



Holly Court, Wymondham - NR18 0HG



Holly Court

Wymondham

Located within a QUIET CUL-DE-SAC, this charming DETACHED THREE BEDROOM house offers a tranquil sanctuary for family living. The property boasts a prime location with convenient access to EXCELLENT LOCAL SCHOOLS, making it an ideal choice for families looking to establish roots in the area. The interior features a porch entrance with potential to add a W/C leading to two SPACIOUS RECEPTIONS and conservatory beyond. There is a separate kitchen completing the ground floor as well as THREE AMPLE BEDROOMS and a family bathroom on the first floor. Additionally, there is a promising potential for extension (subject to planning permission) as well as SUNNY, SOUTHERLY FACING GARDENS and an EN-BLOC GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Home
- Quiet Cul-De-Sac Location
- Excellent Schools Within Easy Reach
- Two Receptions & Separate Kitchen
- Three Bedrooms & Bathroom
- Private & Sunny Rear Garden
- En-Bloc Garage & Parking Options
- Potential For Extension (stp) & Ground Floor W/C

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 the cul-de-sac you will find hard standing approach leading to the main entrance door to the front. There is a small front lawn which could provide parking as well as a gated access to the rear garden. The garage en-bloc is found to the side.



THE GRAND TOUR

Entering via the main entrance door to the front there is a porch entrance with plenty of space for coats and shoes. The vendors have looked into the possibility of adding a ground floor W/C within this space and quotes have been provided within the region of £7k. The first room is the main sitting room with stairs to the first floor landing and a back boiler within the fireplace. There is a large window to the front as well as access into the kitchen and an arch leading to the dining room. The dining room offers excellent second reception space with further access to the conservatory beyond. The conservatory is a pleasant room with doors onto the garden beyond. The kitchen features a range of wall and base level units with rolled edge worktops over as well as space for all white goods including a free standing oven/hob. There is a side door to the garden also from the kitchen.

Heading up to the first floor landing there is a large storage cupboard as well as access to the three good-sized bedrooms, which includes two double bedrooms as well as one single bedroom. The family bathroom offers a bath with shower over, w/c and hand wash basin.

