

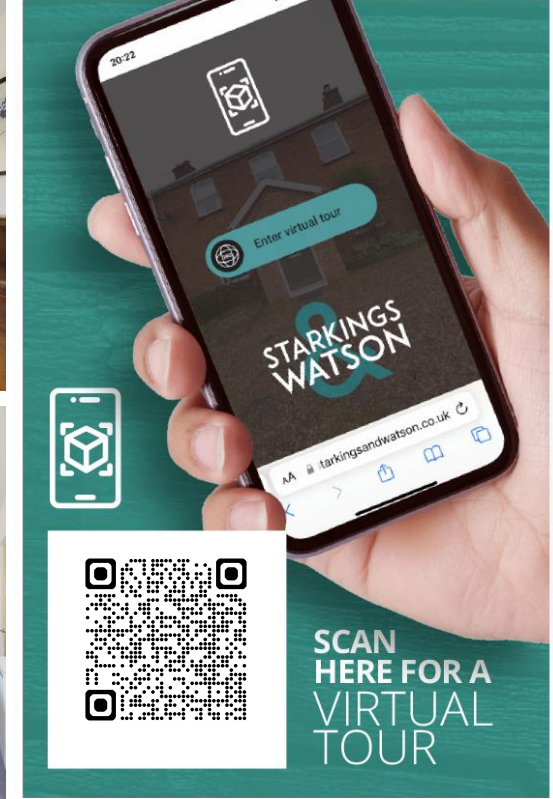
SUTTON GARDENS

Sutton Drive, Wymondham NR18 0YP

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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- No Chain
- McCarthy Stone Property
- Private Gated Residence
- 25' Open Plan Kitchen/Living Area
- Kitchen With Integrated Appliances
- Two Double Bedrooms
- Main Bathroom & En-Suite Shower Room
- Over 55's Development

IN SUMMARY

NO CHAIN. Situated on this GATED over 55's development by MCCARTHY STONE is an immaculately presented freehold DETACHED BUNGALOW with GAS CENTRAL HEATING and all uPVC DOUBLE GLAZED WINDOWS. A wonderful 25' OPEN PLAN main living space features a generous bay fronted sitting room and kitchen with MULTIPLE INTEGRATED APPLIANCES for ease of living. TWO DOUBLE BEDROOMS are served by a main three piece bathroom as well as an EN-SUITE SHOWER ROOM with the main room also featuring a WALK-IN WARDROBE. The rear garden has been lovingly landscaped for years to create the ideal spot for those green fingered individuals to enjoy in privacy, with OFF ROAD PARKING found to the side of the home also.

SETTING THE SCENE

The development is accessed via a private electric gate to the front. As you drive through the properties you will notice the well-kept lawns of neighbouring properties either side, this home will emerge to your

right also with manicured lawned frontage and colourful planting borders whilst just beyond is a brick weave driveway suitable for multiple vehicles with a gated access into the rear garden.

THE GRAND TOUR

The central hallway, much like most of the accommodation, is suited to those with mobility issues with wider access points and manoeuvrability with carpeted flooring throughout, radiator and generously sized storage cupboard directly ahead as you enter. Turning to your right, the fantastic living and kitchen area opens to offer an array of space with a dual facing aspect for an abundance of natural light. Initially to your right, the carpeted flooring leads you through the sitting room area with a box bay window at the very front with radiator below, whilst to your left tiled flooring leaves space for a formal dining table leading to the kitchen with an array of wall and base mounted storage featuring multiple integrated appliances for ease of living that include a fridge, freezer, electric oven and hob dishwasher and plumbing for a washing machine all set around rolled top work surfaces with rear access door leading directly into the rear garden. To your left the first room you are met with is the immaculately finished three piece bathroom suite complete with vanity storage and wall mounted heated towel rail sitting next to the smaller of the two bedrooms, still a sizable double room with a front facing aspect, carpeted flooring and radiator on the wall. Finally, the larger of the two bedrooms is a well-lit double bedroom backing onto the rear garden with large uPVC double



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glazed windows. This room also benefits from a walk in wardrobe and similarly immaculately finished walk in en-suite shower room complete with vanity storage and heated towel rail.

