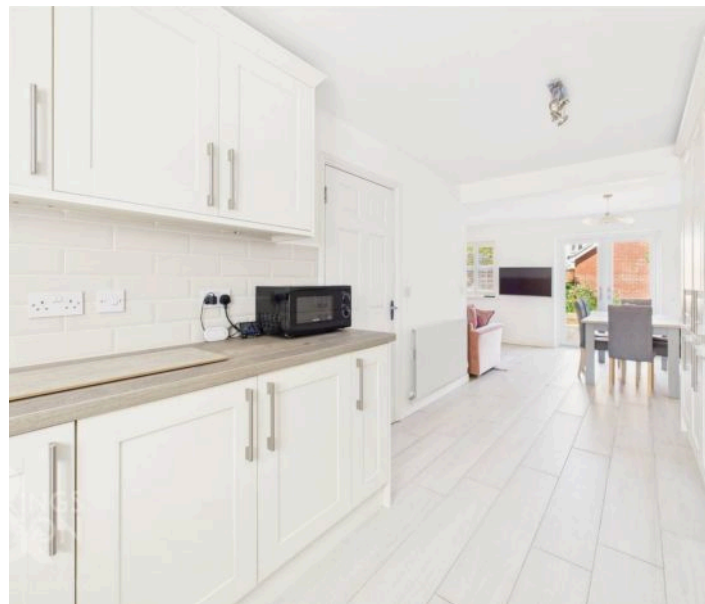




Petunia Court, Wymondham - NR18 0FR



Petunia Court

Wymondham

Situated in a tucked away section of this popular development is a well presented TOWN HOUSE offering a little over 1000 Sq. Ft of living accommodation (stms) split over three floors. The main living area comes in the form of a 26' OPEN PLAN space comprising the kitchen, sitting and dining areas with a range of INTEGRATED APPLIANCES with a second SITTING ROOM on the first floor creating a VERSATILE space potentially used as an additional bedroom if desired. In total, there are THREE BEDROOMS split on the first and second floors all of which having use of the FAMILY BATHROOM, EN-SUITE to the main room and ground floor WC. Externally, the rear garden is offered in an attractive yet low-maintenance condition with tandem DRIVEWAY and GARAGE to the right of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Well Maintained Town House
- Tucked Away Setting On This Popular Development
- Over 1000 Sq. Ft Of Accommodation (stms)
- 26' Open Plan Ground Floor Living Space
- Kitchen With Multiple Integrated Appliances
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Driveway & Garage

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

The property can be found in a tucked away section of this popular development where a low maintenance shingle frontage is paired with a tandem brick weave driveway to the right hand side of the home taking you directly to the detached brick garage whilst a tiled and pitched awning sits above the main front door.



THE GRAND TOUR

Once inside, a neatly finished entrance lobby will greet you with all wooden effect flooring laid underfoot giving way to the two piece WC to your left hand side with low level radiator and frosted glass window as well as stairs for the first floor where additional storage cupboards can be found both underneath the stairs and behind. Turning to your right the main living space on the ground floor opens up in the form of a 26' open plan living space comprising the kitchen, dining and seating areas. Where initially a wide range of wall and base mounted storage units greets you with all tiled splashbacks giving way to integrated appliances which include integrated oven and hob with the extraction above fridge/freezer with plumbing for a washing machine. Stepping across the tiled flooring, you will find yourself in the opening at the rear of the property leaving room for a formal dining table with sitting room suite and uPVC double glazed French doors taking you directly onto the rear garden patio.

The first floor landing splits to allow you access into a further reception room in the form of a dual rear facing aspect sitting room complete with all carpeted flooring. This room has been used as a dress room and additional storage space by the current owners however could easily accommodate a generously sized sitting room suite or as a potential bedroom if desired. The main bedroom within the property sits just behind this. Again a large open floor space is laid with carpet leaving more than enough room for a large double bed with additional storage solutions and the added benefits of an en-suite shower room with a predominantly tiled surround corner shower unit and wash basin.

The second floor landing grants access to two further bedrooms as well as the three piece family bathroom suite complete with upgraded full length tiling shower head over the bath with glass screen and velux window to allow natural light into the room.

Two double bedrooms can be found just past this with the slightly smaller sitting next to the bathroom again with the rear facing aspect and velux window. This room benefits from built in wardrobes whilst the larger of the two rooms sits just behind this again with two sets of built in storage part vaulted ceilings and attractively laid herringbone flooring easily accommodating a large double bed with floor space for further soft furnishings.

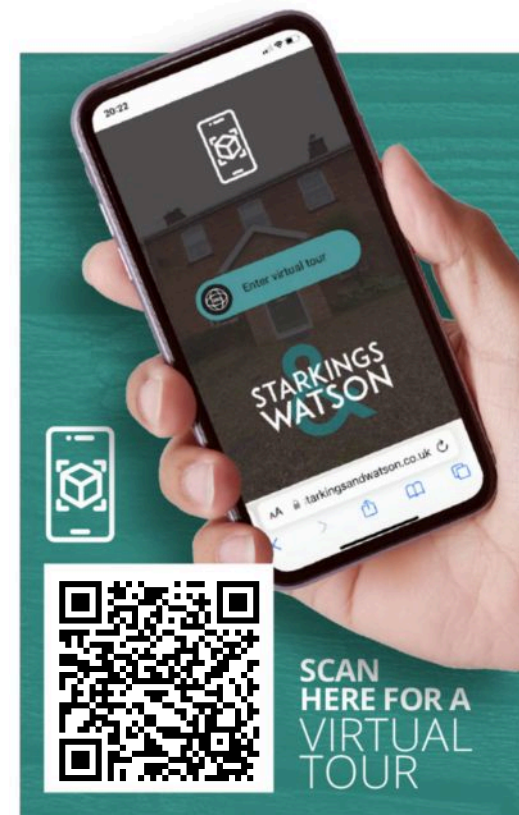
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VIRTUAL TOUR

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



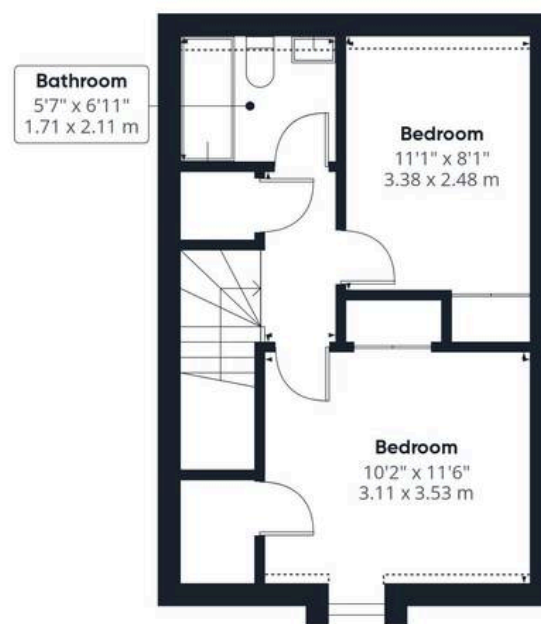




THE GREAT OUTDOORS

The garden is offered in an attractive yet low maintenance condition with extended patio seating area accessed directly from the French doors from the open plan living area. Due to its position, the garden remained private with colourful planting beds set upon shingle footings all fully enclosed with a personal door into the garage.





Approximate total area⁽¹⁾

1049 ft²

97.4 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.