

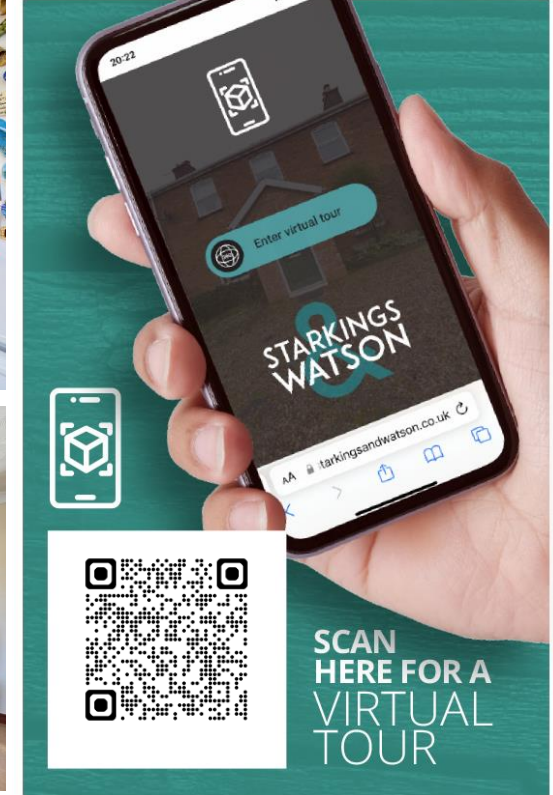
ETHEL GOOCH ROAD

Wymondham NR18 0LJ

Freehold | Energy Efficiency Rating : D

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**STARKINGS
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- Semi-Detached Family Home
- Open Plan Sitting/Dining Room
- Hall Entrance & W.C
- Three Double Bedrooms
- Shower Room
- Off Road Parking
- Substantial Rear Garden
- Close to Local Amenities

IN SUMMARY

LOCATED WITHIN WALKING DISTANCE TO the TOWN CENTRE, this semi-detached FAMILY HOME enjoys a SUBSTANTIAL GARDEN to the rear, and a NEWLY INSTALLED KITCHEN. Extending to approximately 900 Sq.ft (stms) internally, the overall plot is WELL MAINTAINED, with a hard standing frontage, rear garden laid to lawn, patio area for entertaining, and a brick built outbuilding perfect for storage. Stepping inside, an entrance hall takes you to the useful W.C, SITTING/DINING ROOM complete with PATIO DOORS enjoying views over the rear garden, then into the kitchen. Upstairs, THREE BEDROOMS lead off the landing, including a family shower room.

SETTING THE SCENE

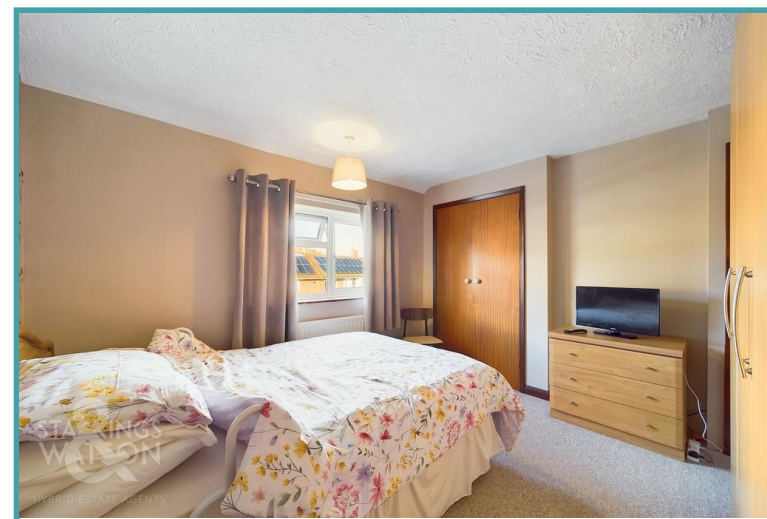
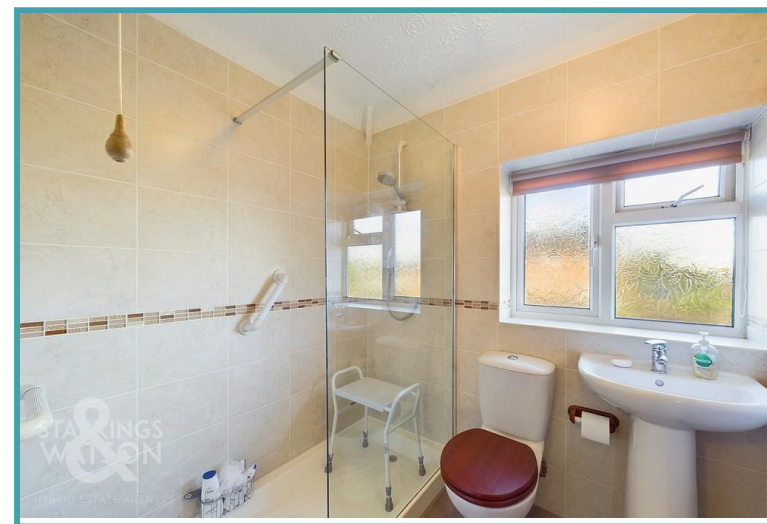
Approached via a hard standing shingled driveway to the front providing off road parking, and a gate allowing access into the rear garden. The main entrance door can be found to the front.

THE GRAND TOUR

Internally and entering via the main entrance door to the front you will find an entrance hallway with stairs to the first floor. To the right there is a generous cloakroom with a low level WC and sink. Heading into the sitting room / dining room that has dual access to the front and rear, with doors opening onto the rear garden and fitted carpeted flooring underfoot. The kitchen can be found at the end of the hallway with ample cupboard storage and rolled edge work surfaces over. The kitchen offers space for various white goods as well as a built-in electric oven and electric hob recessed into the laminate flooring, along with a built in pantry cupboard. There is also a uPVC door to the side of the kitchen allowing access to the side of the property. Heading to the first floor you will find fitted carpeted flooring underfoot and a storage cupboard along with access to all three bedrooms. Bedroom one has a built in airing cupboard and a storage cupboard along with fitted carpeted flooring. The family shower room benefits from a newly installed walk in shower and tiled splash back with a fitted vanity unit and WC.

THE GREAT OUTDOORS

The private rear garden is generous in size being one of the largest on the road, and has a top garden and lower garden. Both are well kept and offer large areas of lawn as well as paved patio leading from the rear of the house. Within the garden you will find brick built outbuilding useful for storage along with various planted shrubs and small trees. There is gated access to the front driveway as well as the top garden being



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enclosed with timber fencing, and part timber, part wire fencing in the lower garden.

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 0LJ

What3Words : ///countries.shampoos.spot

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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GIRAFFE 360
 standard.
 Calculations are based on RICS IPMS 3C
 plan is for illustrative purposes only.
 While every attempt has been made to
 ensure accuracy, all measurements are
 approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area^m
 787.38 ft²
 73.15 m²

Floor 1



Ground Floor

