



Hospital Road, Wicklewood - NR18 9PR



Hospital Road

Wicklewood, Wymondham

This attractive FOUR BEDROOM DETACHED FAMILY HOME epitomises comfortable family living set in an ELEVATED POSITION with stunning RURAL VIEWS. The property boasts a generous plot of approximately 0.16 acres (stms), offering well-maintained gardens that surround this detached family home with fields beyond. With EXTENDED ACCOMMODATION totalling almost 1700 sqft (stms), the layout includes a spacious OPEN PLAN KITCHEN/DINING/FAMILY ROOM, two traditional reception rooms, an entrance porch, conservatory, w/c and separate utility all on the ground floor. On the first floor there are FOUR GENEROUS BEDROOMS with the master benefitting from feature window with stunning views, vaulted ceiling and a large EN-SUITE. In addition there is a family bathroom completing the accommodation. Ideally situated for easy access into Wymondham as well as Wymondham College on your doorstep, this desirable home provides the perfect blend of country living and modern convenience, ideal for growing families.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home
- Elevated Position With Stunning Rural Views
- Extended Accommodation Of Almost 1700 SQFT (stms)
- Large Open Plan Kitchen/Dining/Family Room
- Two Traditional Receptions & Conservatory
- Four Generous Bedrooms & Two Bathrooms
- Well Located For Wymondham & Excellent Schools
- Well Maintained Gardens & Plot of 0.16 Acres (stms)
- Pressurised Water System
- Local Bus Services Available

The village Wicklewood, is located on the outskirts of the market town of Wymondham, just off the A11. Ideal for families, excellent schooling can be found close by, including Wicklewood Village Primary School which received an outstanding OFSTED report in 2015. The village has a family orientated public house, whilst more extensive shopping, medical centres, modern library, various banks and sports leisure centre featuring an indoor swimming pool can be found in Wymondham. Further schooling includes the highly regarded Wymondham High Academy and Wymondham College. Wicklewood is conveniently placed for access to Norwich, Dereham, Watton and Attleborough and the A11 and A47.



SETTING THE SCENE

The house is approached via a small lane with gates onto a generous shingled driveway providing ample parking for multiple vehicles. The main entrance door is found to the front into a porch. There is also mature hedging surrounding the frontage as well as a small area of front garden.

THE GRAND TOUR

Entering by the main entrance door you will find a porchway with space for coats and shoes which leads into the inner hallway with stairs to the first floor landing. To the right hand side of the hall you will find a traditional reception room with a brick built fireplace housing a traditional bread oven as well as windows to the side and front and under stairs storage. To the left hand side of the hallway you will find the main sitting room which offers a dual aspect to front and rear as well as fireplace housing a wood burner and a door leading to a built in storage cupboard. From the sitting room there is access through to the large extended kitchen/dining/family room which offers plenty of space for all the family to enjoy. This room also features doors leading out onto the rear garden as well as an oak floor and a triple aspect allowing plenty of natural light. The kitchen itself is well fitted with a range of wall and base level units with quartz worktops over, space for a double range oven and hob with extractor fan as well as space for dishwasher and fridge freezer. From the kitchen/dining room you will find a door that leads through to the conservatory to the rear which offers flexible space throughout the changing seasons as well as double doors leading onto the rear garden. From the conservatory there is a door to an inner hallway with storage cupboard, access to the WC as well as access to the separate utility space with plumbing and space for white goods.

Heading up to the first floor landing you will find four generous bedrooms as well as the family bathroom. The family bathroom features W/C, hand wash basin, bath and thermostatic shower over the bath.

To the front of the house there are two double bedrooms one of which has built in storage cupboard. To the rear there is a further bedroom currently used as an office with lovely views across the fields. The master bedroom can be found at the end of the hallway and features a full height vaulted ceiling as well as stunning feature window allowing plenty of light and for stunning views across the fields beyond. Also within the master bedroom there is a built in wardrobe and an impressive en-suite with double walk in shower, WC and hand wash basin.

