



Melton Road, Wymondham - NR18 0DA

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Melton Road

Wymondham, Wymondham

Offering in excess of 1200 SQFT (stms), this DETACHED FAMILY HOME offers more space inside and out than you might expect as well as occupying an excellent location with the POPULAR TOWN OF WYMONDHAM close to the local amenities. From the front you will find plenty of OFF ROAD DRIVEWAY PARKING as well as partially converted garage. The rear garden is generous and private and ideal for a growing family with lawns and patio. Internally you will find a hallway, w/c, main sitting room with OPEN FIREPLACE as well as the kitchen/dining room. On the first floor there are FOUR AMPLE BEDROOMS off landing as well as the family bathroom and en-suite shower room to the main bedroom. The property benefits from GAS FIRED CENTRAL HEATING and uPVC double glazing.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





- Excellent Location Close To Town
- Large Kitchen/Dining Room
- Separate Sitting Room
- Four Ample Bedrooms
- Two Bathrooms & W/C
- Converted Garage & Driveway Parking
- Private Rear Gardens

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 south west 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.

#### SETTING THE SCENE

Accessed via Melton Road there is a hard standing driveway providing off road parking and front lawns also. There is a gate side access to the side leading to the rear garden as well as main entrance door to the front partially covered. There is a garage door to the front leading to a partially converted garage space with separate store room beyond a small garage area.



## THE GRAND TOUR

Entering the house from the main entrance door to the front there is a hallway with tiled flooring, a w/c to the right, space for coats and shoes and stairs to the first floor landing. Also off the hallway is internal access to the room behind the garage currently used for storage. The sitting room can be found straight ahead with an open fireplace, sliding doors onto the rear garden as well as internal doors into the kitchen/dining room. The kitchen/dining room is a generous room with a dual aspect offering a range of wall and base level units with rolled edge worktops over. There is an integrated electric oven, gas hob and space for all further white goods as well as space for the dining table at the other end of the room with double doors onto the garden. Heading up to the first floor landing there is a storage cupboard and access to all bedrooms. To the front of the house you will find one of the double bedrooms with all three of the other rooms located to the rear. The main bedroom offers a large run of fitted wardrobes as well as an en-suite shower room. The main family bathroom off landing offers a bath with rainfall shower over.

