



Swallow Drive, Wymondham - NR18 9GE





## Swallow Drive

Wymondham

Offered in an immaculate condition, this SEMI-DETACHED HOUSE has been EXTENDED to the rear giving a free-flowing feel to the OPEN KITCHEN/DINING ROOM with warm roof and French doors into the LANDSCAPED REAR GARDEN. The kitchen space hosts INTEGRATED APPLIANCES with a separate sitting room and WC also found on the ground floor. The first floor landing splits to give access in to THREE BEDROOMS with a revamped bathroom giving a walk in shower, updated EN-SUITE shower room and ground floor WC. The rear garden is low-maintenance and gives direct access into the GARAGE with CARPORT and DRIVEWAY beyond.



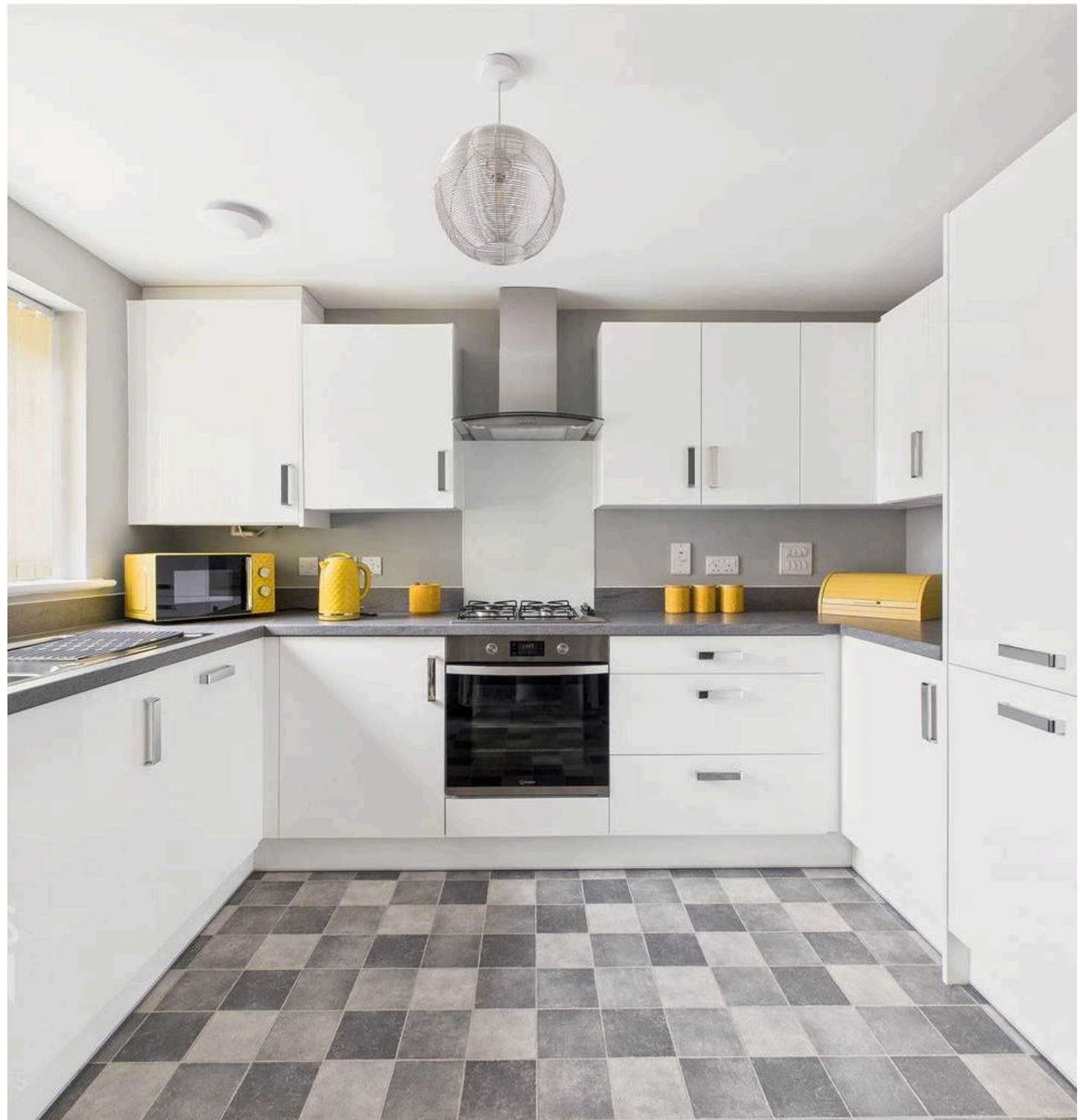
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached House
- Extended Living Accommodation
- Immaculate Condition Throughout With Fresh Redecoration
- Open Kitchen/Dining Room With Integrated Appliances
- Three Bedrooms
- Bathroom, En-Suite & WC
- Low-Maintenance Landscaped Garden
- Driveway, Carport & 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 is set back from the street with a low level picket style fence giving way to a manicured low maintenance front lawn laid with shingle and flagstone pathway taking you towards the front door with tiled and pitched awning above. To the right of the home a tandem brick weave driveway allows for parking multiple vehicles underneath the carport and in front of the detached brick garage.