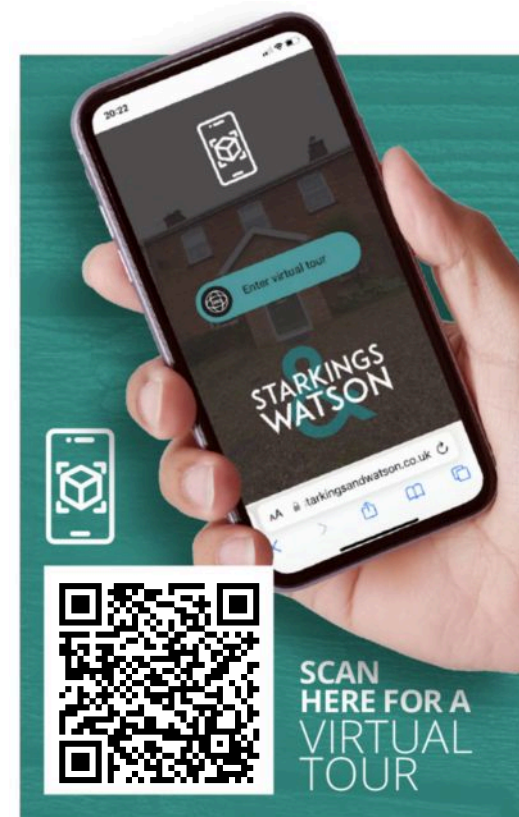
FIND US

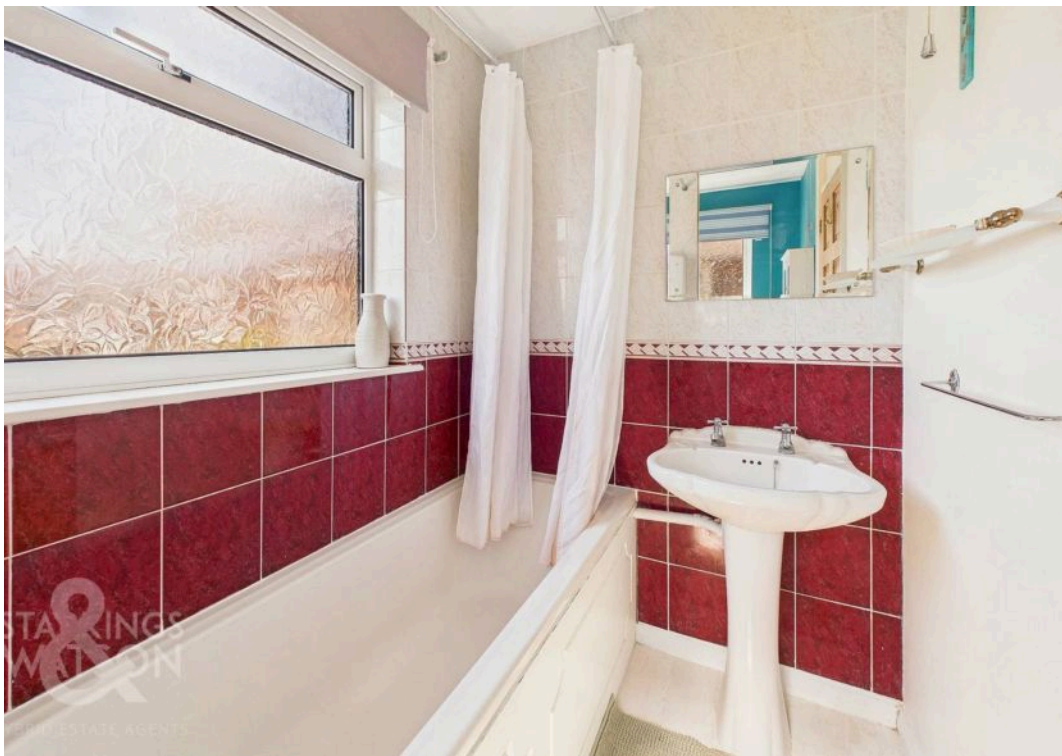
Postcode : NR18 0HG

What3Words : ///scanty.universes.possible

VIRTUAL TOUR

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







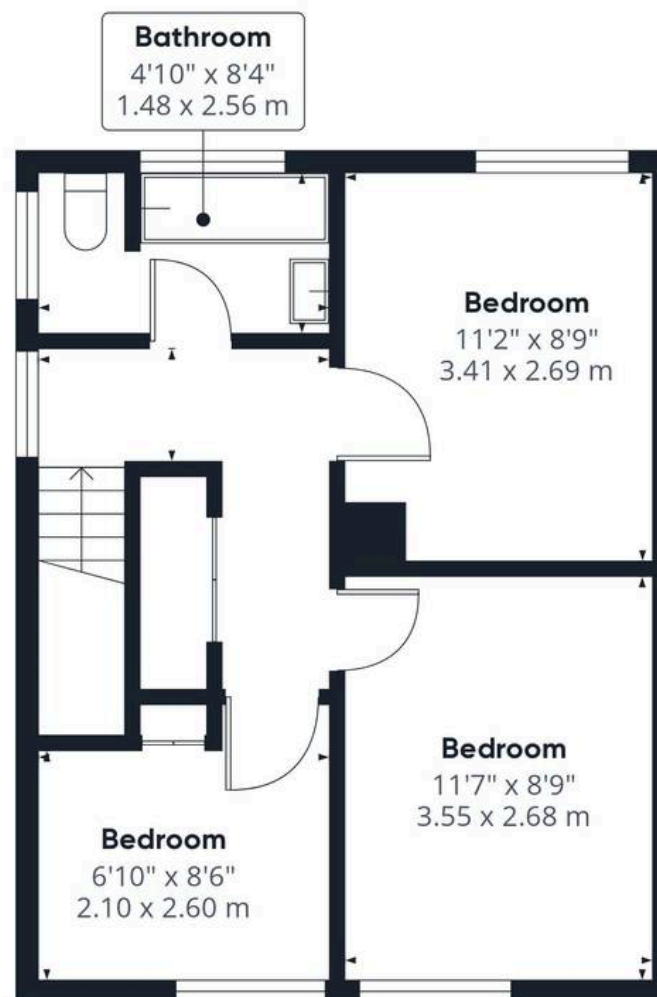
THE GREAT OUTDOORS

The private and enclosed rear garden offers a good degree of sunlight with a southerly aspect. The garden is mostly laid to lawn with a large paved patio ideal for a table and chairs. There are planting borders, mature trees and shrubs, alongside a gated side access leading to the frontage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

871.55 ft²

80.97 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 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.