



Nightingale Avenue, Wymondham - NR18 9EF



Nightingale Avenue

Wymondham

Introducing this exceptional **FOUR BEDROOM DETACHED HOUSE**, boasting over 1,200 sqft (stms) of living space that will appeal to growing families. The current vendor has lovingly extended and transformed this property into a true family home, featuring a sitting/dining room and an inviting **ORANGERY EXTENSION** that seamlessly flows onto the garden as well as a separate kitchen and W/C completing the ground floor. On the first floor there are **FOUR AMPLE BEDROOMS** and **TWO BATHROOMS** providing ample accommodation for all the family. Externally you will find the converted **EXTENAL HOME OFFICE** providing a tranquil space for remote working or creative endeavours. In addition there is a well kept and generous **SOUTH FACING** rear garden as well as **AMPLE DRIVEWAY PARKING** for three vehicles and a garage/store. Situated in a popular location for families, this home offers easy access to the town yet boasts a sense of tranquillity and suburban charm.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

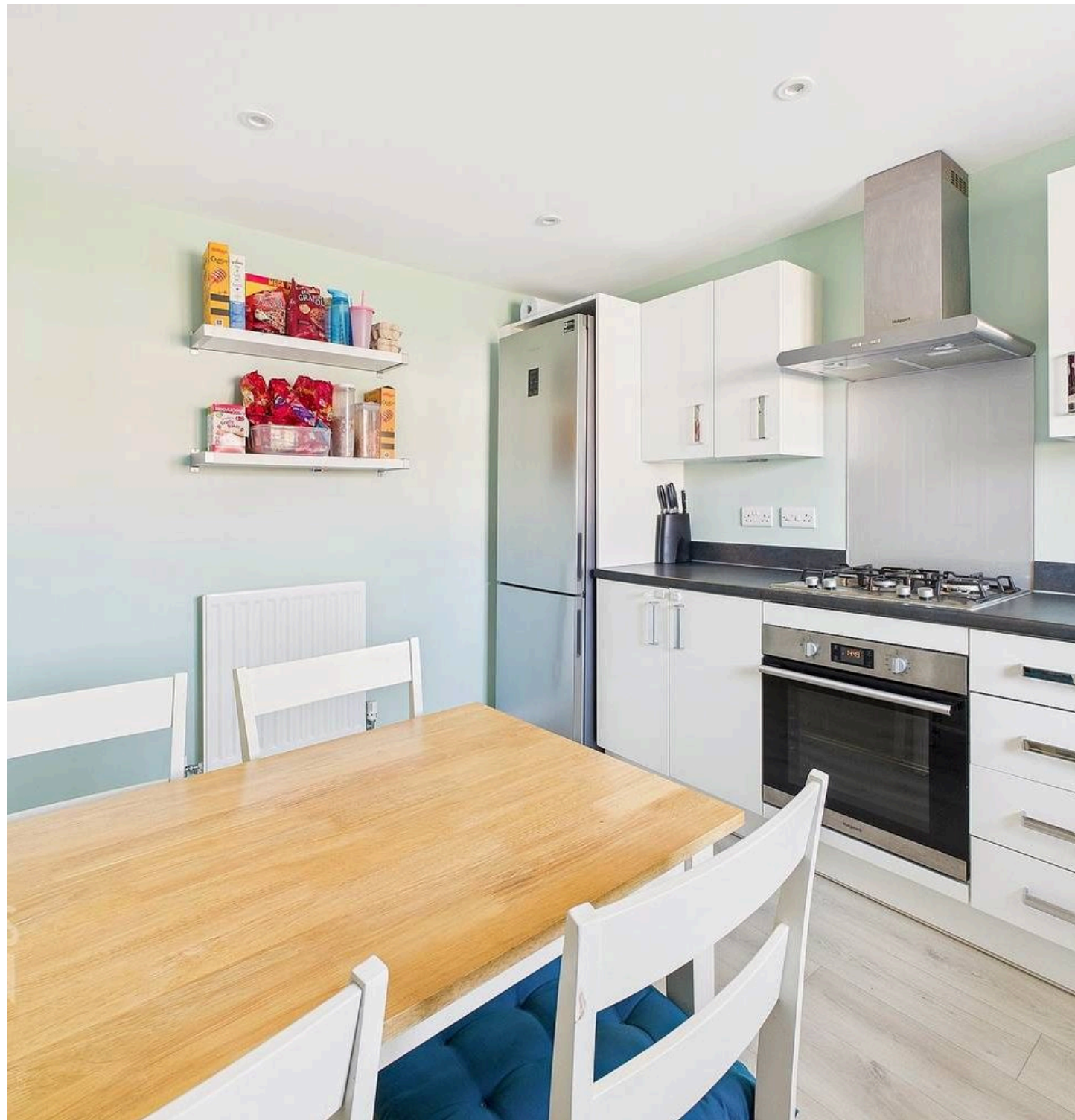


- Motivated Vendor!
- Detached Family Home
- Extended Offering Over 1,200 SQFT (stms)
- Sitting Room & Orangery With Separate Kitchen
- Four Ample Bedrooms & Two Bathrooms
- Converted External Home Office
- Generous & Well Kept Garden, Large Driveway & Garage
- Popular Location For Families Within Easy Access Of Town

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 Nightingale Avenue you will find hard standing driveway parking to the side of the house for three vehicles, this in turn leads to the garage with up and over door and storage space with the back portion of the garage having been converted into an excellent home office.



THE GRAND TOUR

Entering by the main entrance door to the front you will find a welcoming entrance hallway with stairs to first floor landing as well as access into the W/C with an adjacent storage cupboard. The first room to the right is the separate kitchen breakfast room providing a range of wall and base level units with rolled edge work surfaces over as well as integrated electric oven and gas hob with space for fridge/freezer, dishwasher, washing machine and a breakfast table. Heading beyond the entrance hallway is the sitting/dining room overlooking the rear garden as well as providing a window to the side. Also there is a built in storage cupboard and internal double doors leading through to the extended Orangery which also opens onto the garden and provides excellent extra reception space.

Off the landing there are four bedrooms and two bathrooms. The main bedroom is found to the rear of the house and offers an en-suite shower room with double walk in shower as well as built in wardrobe/cupboard. The family bathroom is fully tiled and offers a bath with shower over as well as W/C and hand wash basin. Found externally from the rear garden you will find the converted home office which provides an excellent space for homeworking providing power and light as well as Internet and electric heating.

