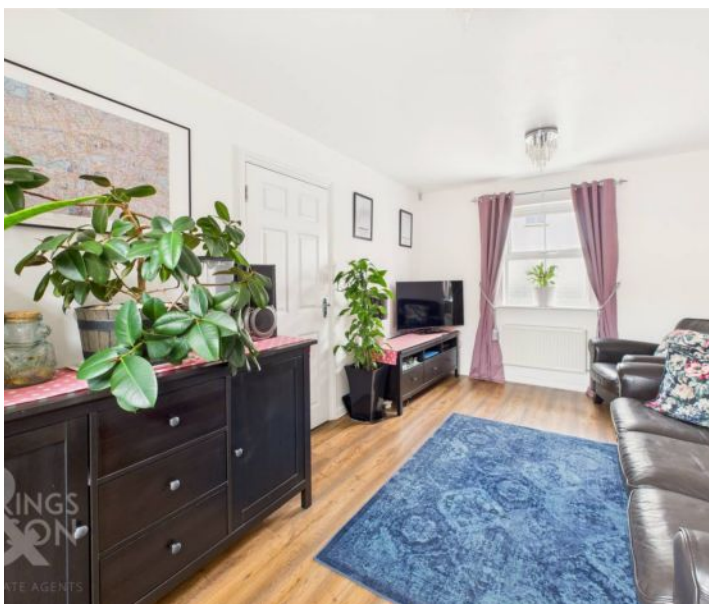




Lavender Road, Wymondham - NR18 0FL



Lavender Road

Wymondham, Wymondham

Occupying a CORNER PLOT this well presented TOWN HOUSE has been lovingly IMPROVED by the current owners and offers a BRIGHT living area reaching approx. 1400 Sq. Ft (stms) with MULTIPLE DUAL FACING ASPECTS allowing natural light to flood the property. The ground floor offers a 2023 UPDATED KITCHEN and UTILITY ROOM alongside the sitting room and WC with a total of THREE RECEPTION ROOMS being found including the FAMILY ROOM and STUDY on the first floor. A total of FOUR BEDROOMS can be found in the home all being served by a FAMILY BATHROOM and TWO EN-SUITE SHOWER ROOMS. The rear garden is offered in an attractive yet low-maintenance condition with colourful planting borders and direct access to the GARAGE, CARPORT and EXTENDED PARKING to the side and front of the home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modernised Town House
- Approx. 1400 Sq. Ft Of Living Space (stms)
- Three Versatile Reception Rooms
- Multiple Dual Aspect Living Spaces
- 2023 Updated Kitchen & Utility Room
- Family Bathroom, Two En-Suite Shower Rooms & WC
- Low Maintenance Private Rear Garden
- Extended Off Road Parking, Car Port & 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 sits proudly occupying a corner plot where extended parking can be found with shingle frontage and driveway underneath the carport leading to the garage to the left of the home. Mature shrubs are well maintained and sit to the right hand side of the home with entrance door being led to with flagstone patio slabs.



THE GRAND TOUR

Stepping inside you will first be met with the entrance lobby with all wooden effect flooring and wall mounted radiator to your right. Immediately to your right again is a two piece WC with a low level radiator and all wooden effect flooring. A handy storage cupboard sits next to next door to the stairs for the first floor whilst turning to your left takes you to the functional sitting room complete with all wooden effect flooring and being well lit with natural light courtesy of its dual facing aspect radiator sits below the front uPVC double glazed window and sliding doors take you directly into the rear garden patio at the back of the room. The adjacent side of the property is occupied by a 2023 fully updated kitchen and utility room with the utility initially emerging to your right with further storage and additional plumbing for appliances with a countertop sink whilst the kitchen has been built with a bespoke feel complete with all tiled flooring and a wide range of wall and base mounted storage units perfect for busy families. The kitchen work surfaces extend out to create a breakfast bar and dining room eating area with integrated cooking appliances including dual eye level ovens, integrated hob with extraction above and a second set of double glazed sliding doors allowing you to enter the rear garden patio.

The first floor landing splits in two directions again to offer two further reception rooms in the form of a dual aspect sitting or family room complete with all carpeted flooring. The large open floor space in this room allows for a potential choice of uses and versatility in that way while sit just next door is a study again laid with carpeted flooring with a dual facing aspect keeping this room well lit at any time of the year. Turning to your right as you come to the top of the stairs is the first of the double bedrooms complete with all carpeted flooring and yet another dual facing aspect. This room has been tastefully decorated to create a bright and airy space with the addition of an en-suite shower room which is predominantly tiled with a corner shower unit.

