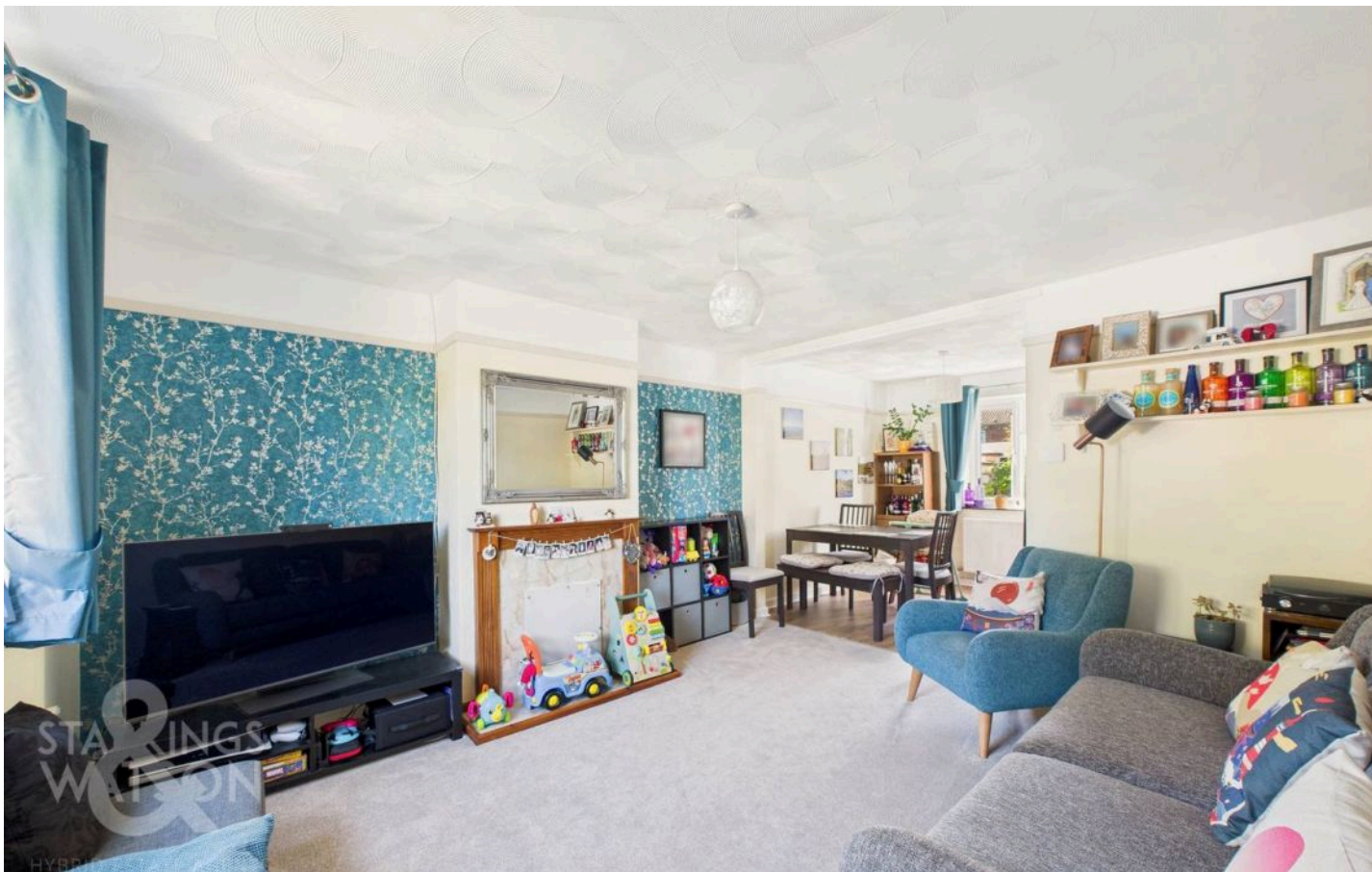




Pople Street, Wymondham - NR18 0LW



Pople Street

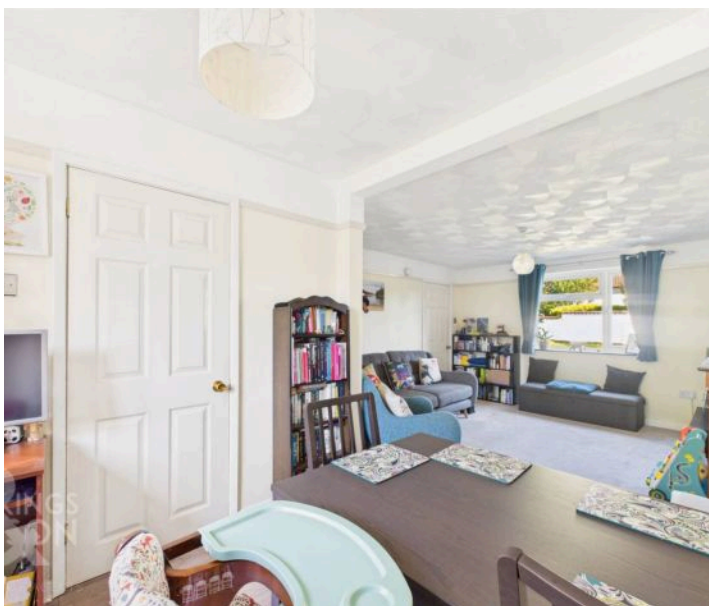
Wymondham

Sitting on a slightly ELEVATED PLOT this SEMI-DETACHED HOUSE offers a wealth of potential both internally and externally where an OPEN PLAN LIVING AREA occupies a dual facing aspect creating a welcoming and bright space to enjoy. The current owners have recently MODERNISED the BATHROOM and WC to create attractive spaces all complimenting the THREE BEDROOMS and kitchen. A raised concrete DRIVEWAY sits to the very front of the home with EV charging capabilities and SOLAR PANELS mounted on the roof, as well as a 4.8kWh battery. A large and PRIVATE REAR GARDEN sits at the very back of the home with patio seating area and lawn space all FULLY ENCLOSED creating the ideal spot for families to enjoy.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-Detached House
- Large Open Plan Living Area
- Newly Modernised Bathroom & WC
- Three Bedrooms
- Potential To Extend (stp)
- Generous Rear Garden With Out Buildings
- Driveway With EV Charging
- Solar panels with battery
- Short Walk To Town Centre

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

A well maintained and mature garden sits behind low level brick walls to the side of the home with a driveway sat to the right of this space leading you towards the front door and side access towards the garden and kitchen entrance.



THE GRAND TOUR

Once inside, the central hallway grants access to all living accommodation as well as under the stair storage and stairs for the first floor. A newly updated WC sits to the right hand side behind newer Oak doors taking you into a modern fitted space featuring a frosted glass window to the side of the home. The main living space emerges in the form of an open plan sitting and dining room measuring over 20' in length, this dual aspect living area offers extra versatility in use with a free-flowing feel. Initially, the carpets floor space leaves ample room for a sitting room suite with uPVC double glazed window to the front of the home with all wooden effect flooring at the rear creating the ideal space for a formal dining table with views into the rear garden. The kitchen can be accessed via the main hallway or dining space separately offering wall and base mounted storage units giving way to space for appliances with plumbing also and a handy under the stairs pantry style storage cupboard sat next to the side access door.

The first floor landing splits to take you into three bedrooms as well as the modernised family bathroom suite. This space has been recently updated by the current owners with attractive modern tiling sat around the bath with electric shower and glass screen mounted over the bath and a sleek wall mounted towel rail also. The smaller of the bedrooms sits at the rear of the home currently functioning as a nursery, this space has been lovingly redecorated with views into the rear garden, this space would continue to fit its current use or could make an ideal home office working space or single bedroom. The second room sits just next door, again with views into the rear garden the floor space leaves room for a double bed and additional large storage solutions. The largest of the bedrooms comes to the very front of the home with large carpeted flooring leaving more than enough room for a large double bed with additional storage and built-in storage spaces also.

