



Park Lane, Wymondham - NR18 9BE



Park Lane

Wymondham, Wymondham

NO CHAIN. This SEMI-DETACHED home comes brimming with POTENTIAL whether that be internally or externally where modernisation is required making this an exciting prospect. The GOOD SIZED PLOT could easily accommodate a rear EXTENSION to make the living accommodation larger (stp) whilst still leaving a GENEROUS REAR GARDEN space to the and ample OFF ROAD PARKING to the front. Internally, the property currently boasts GAS CENTRAL HEATING and all UPVC DOUBLE GLAZED windows with a relatively recently updated ground floor BATHROOM. A sitting room can be found as you enter to your right leading you towards the KITCHEN/BREAKFAST ROOM, with direct porch access to the rear garden an EXTERNAL STORAGE SHED. The first floor gives way to THREE BEDROOMS however this can be build upon with either a side or rear extension over time (stp) to make a well proportioned family home.

Council Tax band: B

Tenure: Freehold



- Semi-Detached House
- No Chain
- In Need Of Some Modernisation
- Kitchen/Breakfast Room
- Three Bedrooms
- Private & Enclosed Rear Garden
- Ample Off Road Parking
- Opportunity To Extend (stp)

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.

SETTING THE SCENE

The property is set back from the street with a large driveway to the front suitable for parking of multiple vehicles and a low level wall separating the front garden from the street. A small lawn frontage is bordered with planting beds to the front and rear with two small steps up to the front door with a tiled and pitched awning above.





Park Lane

Wymondham, Wymondham

THE GRAND TOUR

Once inside, the central lobby will allow you access to the first floor and into the sitting room to your right with the three piece bathroom suite tastefully decorated and located to your left with vanity storage, shower head mounted over the bath with glass screen and wall mounted towel rail. The sitting room to the right is generous in size with all carpeted flooring laid underfoot and radiator below the double glazed window overlooking the front garden. A handy storage cupboard is tucked in the corner working its way underneath the stairs whilst the property opens to the rear with the kitchen dining room on offer. A range of wall and base mounted storage units adorn the walls with tiled splashbacks and wooden effect work surfaces giving way to space for an electric oven with gas hob and extraction above. The adjacent side of the room leaves enough floor space for a breakfast or dining table set upon the wooden effect flooring with a side facing window and low level radiator. Exiting via the door kitchen, you will find yourself in a rear porch with plumbing making this an ideal utility space before stepping out into the rear garden patio. The first floor landing grants access to all three bedrooms on the first floor. The largest comes towards the front of the home the with distant field views towards the front featuring wall to wall built in storage wardrobes and radiator below the double glazed window. Two further bedrooms can be located to the rear of the property both with uPVC double glazed windows overlooking the rear garden and wall mounted radiators. Each room would make a good size single bedroom, nursery or study if desired.