The second floor landing splits again to allow access into two further bedrooms, both of which could easily accommodate double beds on the left hand side of the property, one with a dual rear facing aspect and the other with a double front facing aspect. One is laid with carpeted flooring while the other is wooden effect, both with wall mounted radiators. Just beyond this is an internal cupboard housing the hot water tank and the three piece family bathroom suite with fully tiled surround and shower screen with shower head mounted over the bath. The larger of the bedrooms comes on this floor as well on the adjacent side of the room with a dual facing aspect and large open floor space suited for a double bed with additional storage solutions, whilst a second en-suite shower room can also be found just just off this space with fully tiled surround and corner shower unit.

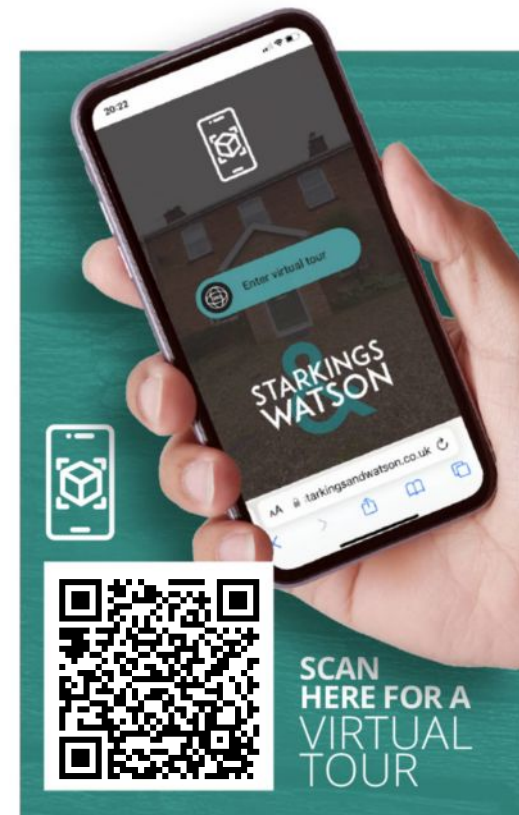
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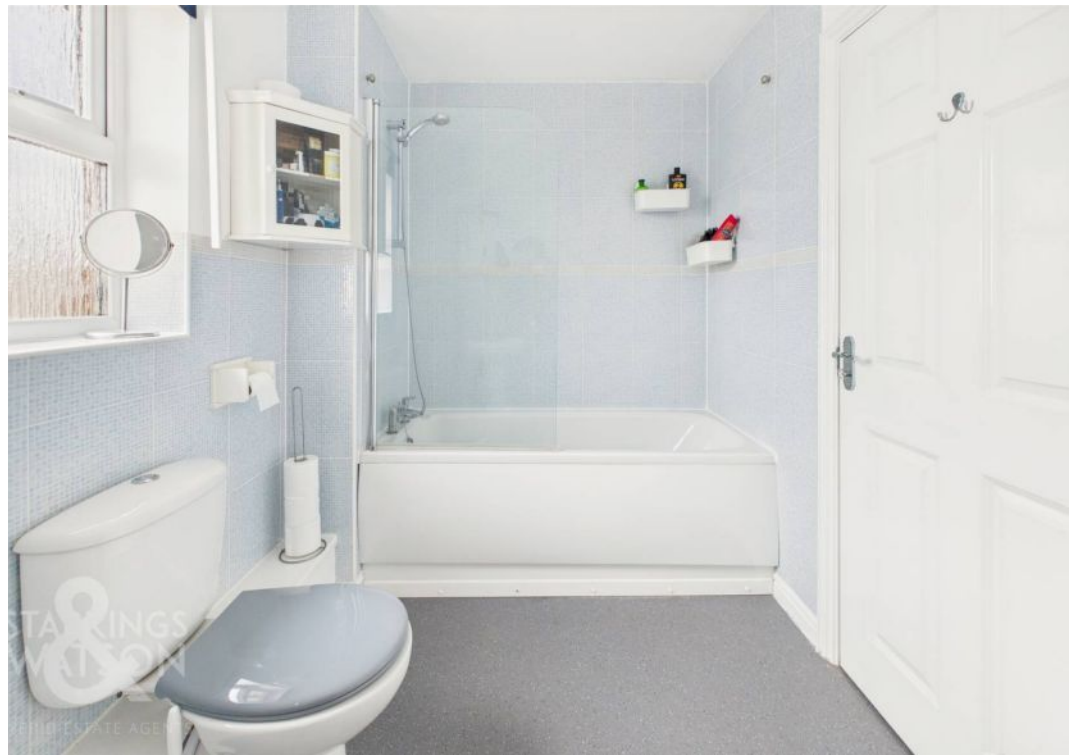
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VIRTUAL TOUR

