



Reeve Way, Wymondham - NR18 0GL

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Reeve Way

Wymondham

Presenting an excellent opportunity to acquire this **NEWLY BUILT FOUR BEDROOM DETACHED FAMILY HOME**, boasting the perfect blend of elegance and functionality. Nestled in a sought-after location on the fringes of **WYMONDHAM**, this detached family home exceeds expectations with its spacious interior and carefully designed layout, offering approximately 1136 sqft of internal accommodation (STMS). The property features **THREE WELCOMING RECEPTION SPACES**, **FOUR AMPLE BEDROOMS**, two bathrooms and W/C, and a well-appointed **UTILITY ROOM**. With **DRIVEWAY** parking for two cars to the side leading to a single garage off the driveway, this property redefines modern living with its versatile spaces and modern finishes. The rear garden is also a surprise offering a larger than expected garden space for the development mainly laid to lawn with an extended patio area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Detached Family Home
- Larger Than Expected Plot & Rear Garden
- Driveway Parking For Two Cars
- Single Garage Off Driveway
- 1136 SQFT Of Internal Accommodation (stms)
- Three Reception Spaces
- Four Ample Bedrooms
- Two Bathrooms, W/C & Utility Room

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

Approached via Reeve Way you will find hard standing driveway parking to the right hand side of the house suitable for two vehicles. This leads to the single garage to the side with up and over door, power and light. To the front of the house there are small front lawns and a pathway leading to the entrance door to the front.



THE GRAND TOUR

Entering the house from the main front door you will find a welcoming entrance hallway with stairs to the first floor landing as well as modern tiled flooring. To the right of the hall is the second smaller reception room which makes an ideal family room/play room. On the opposite side of the hallway you will find the sitting room. To the rear of the house is the impressive kitchen/dining room which features double doors out onto the rear garden as well as plenty of space for the dining table. The modern kitchen offers a range of wall and base level units with solid worktops over. There is an integrated electric oven and gas hob with extractor fan over as well as space for dishwasher and fridge/freezer. Beyond the kitchen is the separate utility room with a further range of units as well as space and plumbing for white goods, wall mounted gas fired boiler and an access door to the rear garden. The w/c can be found off the utility room. Heading up to the first floor landing there is an airing cupboard as well as the loft hatch. You will find four ample bedrooms and the family bathroom off the landing. Three bedrooms can found to the front of the house with the master bedroom located to the rear overlooking the garden. Off the master bedroom you will find an en-suite shower room. The family bathroom is adjacent and offers a three piece suite including the bath.

