



Crocus Street, Wymondham - NR18 0FD

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Crocus Street

Wymondham, NR18 0FD

NO CHAIN. Benefitting from historic extensions, this DETACHED TOWN HOUSE style home offers a generous living space reaching a little over 2000 Sq. Ft in total (stms) with accommodation arranged over three floors. The ground floor offers an extended 18' SITTING ROOM, separate 17' FAMILY ROOM, kitchen/dining room and UTILITY ROOM - with a shower room situated at the very rear making this space ideal for MULTI-GENERATIONAL LIVING. The next two floors give way to a total of FIVE BEDROOMS with an additional two rooms, ideal for a dressing rooms or a HOME OFFICE set up where a FAMILY BATHROOM, shower room and EN-SUITE shower room can all be found. Externally, a private rear garden can be found giving way to a DRIVEWAY and GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain
- Detached Town House
- Extended Accommodation Over 2000 Sq. Ft (stms)
- Three Reception Rooms
- Four Bathrooms Over Three Floors
- Five Bedrooms Currently
- Private Rear Garden
- Driveway & Garage

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

Standing proudly from the street, the property emerges with low maintenance shingle frontage and pathway leading towards the front door. Parking can be found in the form of a driveway sat in front of the garage to the right of the home with access directly into the garden.



THE GRAND TOUR

As you enter, a tiled entrance lobby will initially greet you with a low level radiator, under the stair storage cupboard and access to the main living spaces within the home. To the right, an extended space creates the ideal sitting room with generous carpeted flooring allowing for a choice of layout of soft furnishings while sliding doors lead you directly into the rear garden. To the left of the hallway the kitchen/breakfast room is completed with ceramic tiled flooring giving way to a fully fitted kitchen with a mixture of wall and base mounted storage units leaving room for multiple white goods and an integrated four ring gas burner hob with extraction above and oven below. The floor space extends back to leave room for a formal dining/breakfast table or additional storage if desired. To the left and rear of the kitchen a large utility room can be found where further wall and base mounted storage units adorn the walls as well as the gas boiler and additional plumbing for laundry appliances at the very rear of the home. Another extended living space can be found at the rear with wood effect flooring laid underfoot, this versatile area could be used as a secondary sitting room or as a family room with uPVC double glazed French doors taking you directly onto the rear garden patio. Through from this space a modern walk-in shower room has been added with a fully tiled surround and flooring making this rear space perfect for those seeking multi-generational living.

Heading towards the first floor, a split landing takes you to a mixture of additional living spaces. Heading directly forwards, the main bedroom can be found with all vaulted ceilings. This generous bedroom is suited to a large double bed with a mixture of additional soft furnishings whilst a door takes you through towards an additional storage room to potentially be used as a walk in wardrobe. Heading back to the central landing and heading to the adjacent side of the home a further three bedrooms can be found. The two smaller to the left of the home with freshly laid carpets and

uPVC double glazed windows ideally used as larger single bedrooms or nurseries, even a potential study if desired. Whilst the adjacent side gives way to a slightly larger bedroom complete with built in wardrobes and access to an en-suite shower room with walk in shower and low level radiator. Sitting between these bedrooms is a three piece family bathroom suite with predominantly tiled surround and a low level radiator.

Heading towards the second floor and again a split landing allows access to two further rooms as well as a three piece shower room again fully tiled with low level radiator. The large double bedroom sits towards the left of the landing with vaulted ceilings and Velux window. The freshly laid carpet will allow space for a large double bed, and additional storage solutions on the adjacent side of the landing creates options for the potential owner as a bedroom, walk in wardrobe or home office.

