

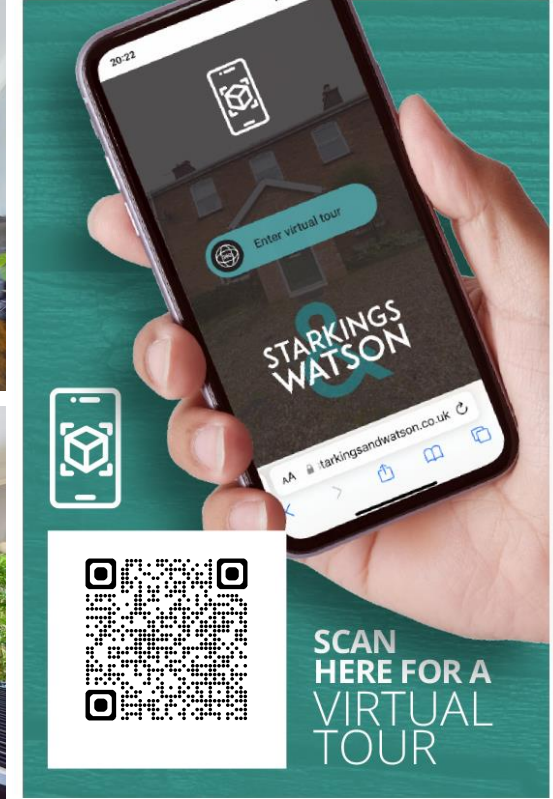
STATION ROAD

Wymondham NR18 0JX

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE  
PROPERTY



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STARKINGS  
&  
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- Semi-Detached Victorian Home
- Town Centre Location
- Period Features Retained
- Fully Landscaped South Facing Rear Garden
- Two Reception Rooms
- Two Bedrooms, Study & Large Bathroom
- Presented In Excellent Order Throughout
- Positioned Perfectly For All Local Amenities

### IN SUMMARY

NO CHAIN! Located in HEART of WYMONDHAM is this CHARACTER VICTORIAN SEMI-DETACHED PROPERTY dating from circa 1890 with elegant high ceilings having been sympathetically renovated to enhance the many original features. The house is presented in excellent order and is ready to be moved straight into! Externally the rear garden is a real selling point providing a HIGH DEGREE OF PRIVACY considering the town centre location with MEADOWS beyond the garden. The garden itself is FULLY LANDSCAPED and offers a wonderful secluded entertaining space. Internally, the house has a traditional Victorian layout with an entrance hall, two separate reception rooms and a galley style kitchen. On the first floor there are TWO GENEROUS DOUBLES as well as a THIRD BEDROOM or a STUDY/NURSERY ROOM and a modern re-fitted family bathroom.

### SETTING THE SCENE

The property fronts station road with a low level gate to the front as well as hard standing and shingle with a secure gate to the side leading to the rear garden

and the main entrance door to the front.

### THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with high ceilings and stairs to the first floor as well as built in storage. The same wood floor runs throughout the reception space creating a lovely flow. The first room to the right is the dining room with dual aspect windows to the front. To the rear of the house is a second reception currently used as a sitting room with double doors onto the rear garden, whilst also offering a stunning feature fireplace. The galley style kitchen can be found also off the hallway with a range of units and wooden worktops over. The kitchen features an integrated electric oven and hob over with space for all white goods under counter and a door leading onto the garden. Heading up to the first floor landing you will find two generous bedrooms both with a range of built in wardrobes and bedroom furniture. There is also a third study room or nursery off the landing in addition to the modern re-fitted bathroom. The bathroom features a four piece suite with separate bath and shower.

### THE GREAT OUTDOORS

To the rear you will find an attractive walled garden which is mainly laid to lawn on the lower level with shingled borders surrounding. A covered terrace leads from the sitting room and kitchen which is fully landscaped and offers the perfect vantage point for views over the meadow whilst enjoying a drink or dining alfresco. The covered area also features a built



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in seating area as well as a small water feature. Steps lead down to the outbuilding and lower lawn level. To the side is a further area of hard standing ideal for storage with a gate leading to the frontage as well as a useful garden tap. The outbuilding has been divided into two rooms, one used for storage and the other is currently used as a utility room.

#### 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 0JX

What3Words : ///firelight.ranking.loops

#### 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 area<sup>m</sup>  
 793.84 ft<sup>2</sup>  
 73.75 m<sup>2</sup>  
 Reduced headroom  
 2.91 ft<sup>2</sup>  
 0.27 m<sup>2</sup>

(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.

