



Peacock Chase, Wymondham - NR18 0XL



Peacock Chase

Wymondham

Offering over 1360 SQFT (stms) of accommodation, this well presented DETACHED FAMILY HOME located on a QUIET CUL-DE-SAC benefits from an increased footprint with a CONVERTED GARAGE adding a UTILITY/PANTRY ROOM and for those WORKING FROM HOME, an office space or additional RECEPTION ROOM! There is an updated KITCHEN/BREAKFAST ROOM with BREAKFAST BAR as well as a DINING ROOM leading to the extended CONSERVATORY with a fantastic view over the garden, and a separate SITTING ROOM with plenty of space to relax with a BAY WINDOW. Finally on the ground floor, there is a TOILET accessed off the ENTRANCE HALL. Upstairs you will find FOUR BEDROOMS accessed off landing of which all have BUILT-IN STORAGE and one is EN-SUITE, the remaining bedrooms are serviced by the FAMILY BATHROOM which has been MODERNISED in recent years. The gardens are NON OVERLOOKED offering a private aspect and have been recently landscaped.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

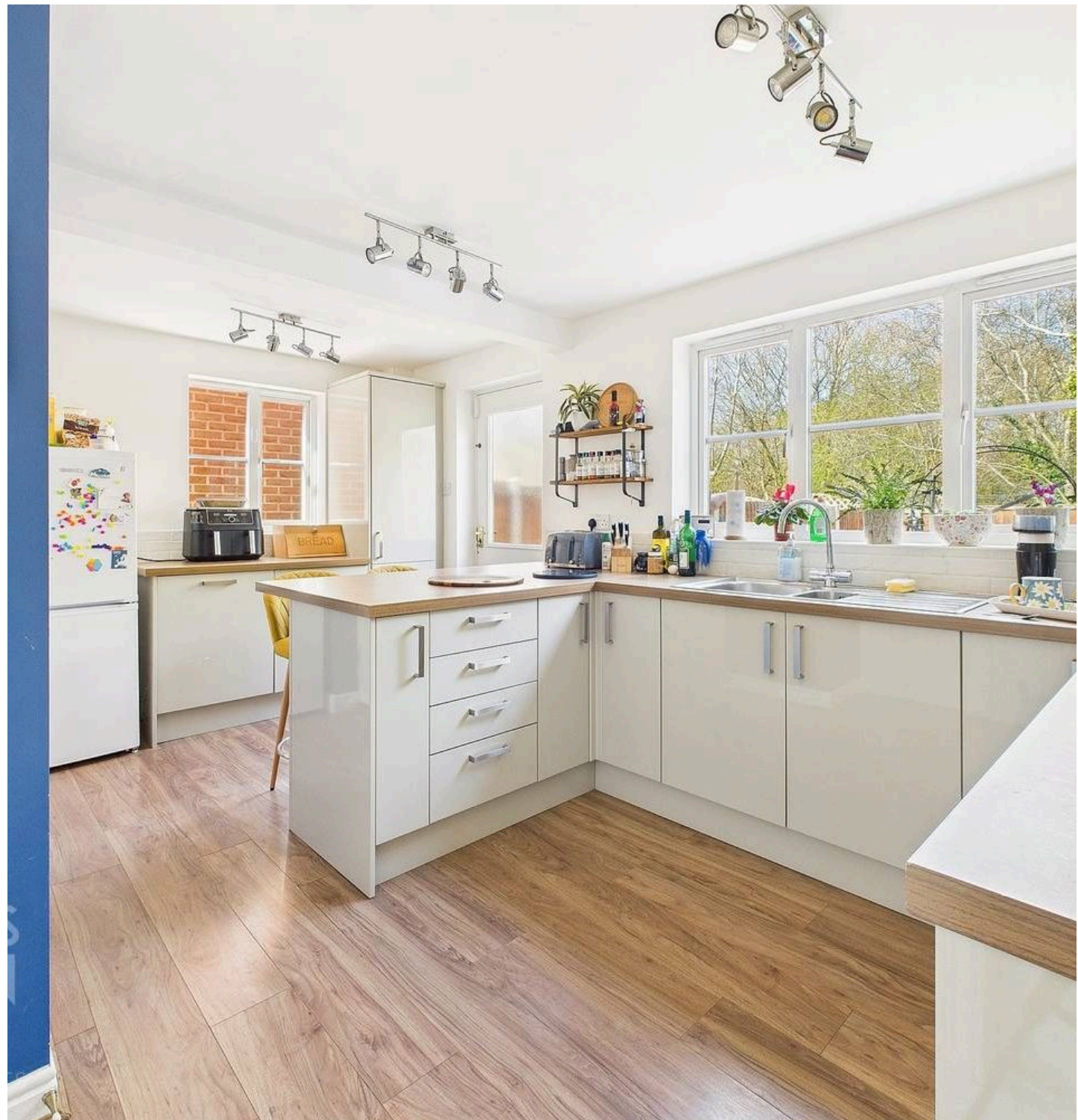


- Detached Family Home with Garage Conversion
- Over 1360 SQFT Of Accommodation (stms)
- Open Kitchen/Breakfast Room
- Three Receptions & Conservatory
- Large Walk-in Pantry / Utility
- Four Bedrooms & En Suite to Main
- Landscaped, Private Rear Gardens
- Driveway Parking To Front
- Tucked Away Cul-De-Sac Location