FIND US

POSTCODE : NR18 9BE

What3Words : ///reheat.votes.rejoiced

VIRTUAL TOUR

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

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



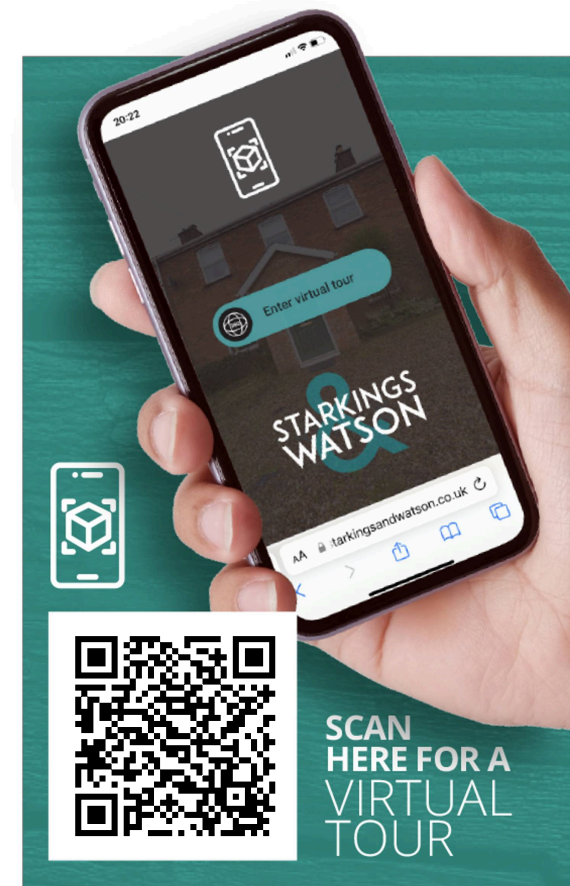


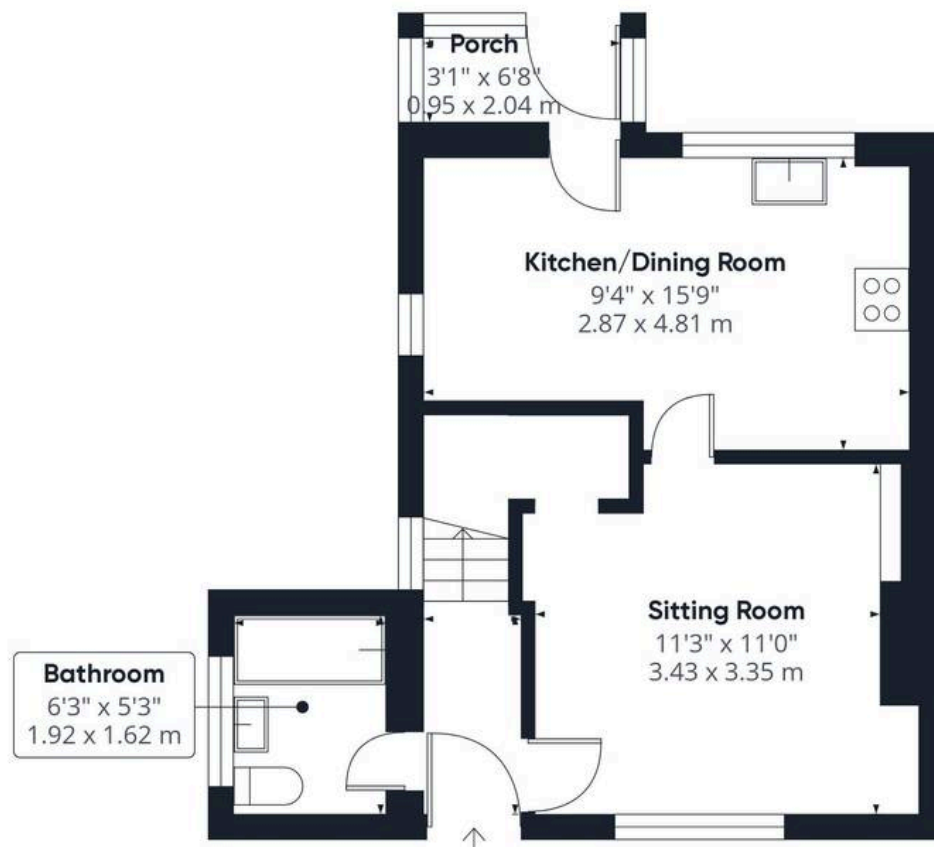
THE GREAT OUTDOORS

Immediately as you exit via the rear porch you will find yourself on a flagstone patio with side access through a swinging gate towards the front of the home. An external brick storage shed can be found with a tiled and pitched roof ideal for additional external storage needs just beyond the property across the patio. The rest of the garden is predominantly laid to lawn with mature shrubs and hedges bordering the property on either side leading towards a separate garden at the very rear of the home. This generous space can be updated and used in many ways to suit the new owner's needs.

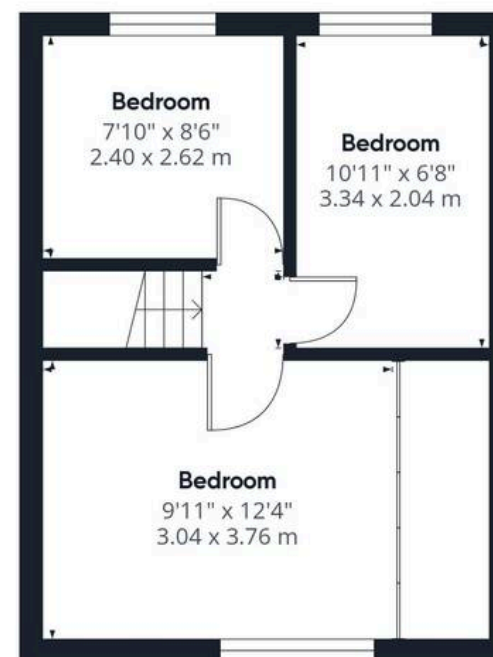
DRIVEWAY

2 Parking Spaces

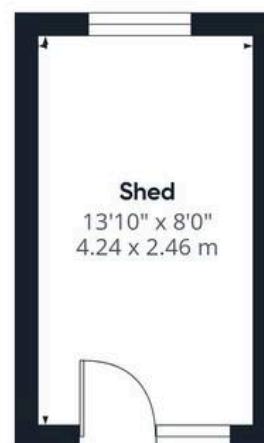




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

797.93 ft²

74.13 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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.