FIND US

Postcode : NR18 0LW

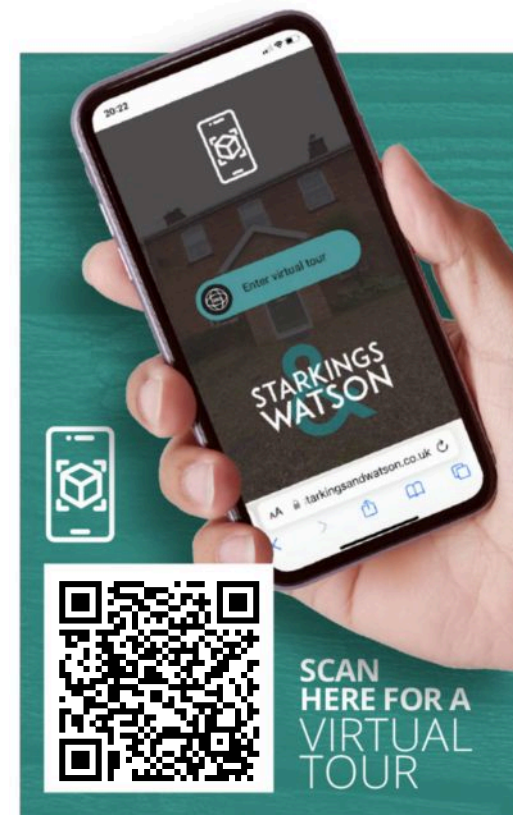
What3Words : ///mindset.spearhead.ruins

VIRTUAL TOUR

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

AGENTS NOTES

The property benefits from positive input ventilation, ensuring a consistently fresh and healthy indoor atmosphere.



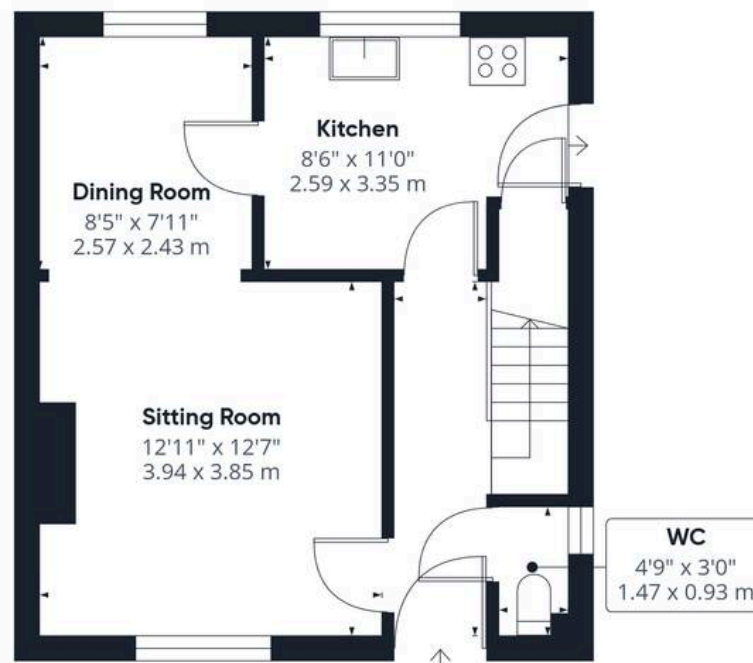




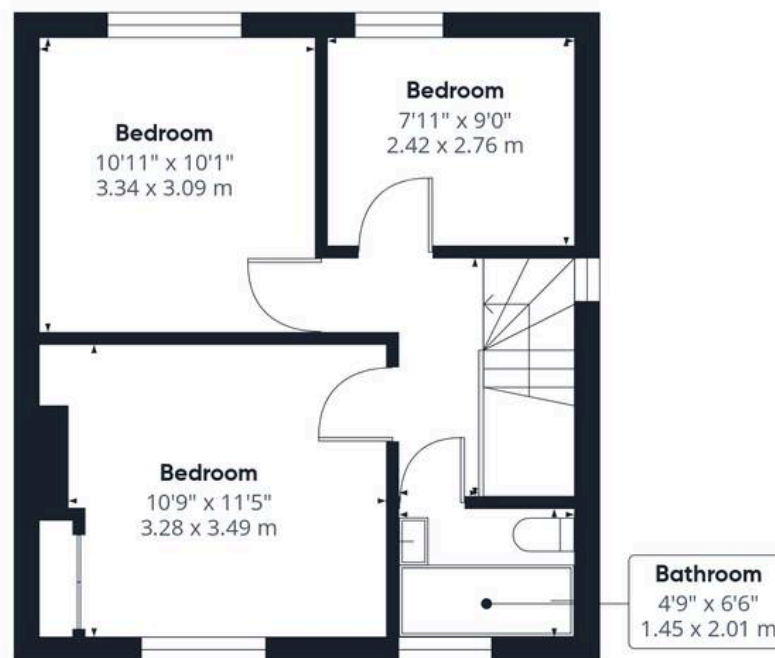
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with a flagstone patio initially greeting you, creating the ideal spot to sit and enjoy the summer sunshine with family and friends. To the right, two external brick storage spaces can be found where a large open lawn space emerges, featuring many mature borders and trees adding privacy to the space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

791 ft²

73.5 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.