



Tuttles Lane West, Wymondham - NR18 0JJ



Tuttles Lane West

Wymondham

This impressive FOUR BEDROOM DETACHED FAMILY HOME is a true embodiment of modern family living, occupying a generous plot in the sought-after EDGE OF TOWN location of WYMONDHAM. Boasting over 1450 sqft of accommodation (stms) including the DOUBLE GARAGE, this detached family home offers spacious and versatile living spaces for the whole family to enjoy. As you approach the property, you are greeted by FAR REACHING FIELD VIEWS to the front, setting the scene for the tranquillity that awaits within. The heart of the home lies in the impressive 23' OPEN PLAN KITCHEN/DINING ROOM, perfect for entertaining guests or enjoying family meals. Additionally, there are two further reception rooms including a study and a sitting room with WOODBURNER, a convenient utility room, ground floor W/C, four well-appointed bedrooms, and two contemporary bathrooms. The property also benefits from a LARGE BLOCK PAVED DRIVEWAY, a double garage for secure parking, in addition to the enclosed and SUNNY REAR GARDENS providing a safe and peaceful outdoor space.



Council Tax band: E

Tenure: Freehold

- Detached Family Home
- Over 1400 SQFT of Accommodation (stms)
- Far Reaching Field Views To Front
- 23' Open Plan Kitchen/Dining Room
- Two Further Receptions & Utility Room
- Four Bedrooms & Two Bathrooms
- Large Driveway, Double Garage & Enclosed Gardens
- Sought After Location In Wymondham

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 Tuttles Lane West with open fields to the front there is a block paved driveway as well as shingle providing plenty of off road parking for at least four vehicles. There are front lawns, mature hedging as well as the main entrance door to the front which is covered with a storm porch. The driveway gives access to the double garage also with two up and over doors, power and light as well as door to the garden and an internal door into the utility.

THE GRAND TOUR

Entering via the main entrance door to the front you are greeted by a hallway entrance with the stairs to the first floor, w/c and access to all the main reception spaces. The first room on the right is a purpose study providing the ideal spot to work from with views at the front as well as understairs cupboard. On the other side of the hallway is the sitting room with a bay window and fireplace housing a woodburner. Internal double doors lead through to the open plan kitchen/dining room at the rear of the house. Having been opened up, the kitchen/dining area offers a lovely bright family sized room with ample space for a large table and door leading out to the garden. The kitchen offers a range of wall and base level units with curved edges and wooden worktops over. There is a double range oven and hob with extractor fan over as well as space for fridge/freezer and dishwasher. The gas fired boiler is also found wall mounted in the kitchen. An attractive wood floor spans throughout this space and also runs through into the adjacent utility room. The utility offers a matching range of units and worktops with space and plumbing for white goods. The utility provides an internal door to the garage and a door out to the garden.

Heading up to the first floor landing you will find a loft hatch and airing cupboard. There are four ample bedrooms off landing with two doubles to the front including the main bedroom which benefits from an en-suite shower room. To the rear there is a further double and a single as well as the modern family bathroom with bath and rainfall shower over, w/c and hand wash basin.

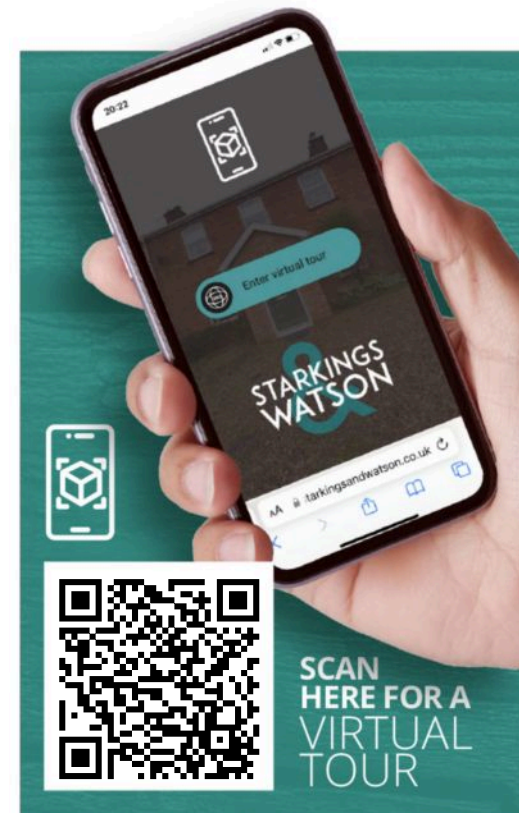
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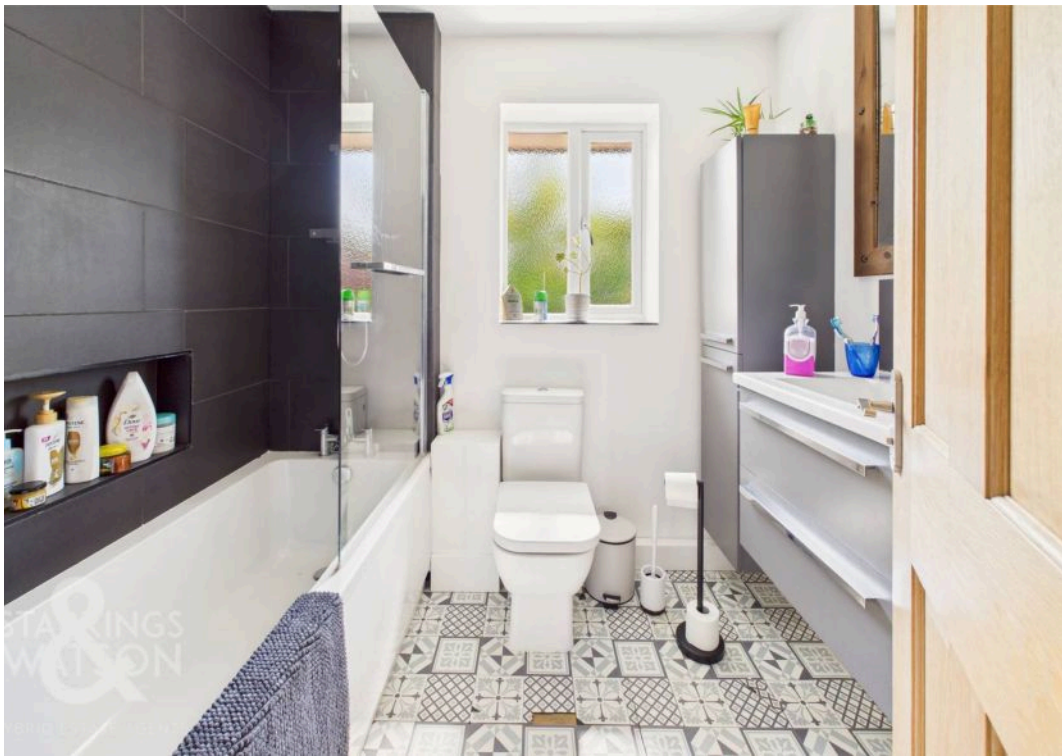
Postcode : NR18 0JJ

