



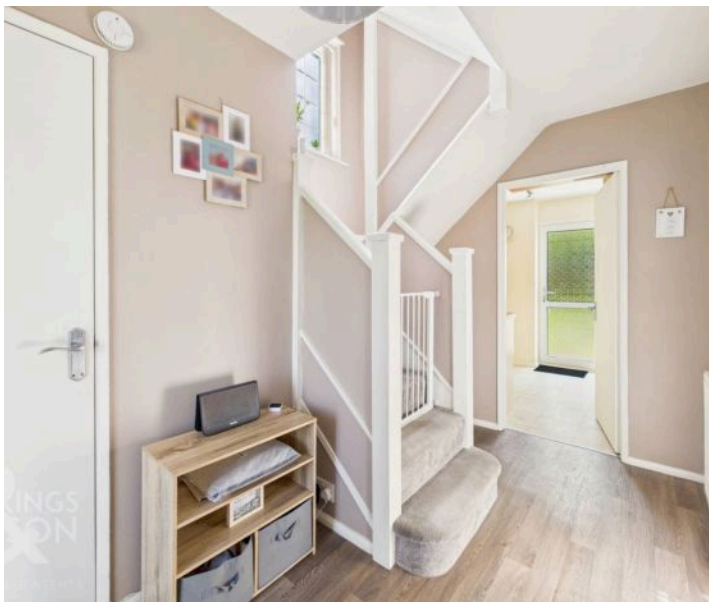
Tuttles Lane West, Wymondham - NR18 0DS



Tuttles Lane West

Wymondham

With uninterrupted rolling field views to the front, this SEMI-DETACHED house is offered in fantastic decorative order with a bright and welcoming feel throughout. The main living space comes in the form of a large 19' SITTING ROOM which backs onto an all uPVC double glazed CONSERVATORY to the rear. From the central hallway, both the WC and kitchen can be found offering multiple INTEGRATED APPLIANCES. The first floor landing leads to THREE BEDROOMS, two of which offer BUILT-IN WARDROBES and all having use of the UPDATED SHOWER ROOM. Externally, the REAR GARDEN is FULLY ENCLOSED and offers the ideal space to entrain family and friends with access to the rear of the GARAGE and OFF ROAD PARKING in front.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House
- 3 Year Old Serviced Combi Boiler
- Uninterrupted Field Views To The Front
- 19' Sitting Room Backing Onto Conservatory
- Kitchen With Integrated Appliances
- Three Bedrooms
- Updated Shower Room
- Fully Enclosed Rear Garden
- 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 is set back from the street and public walkway with low level mature hedges leading to a lawn and shingle frontage with parking for multiple vehicles coming either on the shingle or the tarmac driveway with access to the garage directly ahead and porch entrance to the property to the right.



THE GRAND TOUR

Once inside, the porch allows for the perfect space to slip off coats and shoes before heading into the remainder of the property where a central hallway grants access to all living accommodation on the ground floor as well as stairs for the first floor, and ground floor WC with a predominantly tiled surround and vanity storage. The main living area emerges to your right hand side in the form of a 19' sitting room. The large open space is laid with carpeted flooring and leaves more than enough room for a sitting room suite and additional soft furnishings or potential dining table with large uPVC double glazed window overlooking the fields to the front of the home. Just off from the space to the rear, sliding double glazed doors take you into an all uPVC double glazed conservatory with tiled flooring. This space serves as the additional reception room where the current owners house their dining table and French doors taking you into the rear garden. Back to the central hallway and stepping past the stairs for the first floor, the kitchen emerges again at the rear of the home with an array of wall and base mounted storage units and integrated appliances including dual eye level ovens and hob with extraction above, washing machine, dishwasher, fridge and freezer.

The first floor landing splits to allow access into all three of the bedrooms within the property as well as the family bathroom which has been updated by the current owners to offer a generously sized walk in shower with a fully tiled surround, vanity storage and heated towel rail. The two larger of the bedrooms sit on opposite sides of the property with the largest sitting at the rear overlooking the garden. The space features wall to wall fitted wardrobes with large carpeted flooring leaving room for a double bed and additional soft furnishings whilst the second of the generously sized double bedrooms sits with a front facing aspect encapsulating the field views in front with a large uPVC double glazed window - this space too features wall to wall fitted wardrobes set upon all carpeted flooring.

The smaller bedroom sits at the top of stairs overlooking the rear garden, this space currently serves as a nursery however could easily accommodate a double bed or to be made as a larger single bedroom with all carpeted flooring and rejuvenated décor.