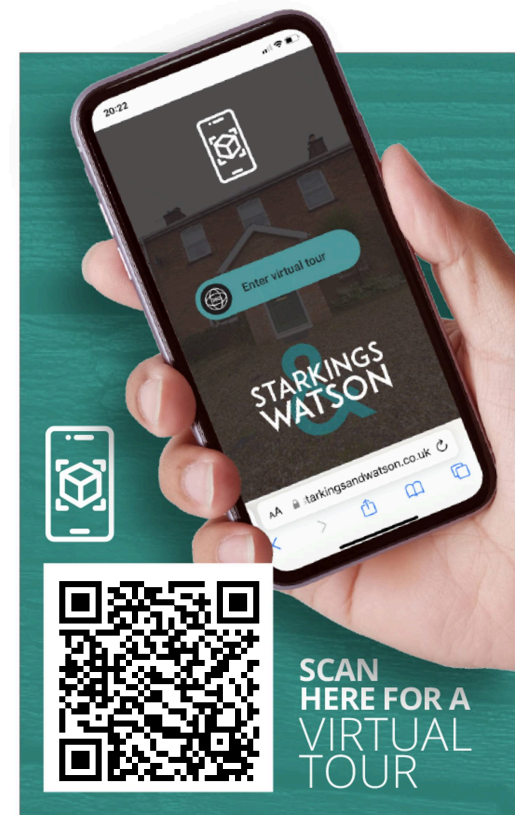
## FIND US

Postcode : NR18 0DA

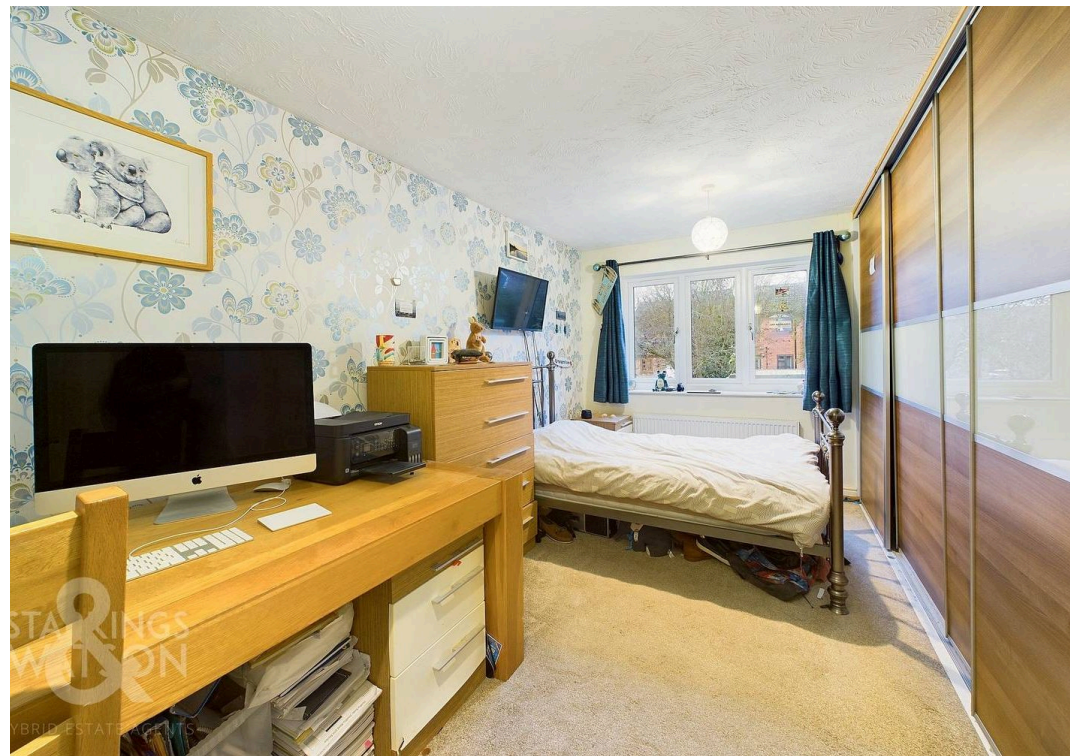
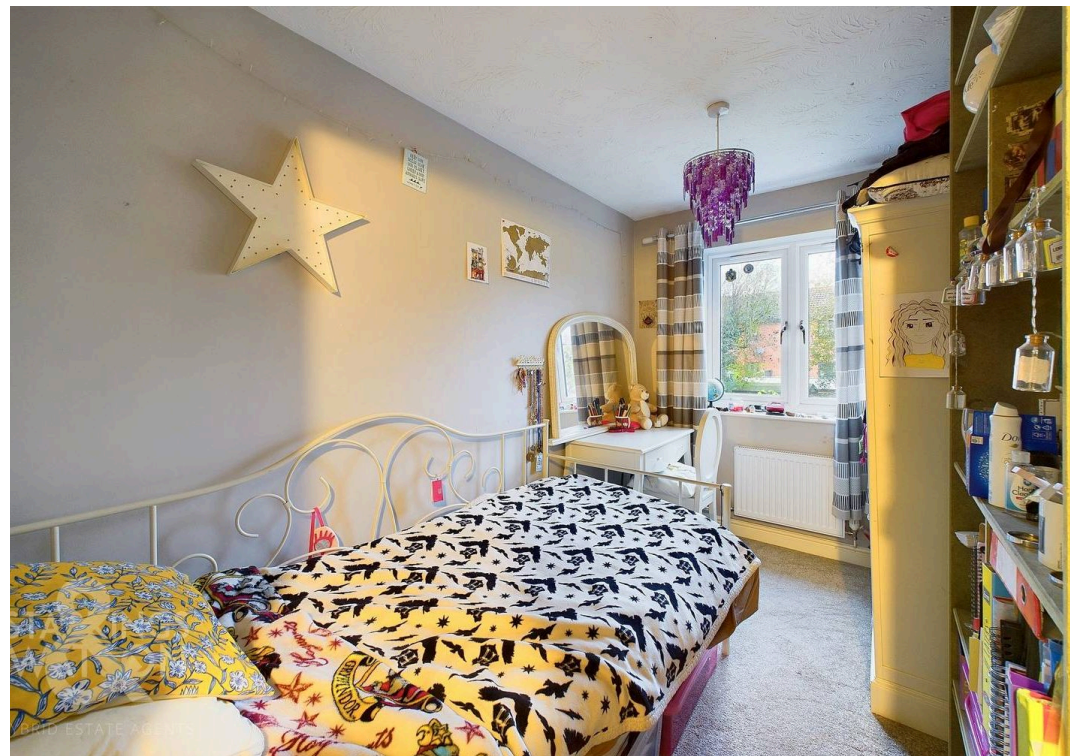
What3Words : ///search.putter.mend