FIND US

Postcode : NR18 0GL

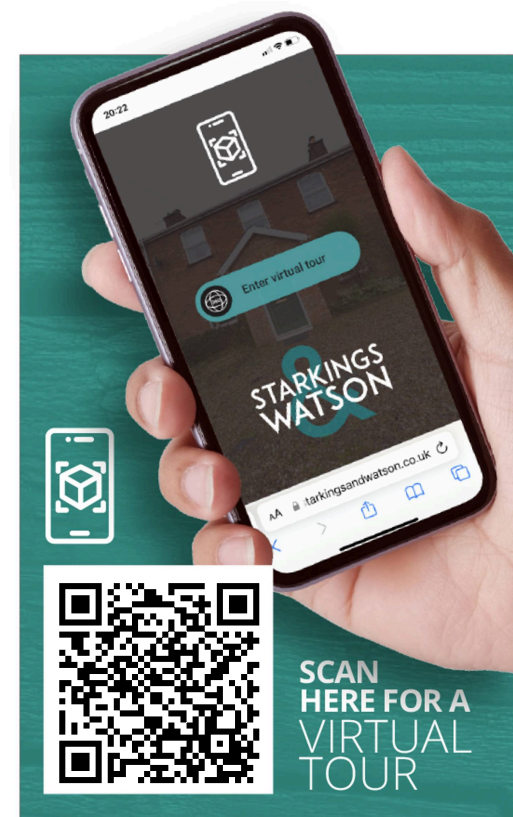
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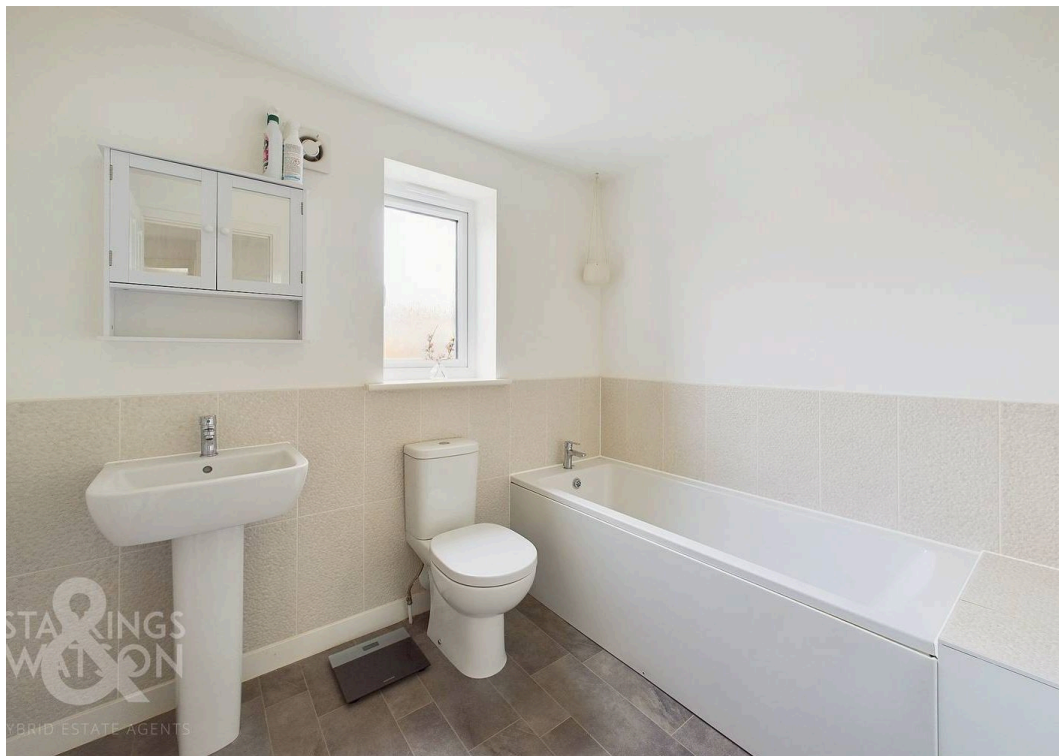
VIRTUAL TOUR

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

AGENTS NOTE

The property is subject to the usual communal site charges for the upkeep of the communal areas. This figure is believed to be in the region of £200 PA.







THE GREAT OUTDOORS

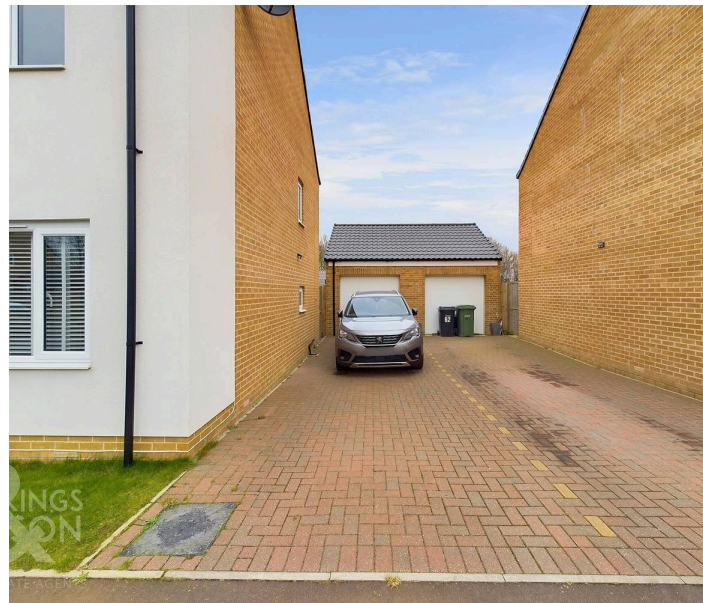
Offering a larger than expected plot with generous rear gardens, the garden is mainly laid to lawn with an extended paved patio area ideal for outside dining and a path leading to the shingled area with covered pergola. From the garden there is access to the garage as well as gated side access to the driveway. The garden is fully enclosed with timber fencing and can be accessed via double doors in the kitchen/dining room or a door in the utility room.