## THE GRAND TOUR

Once inside, a entrance lobby will be the first thing to greet you creating the ideal place to slip off coats and shoes before heading indoors with the stairs for the first floor directly ahead and main living accommodation to your right. The sitting room is incredibly well decorated as is the rest of the home laid with all carpeted flooring featuring a front facing uPVC double glazed window with all fitted blinds and radiator below. Heading through from the space a second lobby opens to reveal a handy under the stairs storage cupboard as well as two piece WC complete with low level radiator and frosted glass window to the side. The rear of the property opens up in the form of a fantastic 15' open plan kitchen/dining room with an upgraded kitchen giving ample wall and base mounted storage units which in turn give way to integrated appliances which include a fridge/freezer, dishwasher, washing machine, oven and hob with extraction above. The open floor space leaves room for a formal dining table sat in front of a set of French shutters which take you into a extended garden room complete with all uPVC surround and warm roof ceiling featuring two large double glazed windows allowing natural light to flood the space and the dining room beyond.

The first floor landing split to allow access into all three of the bedrooms as well as handy over the stairs storage cupboard and updated and converted bathroom now currently housing a walk in shower with all freshly tiled surround and wall mounted towel rail. Sitting next door to this is the first of the double bedrooms complete with all fitted wardrobes. This room has a front facing aspect with carpeted flooring leaving room for a double bed and additional soft furnishings with the smaller room coming at the very top of the stairs again benefiting from built in storage, this larger single bedroom is perfect as a nursery or home office if preferred. The main bedroom sits just next door to this with views towards the rear garden. Again the space two benefits from double built in wardrobes with comforted floor space leaving room for a large double bed and newly updated and redecorated en-suite shower room with updated tiling and heated towel rail.

