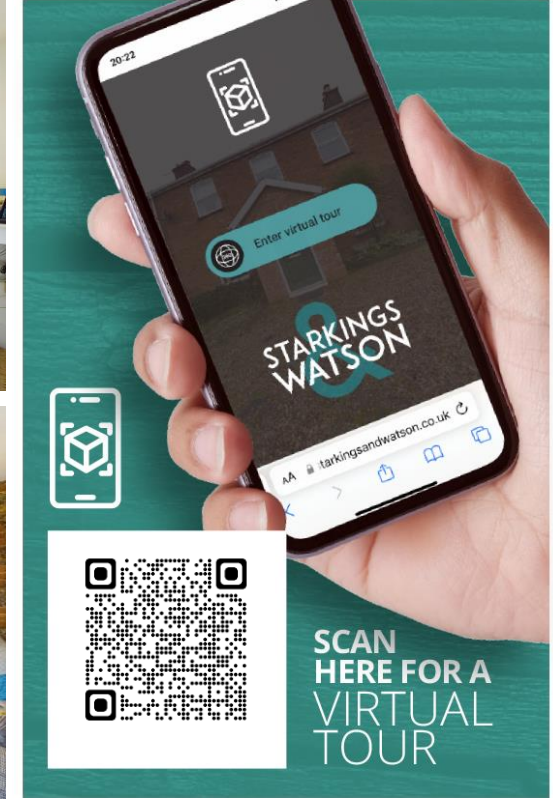


TUTTLES LANE WEST Wymondham NR18 0DS

Freehold | Energy Efficiency Rating : E

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

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STARKINGS & WATSON

- Detached Single Storey Cottage
- Great Location Opposite Fields
- Walking Distance Of Town & Schools
- Extended Accommodation of 1700 Sq Ft (stms)
- Two Receptions & Kitchen/Utility
- Three/Four Bedrooms & Two Bathrooms
- Separate Self Contained Annexe with Ensuite
- Generous Plot & Driveway Parking

IN SUMMARY

This UNIQUE brick and flint BAY FRONTED COTTAGE offers buyers the chance to acquire a home different to all the others locally with the addition of very flexible accommodation and an ANNEXE! Externally the cottage has generous private gardens to front and rear as well as shingled driveway with AMPLE PARKING. The annexe, separate to the house offers a large open plan space of 7m x 5m with a small kitchenette and bathroom, ideal for a family member or rental. The Cottage itself comprises; entrance hallway, main SITTING/DINING ROOM with woodburner, separate sitting room overlooking the rear garden, kitchen & utility, TWO GROUND FLOOR BEDROOMS and family bathroom as well as TWO FURTHER BEDROOMS and bathroom on the first floor. The cottage is filled with CHARACTER FEATURES such as brick and flint walls, exposed timbers and fireplace. The cottage also benefits from its edge of town position with field views to the front and side.

SETTING THE SCENE

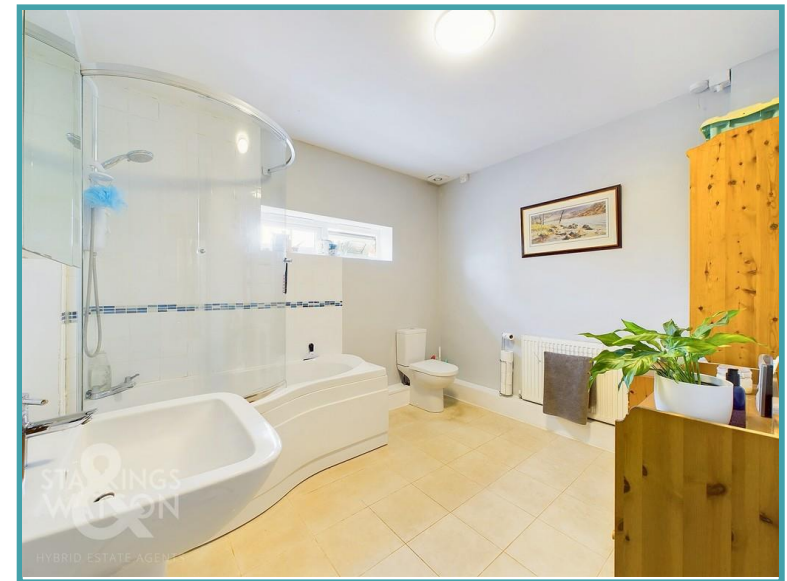
The cottage is approached from Tuttle Lane West onto a large, shingled driveway providing ample off road parking. From the driveway there is access to the front and rear gardens via a gate. The main entrance door is found from the front garden via a covered porch.