THE GREAT OUTDOORS

Immediately as you exit via the kitchen door you are met with a flagstone patio area with pathway leading to the rear access gate. The rest of the garden is predominantly laid to lawn and has been immaculately landscaped over time, lovingly by the previous owner to create a fantastic space for those who enjoy their gardening with multiple planting beds and colourful flowering perennials and established shrubs plus a timber shed located in the corner ideal for additional storage. This space is fully enclosed with timber fencing and offers privacy in every corner.

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 : ///plant.recliner.devoured

VIRTUAL TOUR

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

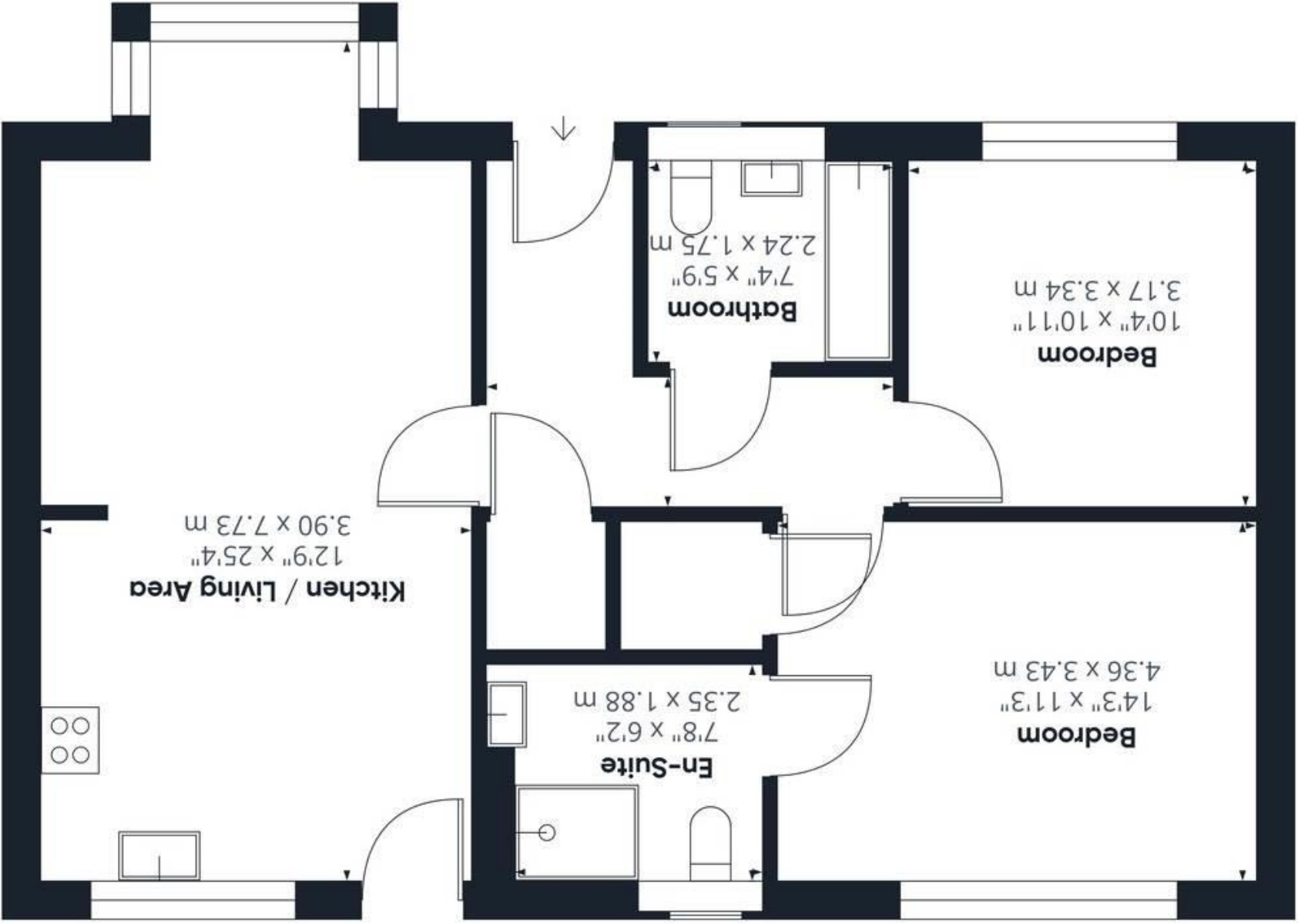
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Price:



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area¹
 789.96 ft²
 73.39 m²