



STARKINGS
& WATSON

Poppy Street, Wymondham - NR18 0YU

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HYBRID ESTATE AGENTS



Poppy Street

Wymondham

Fronting a POPULAR DEVELOPMENT in Wymondham, this 1100 sq. ft (stms) TOWNHOUSE offers FLEXIBLE ACCOMMODATION and private LANDSCAPED GARDENS. Tandem PARKING can be found on the driveway adjacent, with a garage included but only for storage, whilst the A11 and great BUS CONNECTIONS are only minutes away. Internally the property is WELL PRESENTED, with the ground floor offering a WELCOMING HALL ENTRANCE with storage, cloakroom, 16' SITTING ROOM with FRENCH DOORS to rear, and 15' KITCHEN/DINING ROOM with INTEGRATED APPLIANCES. The first floor offers THREE BEDROOMS, with the current occupiers having used one as a SNUG ROOM, along with the main family bathroom. The TOP FLOOR is a FANTASTIC MAIN BEDROOM with BESPOKE WARDROBES and EN SUITE SHOWER ROOM.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Semi-Detached Townhouse
- Well Presented Inside & Out
- 14' Kitchen/Dining Room
- 16' Sitting Room
- Four Bedrooms
- En Suite & Family Bathroom
- Private Landscaped Garden
- Tandem Driveway

The property is located in the market town of Wymondham, and within close proximity 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 train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

SETTING THE SCENE

A lawned frontage with hedging encloses the garden, with a hard standing footpath leading to the front door. The tandem driveway is adjacent with a useful gated access to the rear garden and storage garage. Access to garage could easily be reinstated by moving fence back to original position (between corner of house and garage)



THE GRAND TOUR

Heading inside a welcoming hall entrance offers wood effect flooring, stairs to the first floor and useful built-in storage below. A door leads to the cloakroom with a two piece suite and tiled splash backs. The kitchen is opposite, and there is ample dining space. A good amount of storage is built-in with an integrated fridge freezer and dishwasher. Tiled flooring underfoot allows for easy maintenance, whilst the window offers a good view over the garden and entrance to the development. The sitting room also offers wood effect flooring, whilst the window and French doors flood the room with light, and extend the garden living space in the summer months.

Heading up the first set of stairs, three bedrooms lead off the landing, one faces to front with the bathroom adjacent, and the other two to the rear. The bathroom offers a fully tiled bath area with a glazed shower screen and bath over. The top floor is dedicated to one main bedroom with a bespoke range of built-in storage, and dual aspect windows to front and rear. The en suite offers a light and bright room with a tiled shower.

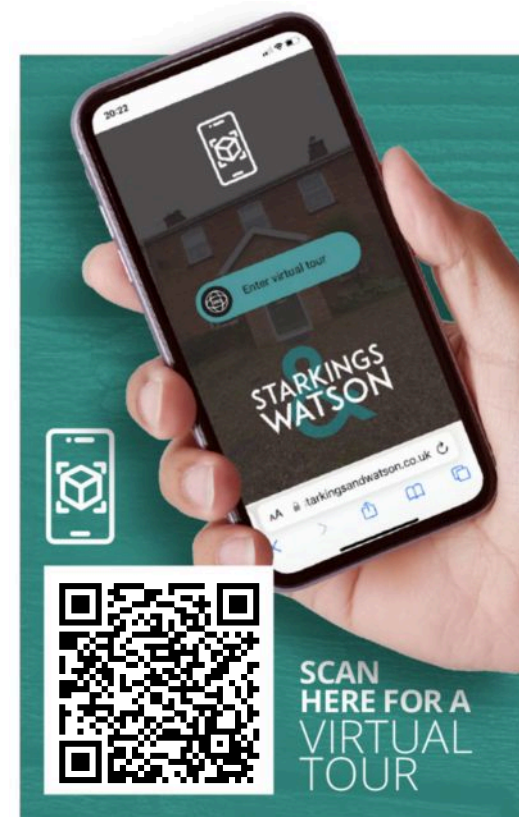
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VIRTUAL TOUR

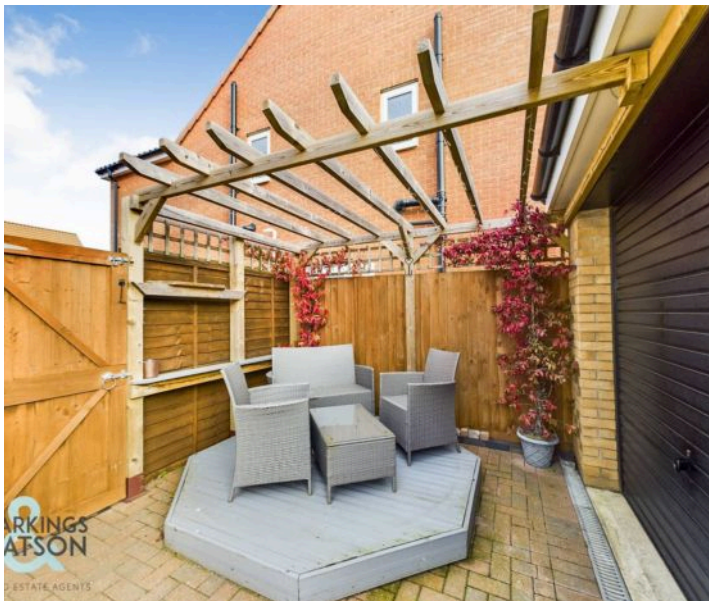
View our virtual tour for a full 360 degree of the interior of the property.





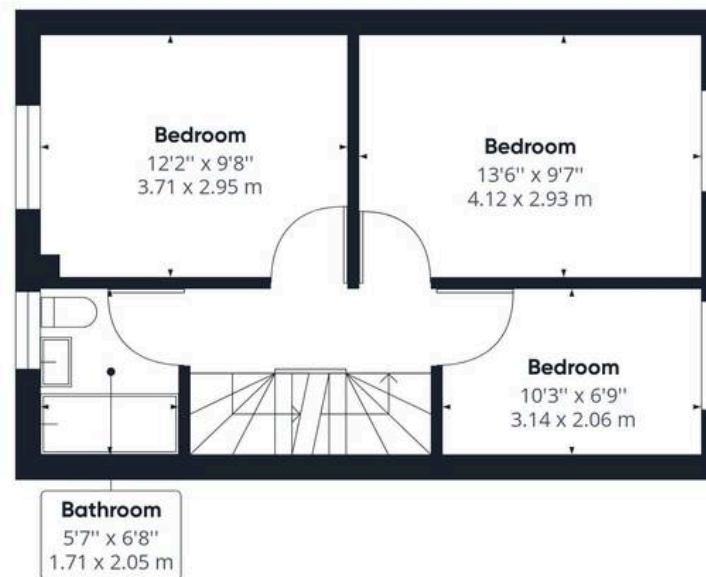
THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panelled fencing, and has been landscaped with a mixture of patio, raised timber decking and lawned areas. A brick weave area to the front of the garage offers a further decking with gate to front and access to the storage garage. A brick built barbeque is included along with an outside water supply.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1101.19 ft²
102.30 m²

Reduced headroom

20.36 ft²
1.89 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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