The property is located within a quiet cul-de-sac on the Harts Farm development 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 the quiet cul-de-sac tucked up the end there is hard standing off road parking to the front for two vehicles as well as a shingled area which could provide further parking if required. The main entrance door is found to the front partially covered. There is gated side access from the front leading to the rear garden.



THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with the stairs to the first floor landing and the w/c. To the left of the hall is the study room which could be used in a number of ways as required. On the other side of the hall is the main sitting room, a lovely big room with window to the front, plenty of space for soft furnishings and an arch leading into the dining room. The dining room provides specific space for the table as well as sliding doors into the conservatory. From the dining room there is also access to the kitchen/breakfast room. The kitchen has been well designed offering a range of wall and base level units and a breakfast bar with rolled edge worktops over. There is an integrated electric double oven/grill with gas hob over as well as space for further white goods and a storage cupboard. There is also a door leading to the rear garden and a door into the wonderful walk in pantry room. The pantry offers storage, and plumbing as well as the recently installed wall mounted gas fired boiler.

Heading up to the first floor landing you will find an airing cupboard, loft hatch access as well as four ample bedrooms all of which have built in wardrobes and two bathrooms. There are two generous bedrooms to the front of the house including the master with a well fitted and tiled en-suite shower room. To the rear there are two further smaller bedrooms as well as the family bathroom with a bath and rainfall shower over.