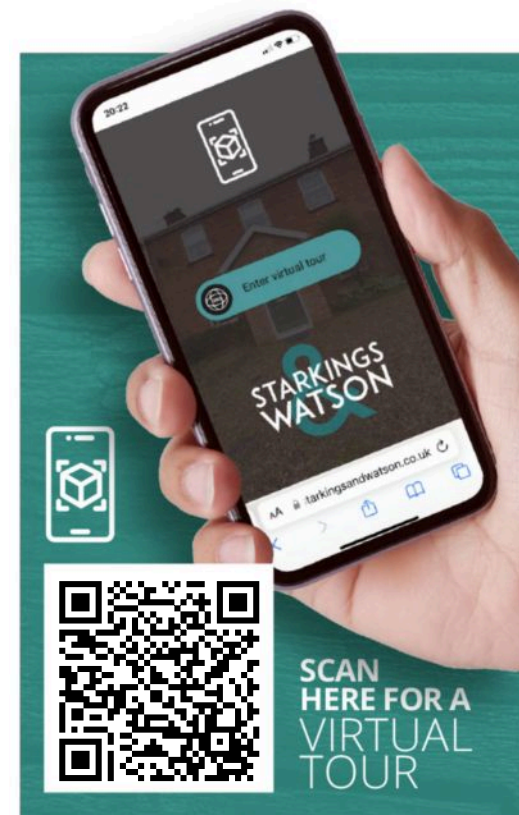
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VIRTUAL TOUR

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







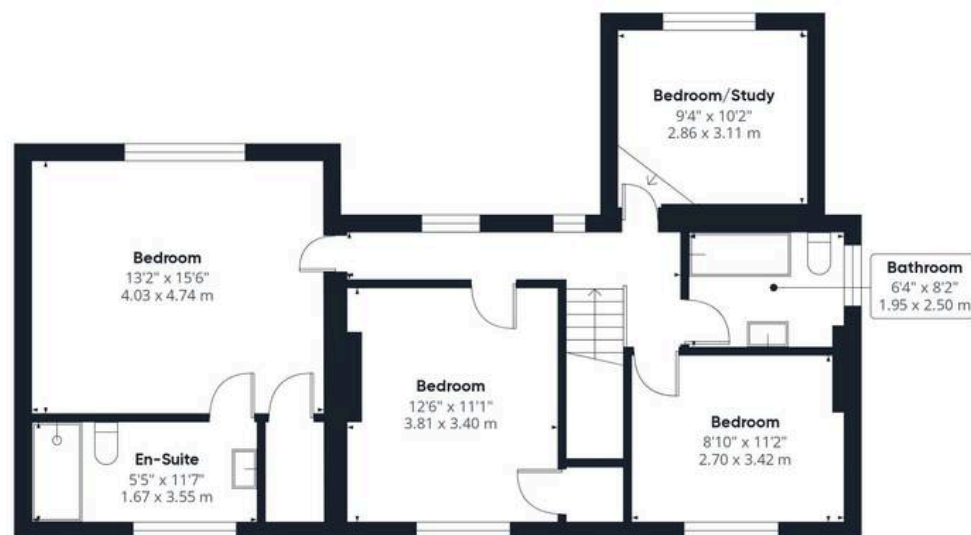
THE GREAT OUTDOORS

The property benefits from a wonderful side and rear garden kept in excellent order with the major benefit of open fields beyond giving a greater sense of space. Heading through the side gate from the driveway you will find generous lawns which wrap around the side and rear of the house. To the side there are mature trees, planting borders, timber storage shed, greenhouse and hard standing areas. To the rear, a continuation of well stock planting borders, circular patio area, wildlife pond as well as paved patio and timber fencing enclosing the space. The garden offers plenty of sunlight to due its open aspect and a good degree of privacy.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1693.28 ft²

157.31 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



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