



Simpson Way, Wymondham - NR18 0XE



Simpson Way

Wymondham

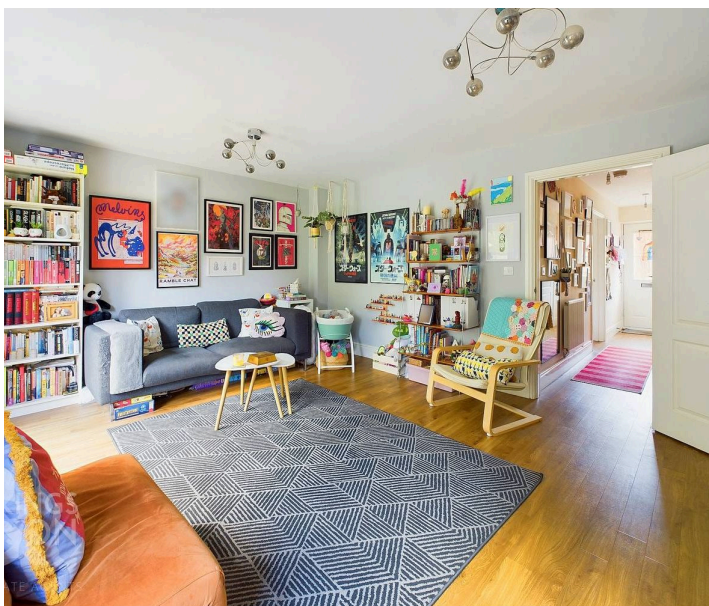
Nestled away on the edge of this popular family development with a TREE LINED SETTING, this SEMI-DETACHED house offers some 860 Sq. ft (stms) of accommodation. Boasting an OPEN PLAN kitchen/dining room with INTEGRATED APPLIANCES and a DUAL ASPECT creating the ideal space for modern family living, with a generous 16' SITTING ROOM backing onto the rear garden plus a ground floor W.C. The first floor leads you to THREE BEDROOMS, all making use of the FAMILY BATHROOM with the main benefiting from an EN-SUITE shower room. The rear garden is in two sections, one at the very rear and another to the side of the house, both well proportioned and all fully enclosed by timber fencing while a OFF ROAD PARKING in front of the GARAGE can be found to the front of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Semi-Detached House
- Open Kitchen/Dining Room
- Generous 16' Sitting Room
- Three Bedrooms
- Family Bathroom & En-Suite
- Two Garden Spaces
- Off Road Parking & Garage
- Tucked Away Setting

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.

SETTING THE SCENE

The property is approached via a brick weave driveway nestled on the edge of this popular development with ample off road parking in front of the garage and main entrance door with tiled and pitched and tiled awning above.



THE GRAND TOUR

Stepping inside you are first met with the central hallway laid with wooden effect flooring underfoot, with a handy storage cupboard to your left and two piece WC featuring a frosted glass window to the front and lower level radiator. To your right is the open plan kitchen/dining room with all wooden effect flooring laid underfoot and a dual aspect to the front and side of the property through uPVC double glazed windows. Initially to your right is space for a formal dining table while the remainder of the room is occupied by a range of wall and base mounted storage set around wooden effect work surfaces giving way to integrated appliances including a fridge/freezer, dishwasher, electric oven and gas hob with extraction above and washing machine. The rear of the property is occupied by a generously sized sitting room, well lit from the rear of the property through the double glazed windows and uPVC double glazed French doors. The same wooden effect flooring runs from the hallway through to the sitting room with a large floor space ideal for a choice of soft furnishings. The first floor landing has carpeted flooring and grants access to all three bedrooms plus a handy storage cupboard and three piece family bathroom suites featuring a wall mounted shower over the bath and fully tiled surrounded plus wall mounted heated towel rail. The larger of the bedrooms sits towards the front of the home with built in wardrobes, carpeted flooring and benefiting from a three piece en-suite shower room with large double shower and wall mounted towel rail. The rear of the property takes you to two further bedrooms, the larger comes to the right with all carpeted flooring and a radiator below the uPVC double glazed window, whilst the smaller of the bedrooms is currently used as a home office and storage space which could quite easily be utilised as a single bedroom or nursery if so desired.