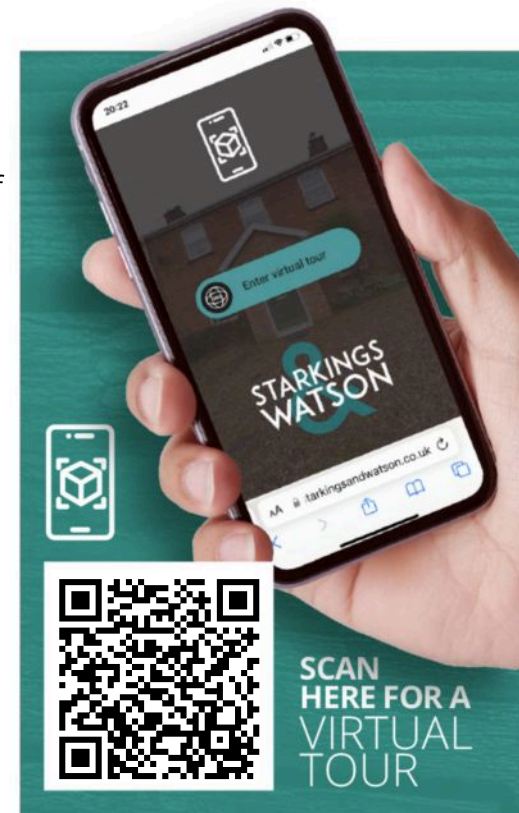
## FIND US

Postcode : NR18 9GE

What3Words : ///tracking.quits.plunger

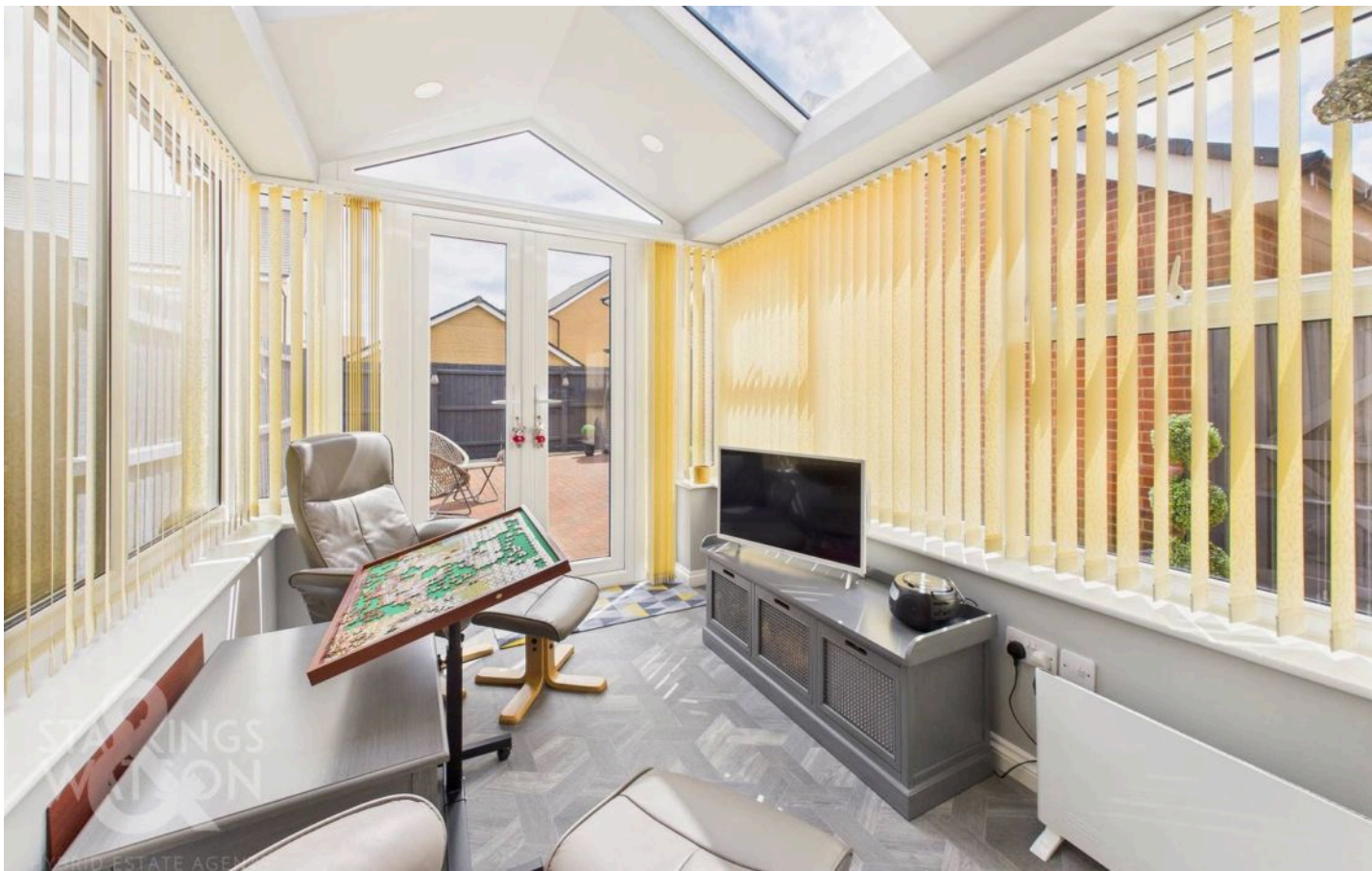
## VIRTUAL TOUR

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









## THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance condition where timber fencing fully encloses the space, allowing access through a personal door directly into the garage. A brick weave standing allows for easy maintenance, keeping the space open with ample seating opportunities and access gate taking you onto the drive in carport beyond.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

870 ft<sup>2</sup>

80.7 m<sup>2</sup>

(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**





## Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • [wymondham@starkingsandwatson.co.uk](mailto:wymondham@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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