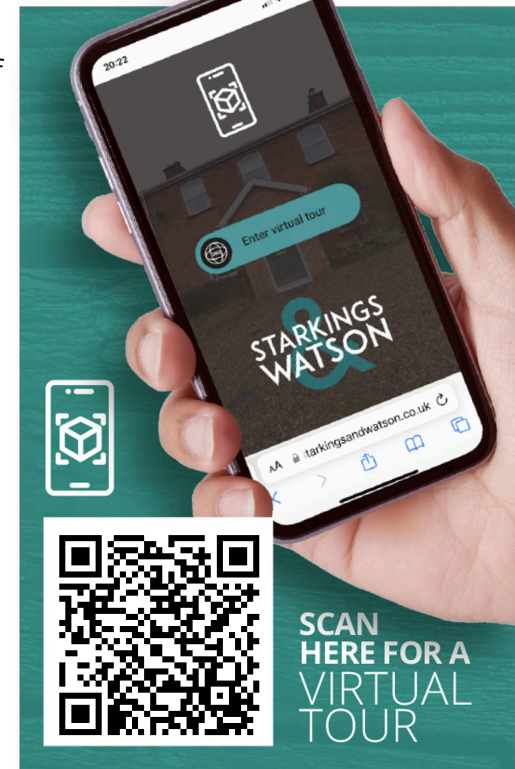
FIND US

Postcode : NR18 0FD

What3Words : [///cage.tune.commuting](http://cage.tune.commuting)

VIRTUAL TOUR

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







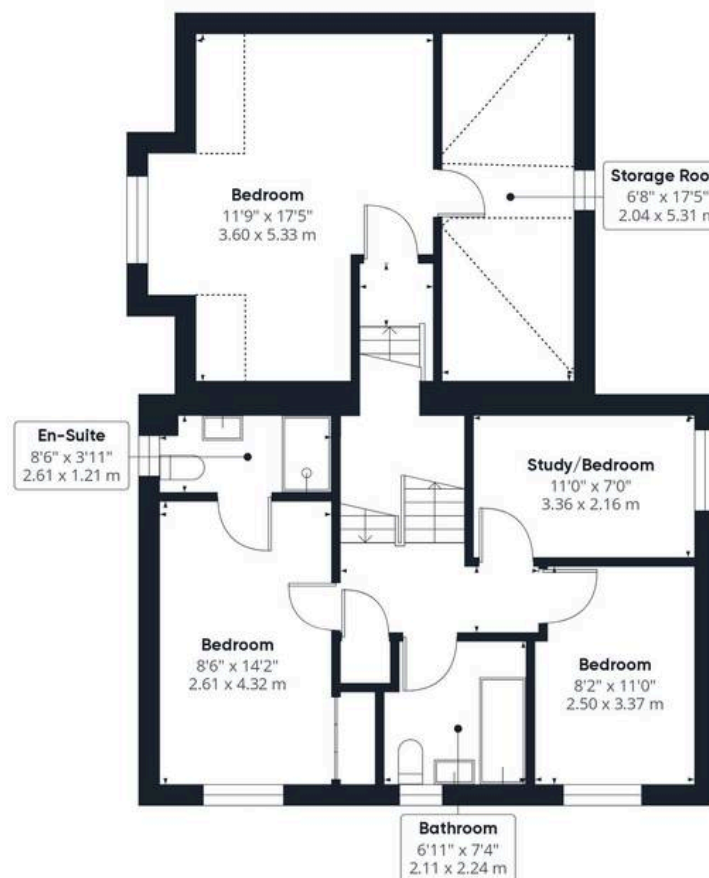
THE GREAT OUTDOORS

The rear garden is fully enclosed with tall brick walls and timber fencing. A large patio seating area sits directly outside the family room with bi-folding doors granting access. The rest of the garden laid to lawn with personal gate onto the driveway towards the garage.

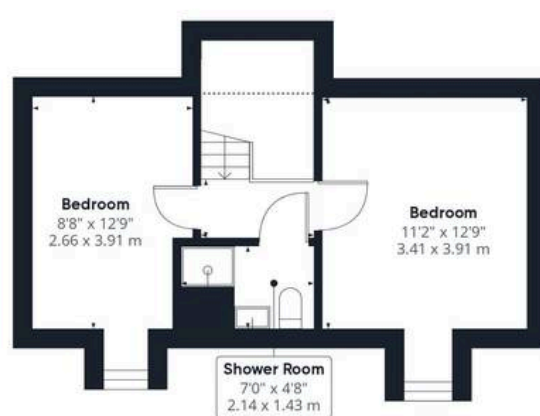




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2174.76 ft²
202.04 m²

Reduced headroom

76.89 ft²
7.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

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

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