## VIRTUAL TOUR

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









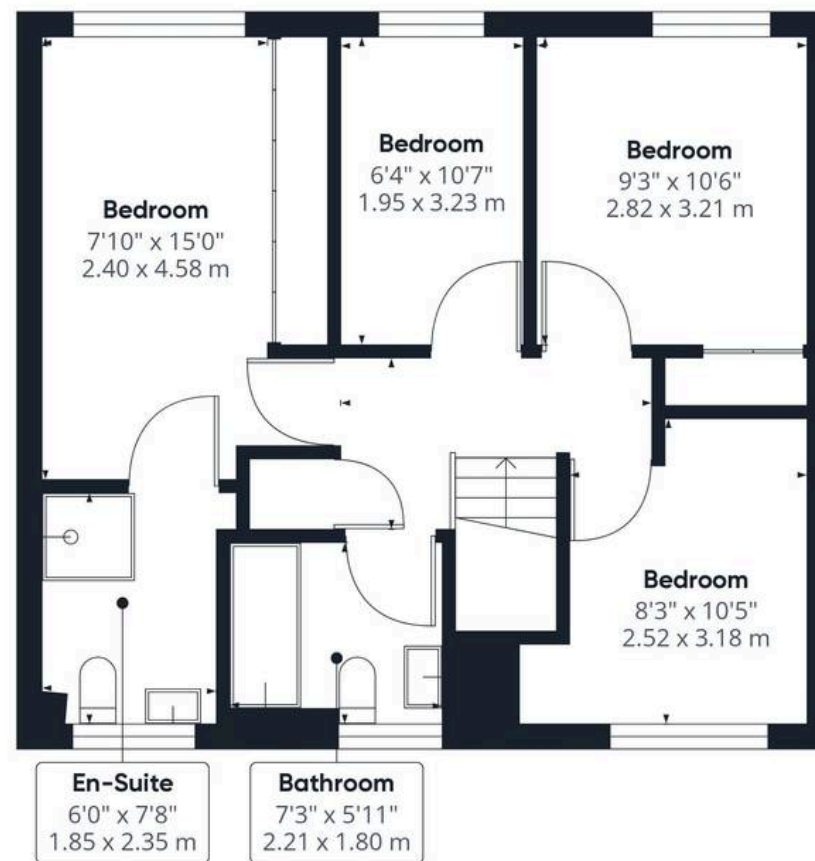
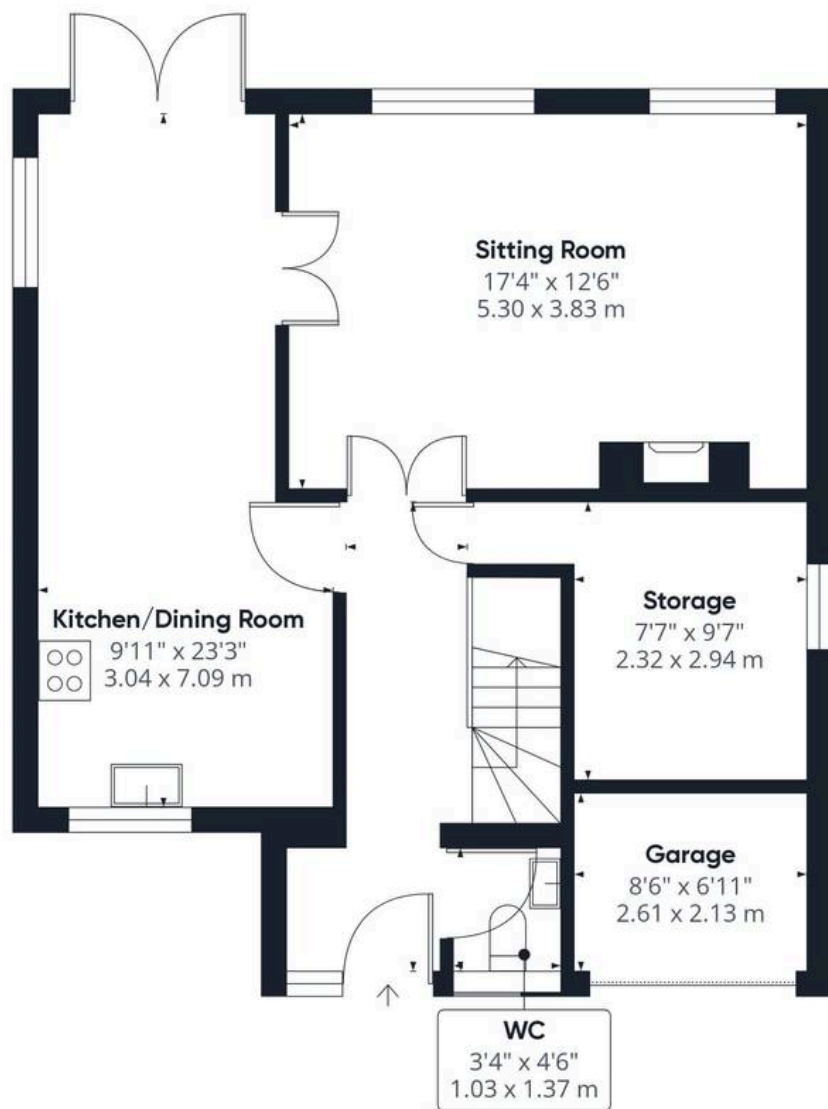


## THE GREAT OUTDOORS

The private rear garden is a good size and offers a good degree of privacy. There are generous lawns flanked by shrub bed borders with mature trees and shrubs. There is a greenhouse as well as timber shed. The lower level of the garden offers a generous paved patio area with plenty of space for table and chairs. The garden is also fully enclosed with timber fencing and hedging.







Approximate total area<sup>(1)</sup>

1209.12 ft<sup>2</sup>

112.33 m<sup>2</sup>

(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.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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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.