FIND US

Postcode : NR18 9EF

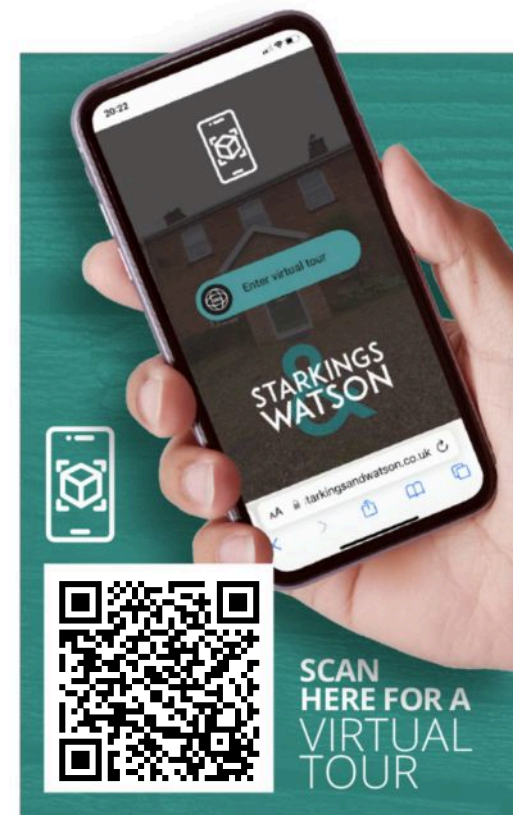
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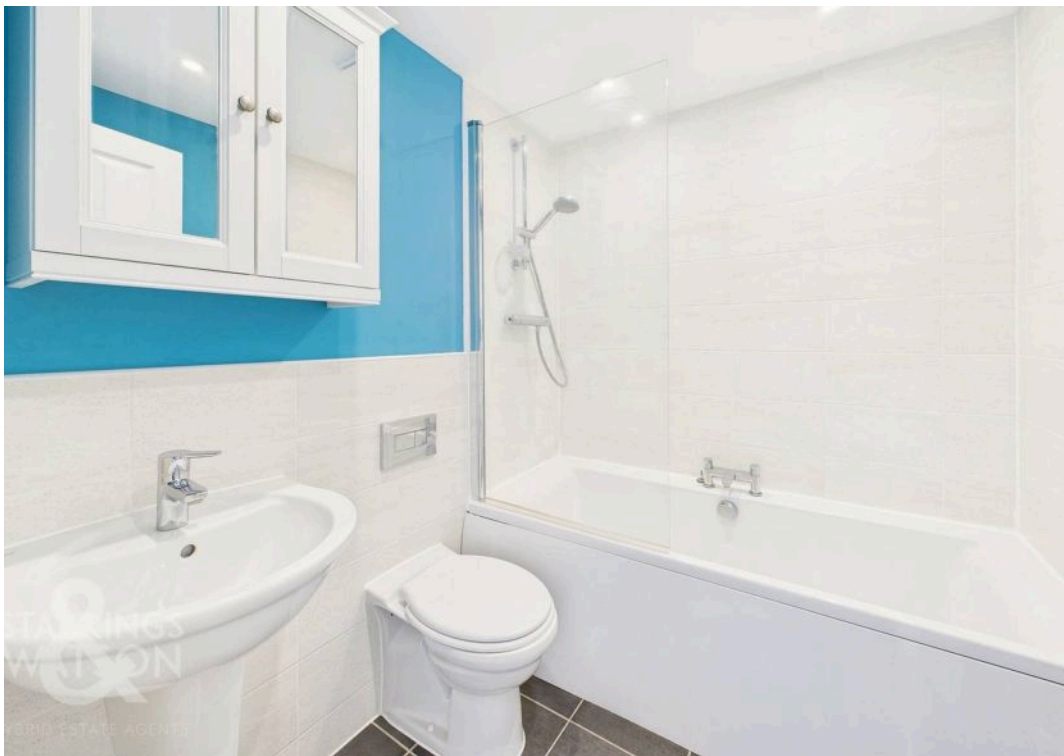
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there are solar panels to the rear facing roof. There is also a site communal charge for the development with figures to be provided.







THE GREAT OUTDOORS

The rear garden is a generous size for the development and offers a well kept lawn with planting borders surrounding as well as hard standing area to the rear of the garage and a pleasant patio area providing the ideal space for a table and chairs. From the patio there is a side gate leading to the driveway as well as a door leading into the converted home office. The garden offers a good degree of privacy with a sunny aspect also.

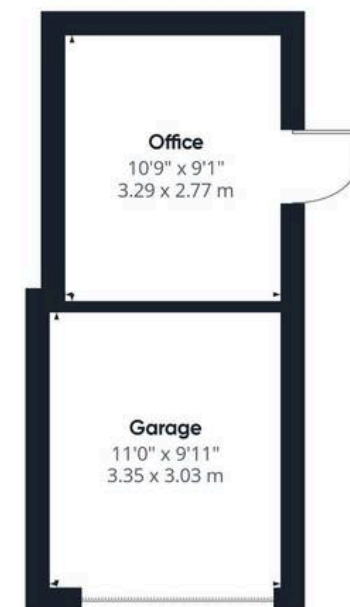




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
2229.87 ft²
207.16 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 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.