THE GRAND TOUR

Entering via the main entrance door from the front garden you will find an entrance hallway with access to the majority of rooms leading off as well as stairs to the first floor. The first room to the left is a comfortable double bedroom with bay window overlooking the front garden. You will then find the impressive family bathroom with three piece suit including a shaped bath and shower over. Next is the rear lobby with stairs to the first floor as well as the main double bedroom beyond overlooking the rear garden with the addition of brick and flint feature wall. Back off the main hallway you will find the sitting/dining room flooded with natural light with a bay window to the front as well as a brick fireplace housing a woodburner. Beyond the main reception room you will find a separate reception / sitting room with doors opening onto the rear garden as well as further brick and flint feature wall. Completing the ground floor accommodation there is the kitchen off the sitting room and a rear porch with utility beyond. The kitchen offers a range of units with wooden worktops over, butler sink, integrated electric oven and induction hob over as well as space for white goods. The utility room offers a walk in pantry cupboard as well as space for white goods and access to the rear garden beyond. Heading up to the first floor landing the upstairs accommodation is flexible and the perfect space for a teenager. There are effectively two rooms and a bathroom which could be used in a number of ways. The bathroom offers a three piece suit with corner bath and shower head over.

ANNEXE

The annexe found off the rear garden is a great space suitable for a relative or maybe even a rental (stp). The annexe is a large open plan space with bay window to front with plenty of space for a bed and soft furnishings / desk. There is also a small kitchenette with units and space for white goods. Currently its used as guest accommodation



To arrange an accompanied viewing please call our Wymondham Office on **01953 438838**



Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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and a home office. To the corner you will find a bathroom with bath and shower over. Beyond the annexe there is a workshop attached which currently houses the boiler, and has power, sink and plumbing for a washing machine. The workshop could easily be converted into the annexe space to create a separate kitchen. If required.

THE GREAT OUTDOORS

The cottage sits centrally within its plot with generous and private gardens to the front and rear. To the front there are generous lawns with mature hedging and trees as well as planting areas and a low level brick and flint wall / outdoor cooking area. You will find a large timber built workshop / storage unit to the far corner as well as the main entrance to the cottage from the covered porch. Accessed via the utility door you will find the rear garden with a large, paved patio ideal for outside dining. The terrace leads onto the rear lawn via a low level brick wall. The rear lawns are well kept with mature hedging and timber fencing as well as a timber shed. From the rear garden there is access to the annexe with a workshop located to the rear of the annexe with the potential to be incorporated into the annexe accommodation if required.

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 southwest 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

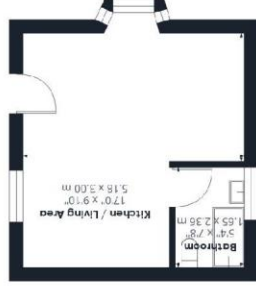
Postcode : NR18 0DS

What3Words : ///shoulders.trail.inflating

VIRTUAL TOUR

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

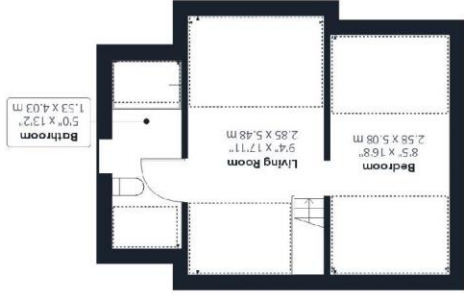
Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



GIRAFFE360
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
Reduced headroom (below 1.5m/4.92ft)

Approximate total area[™]
1705.91 ft²
158.48 m²
Reduced headroom
205.62 ft²
19.1 m²