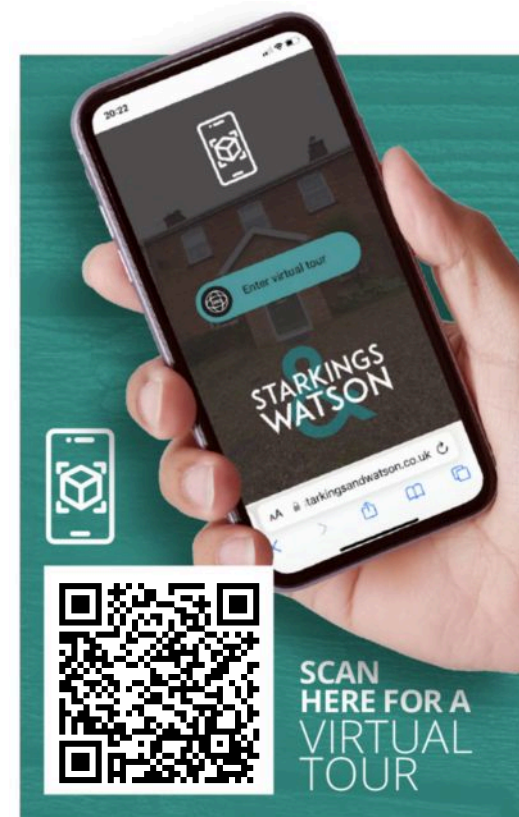
FIND US

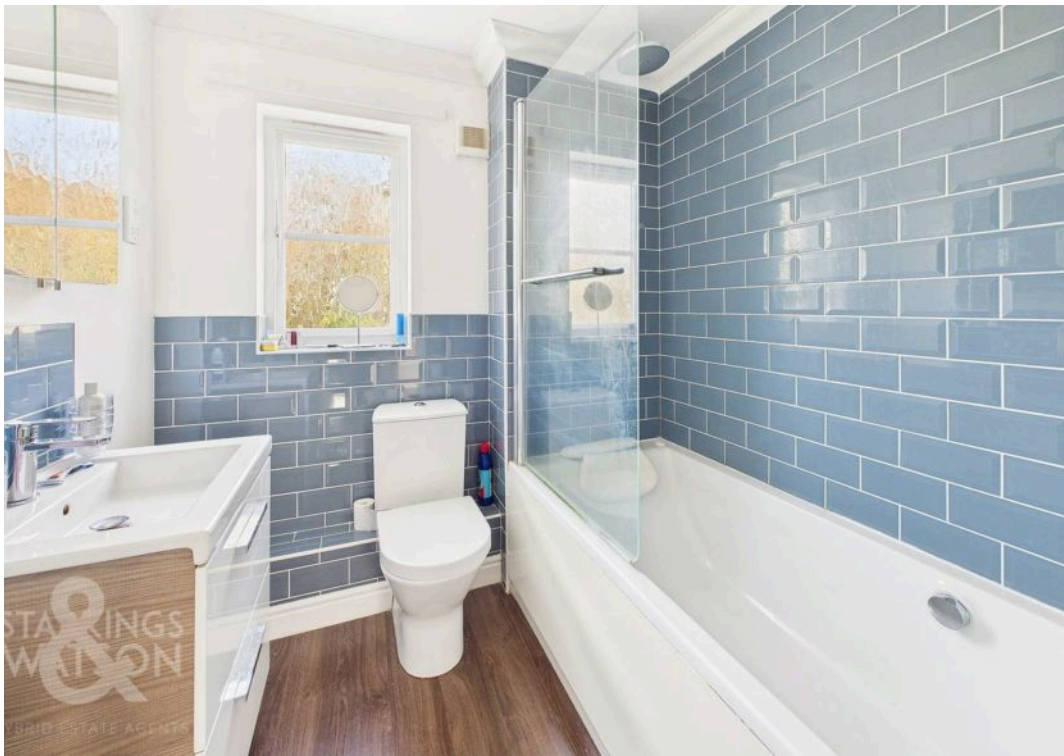
Postcode : NR18 0XL

What3Words : ///believer.hammocks.flotation

VIRTUAL TOUR

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



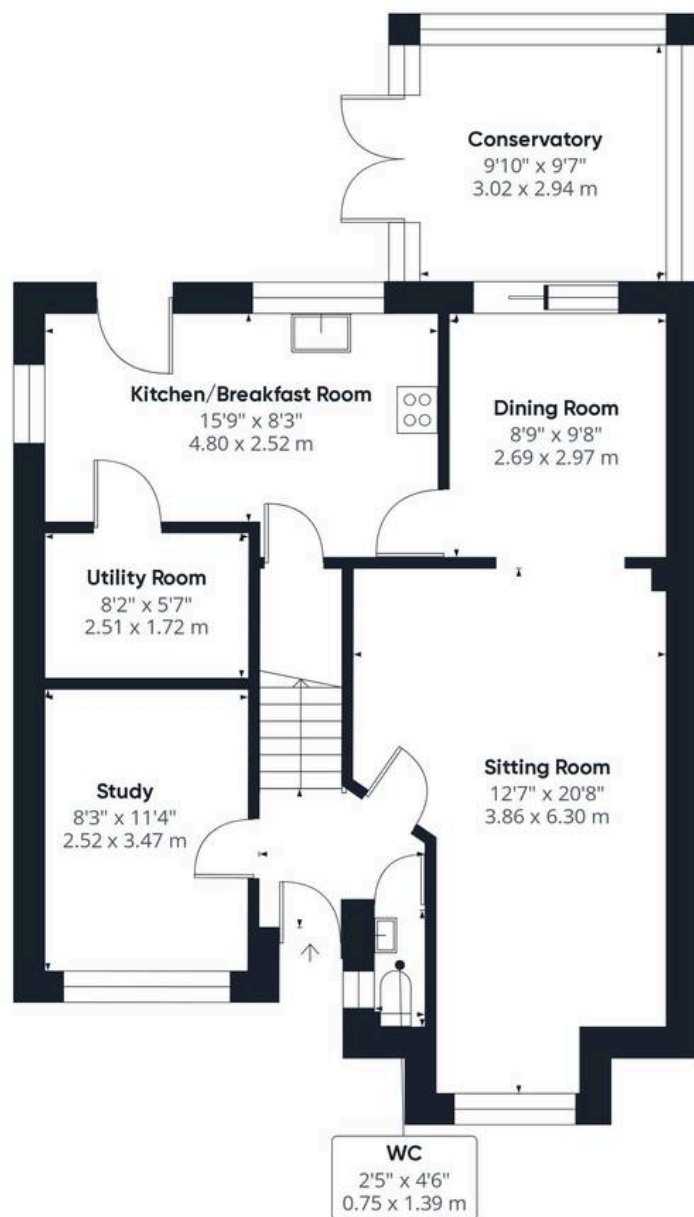




THE GREAT OUTDOORS

Leaving the property by the conservatory French doors, there is a hard standing patio extending from the main property which runs alongside the property to the frontage. The patio provides the ideal space for a table and chairs. The majority of the gardens are laid to lawn with various landscaping and flowerbed borders as well as a shingled pathway leading to the greenhouse area (available by separate negotiation). There is an enclosed side section with storage areas and small shed hedging as well as newly installed timber fencing with concrete base enclosing the garden on all sides. The garden offers a sunny and private aspect with no houses beyond overlooking.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1365.08 ft²

126.82 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 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



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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.