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



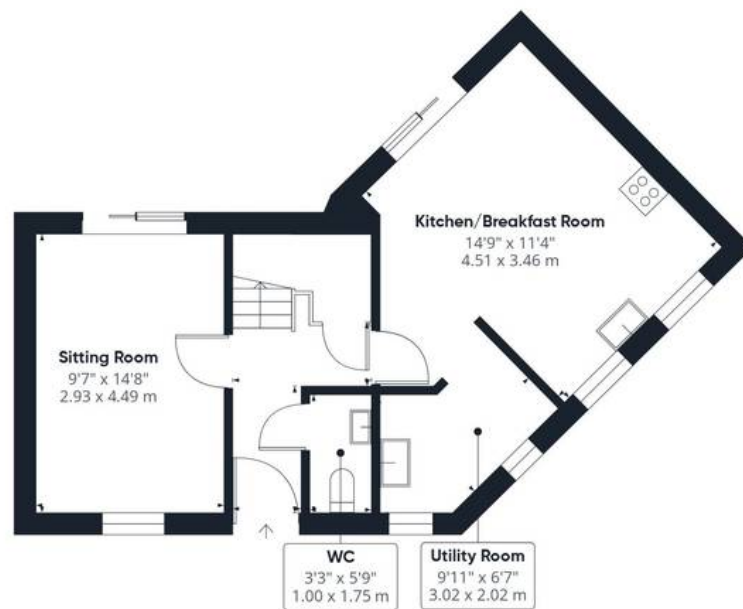




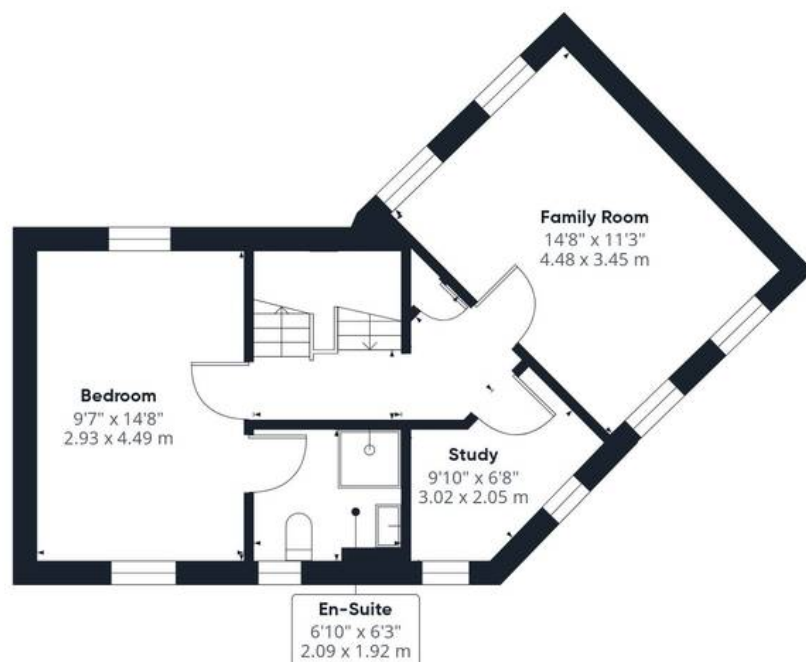
Garden

THE GREAT OUTDOORS The rear garden is offered in an attractive yet low maintenance state where an extended flagstone patio seating area can be found fully enclosed with brick walls to each side with further shingle garden space, a raised fish pond, personal door into the garage and access gate to the driveway.

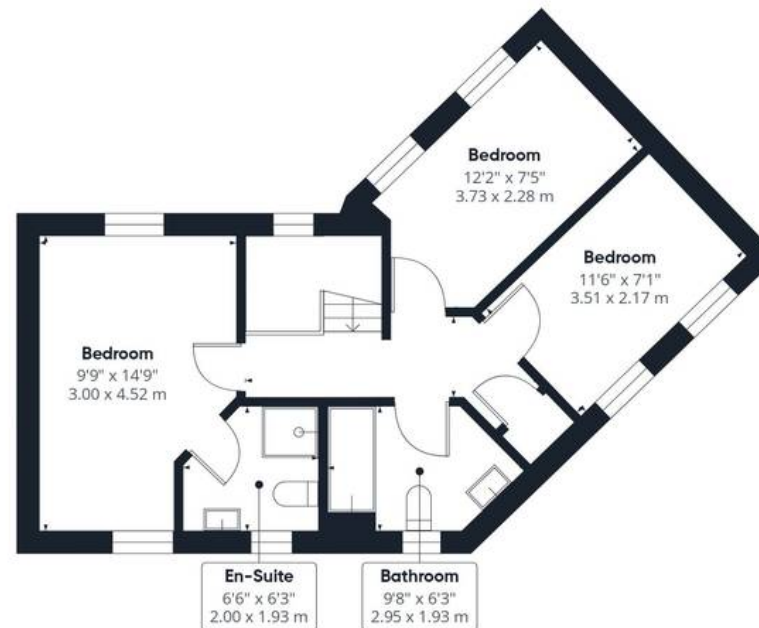




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1392 ft²

129.3 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.