-in storage and contrasting tiled splash backs. The two bedrooms are both double in size, and includes the main bedroom with an en suite shower room, with a large double shower, tiled splash backs, thermostatically controlled rainfall shower and heated towel rail.

THE GREAT OUTDOORS

The rear garden is a blank canvas, laid to grass and finished with a sizeable patio seating area. Enjoying a non-overlooked aspect, the garden is enclosed with timber panelled fencing, offers a useful storage shed, and gated access to the drive. The garage is finished with an electric door to front, power and lighting.



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OUT & ABOUT

The property is located in 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 0YP

What3Words : ///doubt.liquids.chariots

VIRTUAL TOUR

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

AGENTS NOTE

Monthly service charges of £150 PCM include upkeep of the development and the front garden of the property. Solar panels are included with the property and provide a feed in tariff.

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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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
803.32 ft²
74.63 m²

HYBRID ESTATE AGENTS
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