FIND US

Postcode : NR18 0XE

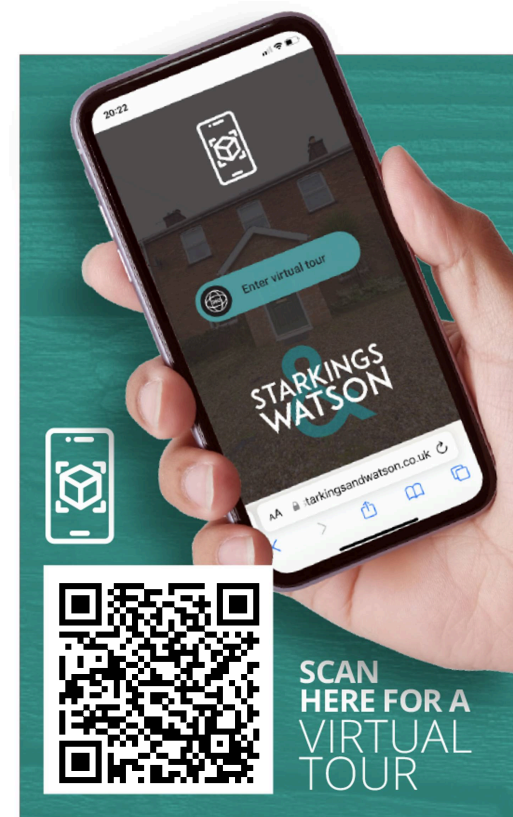
What3Words : ///daylight.finishers.badge

VIRTUAL TOUR

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

AGENTS NOTE

There is a small maintenance fee to be paid of approximately £160 per annum.







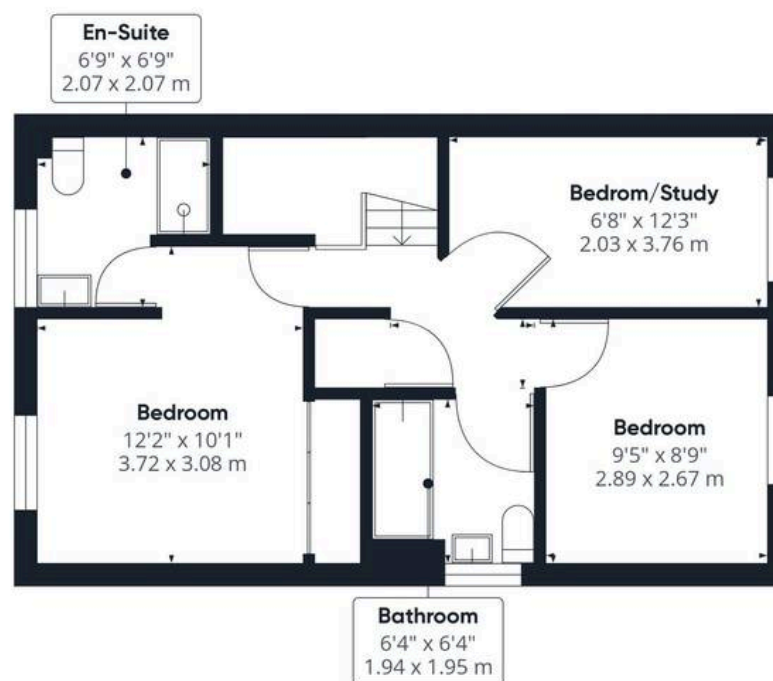
THE GREAT OUTDOORS

Exiting via the French doors into the rear garden, you are first met with a flagstone patio seating area and the first off the lawn garden spaces all fully enclosed with timber fencing with a tree lined aspect to the side. The side of the property features a second garden space creating extra privacy and making for the ideal sun trap with a timber gate leading towards the driveway and private access into the garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

860.35 ft²

79.93 m²

(1) Excluding balconies and terraces

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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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