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VIRTUAL TOUR

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



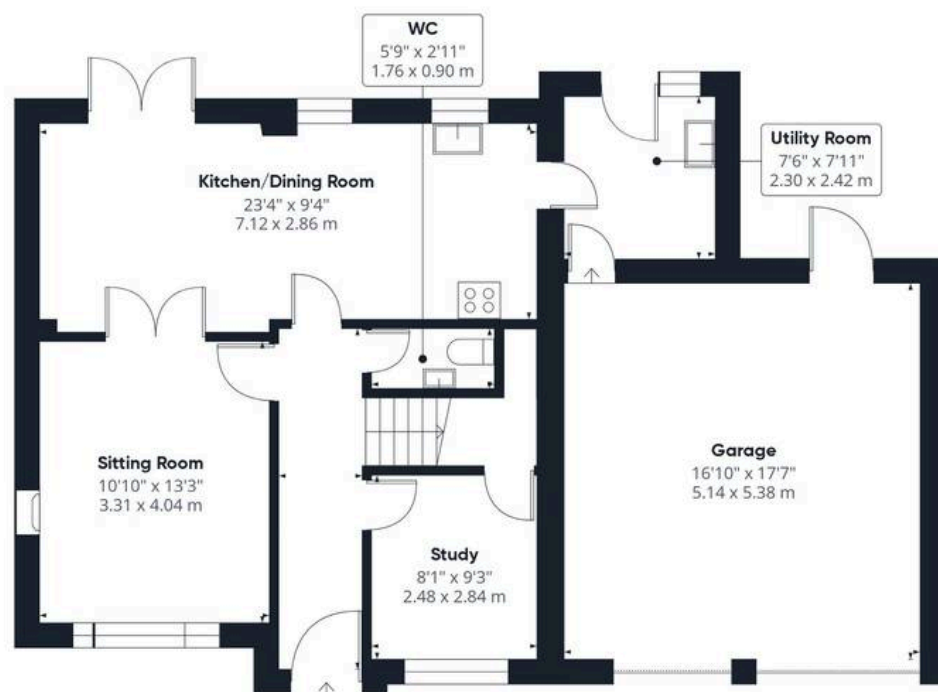




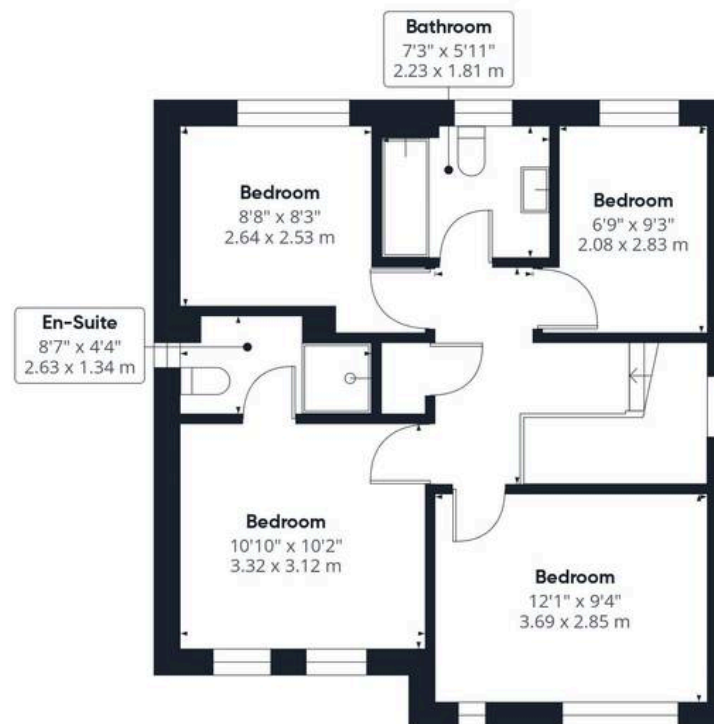
THE GREAT OUTDOORS

The enclosed and private rear garden offers a sunny aspect and is mainly laid to lawn creating the ideal space for the family to enjoy. There is a paved patio area as well as mature planting and trees. The pathway runs around the rear of the house and also provides access to the garage. There is a gate side access also leading to the frontage. The garden is enclosed with timber fencing and brick wall.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1432 ft²

133 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.

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