FIND US

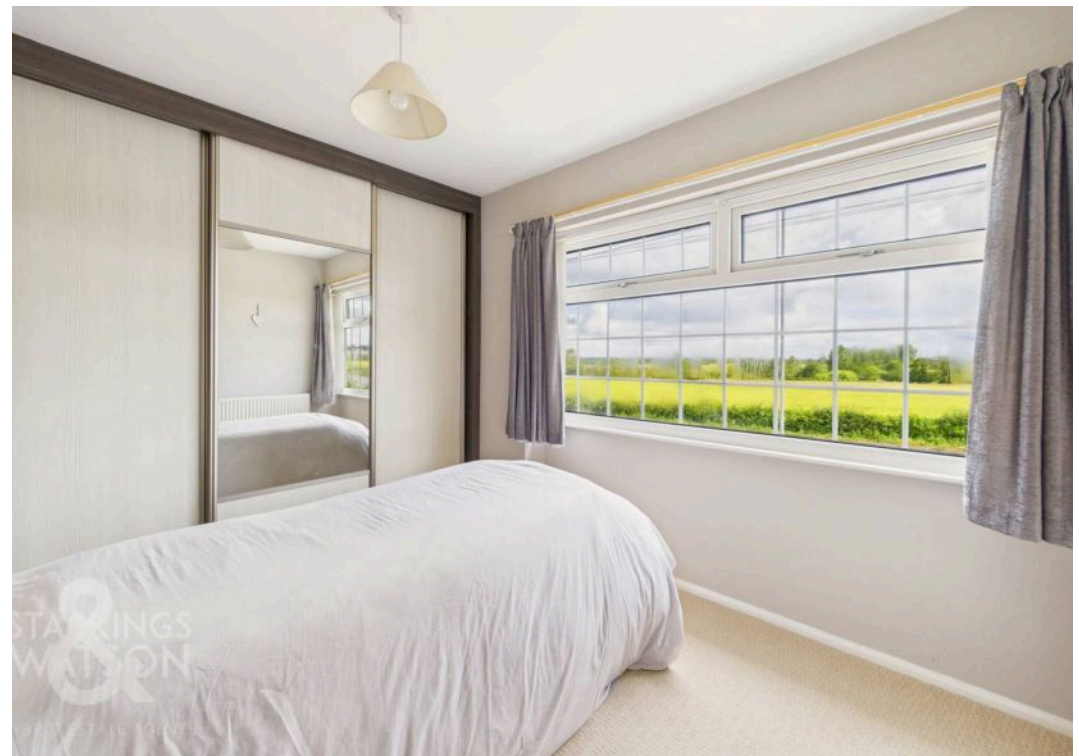
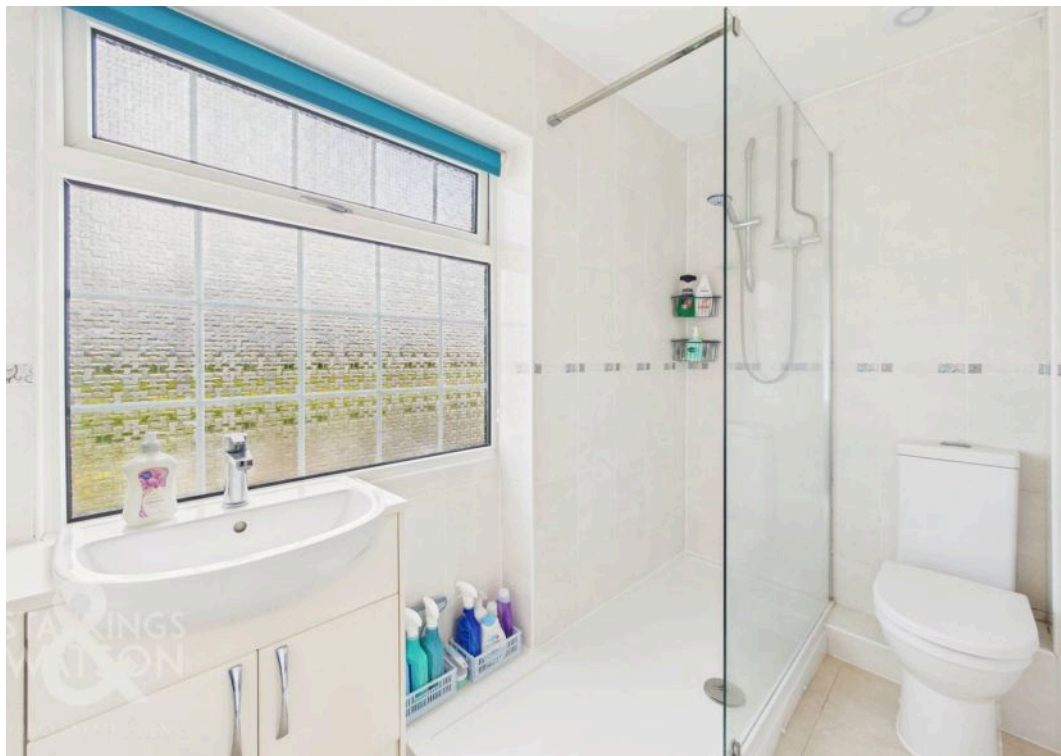
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with updated timber panel fencing. Initially a concrete walkway takes you around the side of the home and into the garage, whilst the rest of the garden stretches out beyond predominantly lawn with mature trees dotted throughout and planting borders to the very rear of the home.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1045 ft²

97.1 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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