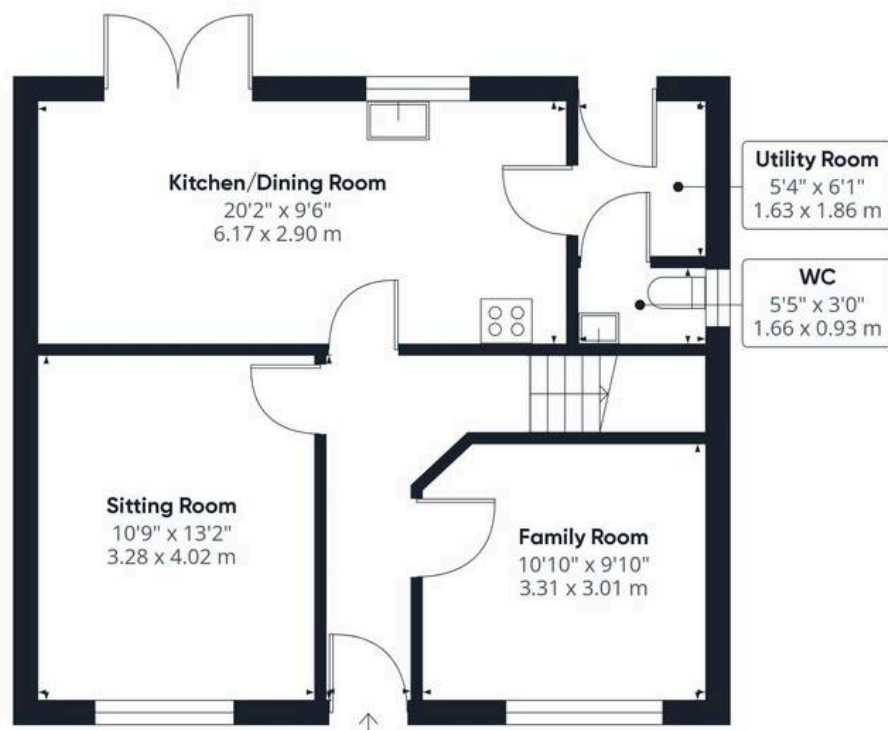
Driveway

2 Parking Spaces
side driveway parking for 2 cars

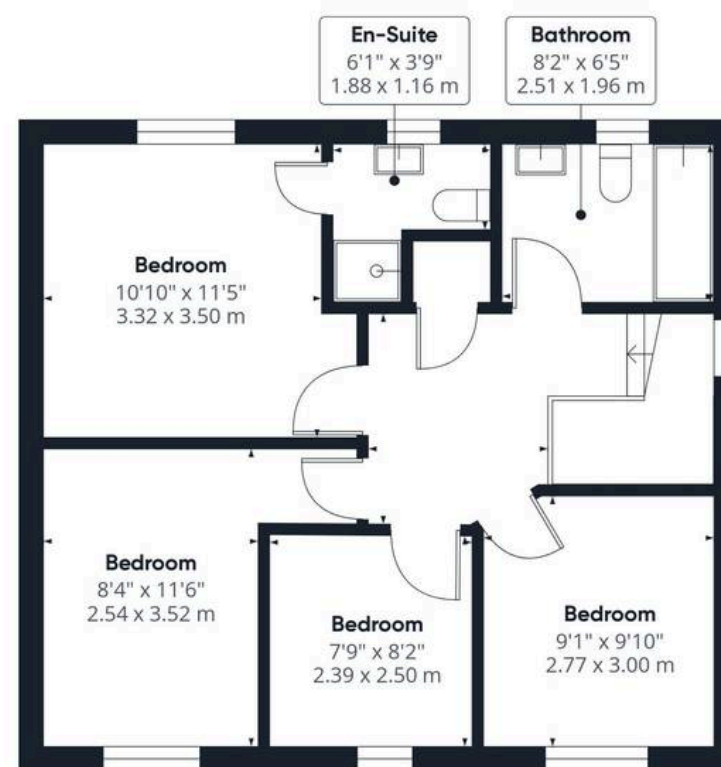
Garage

Single Garage
single garage off the driveway





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1136.34 ft²
105.57 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



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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 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.