



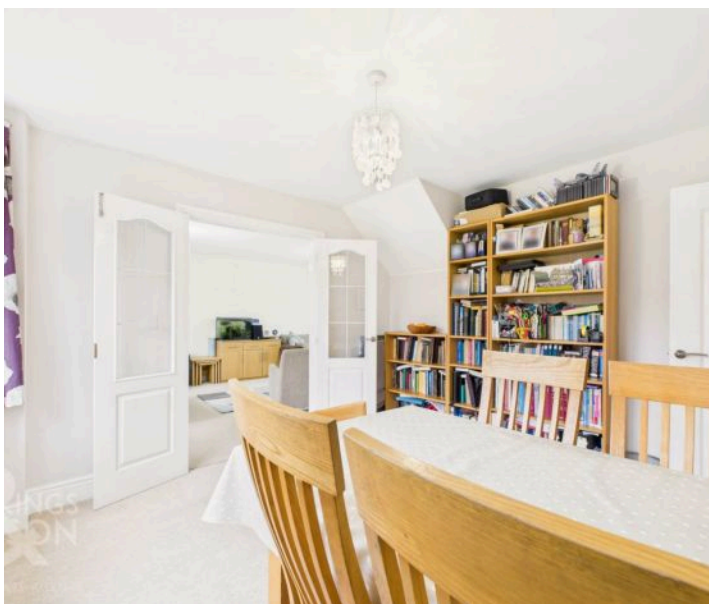
Simpson Way, Wymondham - NR18 0XE



Simpson Way

Wymondham

MOTIVATED VENDOR! Located within a sought-after CUL-DE-SAC residential area, this stunning executive style FOUR BEDROOM DETACHED HOUSE presents an ideal retreat for families seeking contemporary living. Boasting over 1400 SQFT (stms) of internal accommodation all of which is presented in excellent order as well as providing ample space for comfortable living. Welcoming you inside from the main hallway there are TWO LARGE RECEPTIONS to the rear, ideal for entertaining guests or enjoying evenings with loved ones. The large kitchen/dining room are perfect for culinary creations with a range of INTEGRATED APPLIANCES, as well as a separate UTILITY ROOM and a w/c completing the ground floor. To the first floor there are FOUR GENEROUS BEDROOMS and TWO BATHROOMS offering privacy and comfort. The converted HOME OFFICE to the rear of the garage adds convenience for remote work or personal projects. Outside, the property shines with its GENEROUS REAR GARDEN ideal for relaxation or outdoor gatherings. A DOUBLE DRIVEWAY providing parking and GARAGING to the front can also be found completing this picture-perfect family home.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Executive Style Family Home
- Over 1400 SQFT (stms) Of Internal Accommodation
- Two Reception Rooms
- Large Kitchen/Dining Room
- Four Double Bedrooms & Two Bathrooms
- Converted Home Office
- Generous Rear Gardens
- Double Driveway & Garage
- Popular Residential Family Location

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

Approached via the cul-de-sac of Simpson Way, to the side of the house you will find a double sized driveway to the side providing off road parking for multiple vehicles which leads to the double garage (partly converted). To the front there is a small section of lawn with the covered main entrance door leading into the hallway. From the driveway there is a gate into the rear garden as well as a side door into the utility room.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway with stairs straight ahead and a large w/c to the left. To the right of the hall is the main sitting room with a bright dual aspect to the front and rear with double doors onto the garden. The sitting room opens into the dining room beyond via a set of internal double doors meaning this space can be separate or open plan. A door from the dining room leads to the kitchen/dining room which can also be accessed via the main hallway. The kitchen offers plenty of space for a dining table as well as a range of wall and base level units with rolled edge worktops over. Integrated appliances include a double eye level oven and grill, induction hob, dishwasher and fridge/freezer. Off the kitchen is the utility room which offers a range of wall and base level units with rolled edge worktops over as well as space for white goods and the wall mounted gas fired boiler, whilst a door leads out to the side driveway from the utility.

Heading up to the first floor landing there are four bedrooms and two bathrooms. The main bedroom is found to the front of the house with a range of fitted wardrobes as well as an en-suite shower room with shower, w/c and hand wash basin. There is a further comfortable double room to the front as well as two further bedrooms to the rear overlooking the garden, one of which has fitted wardrobes. The family bathroom offers a w/c and hand wash basin with bath and shower over. Externally to the rear of the garage there is an excellent home office converted to a high spec with hard wired internet and lighting providing a productive extra home working space.

FIND US

Postcode : NR18 0XE

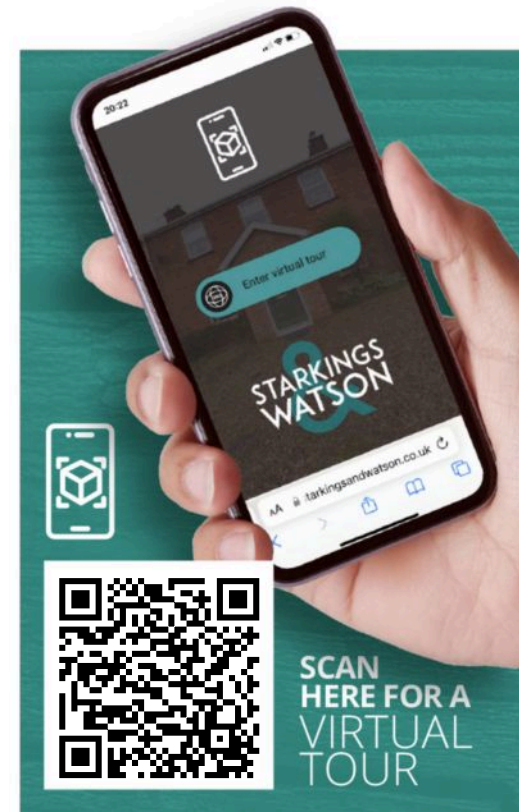
What3Words : ///hospitals.recovery.gagging

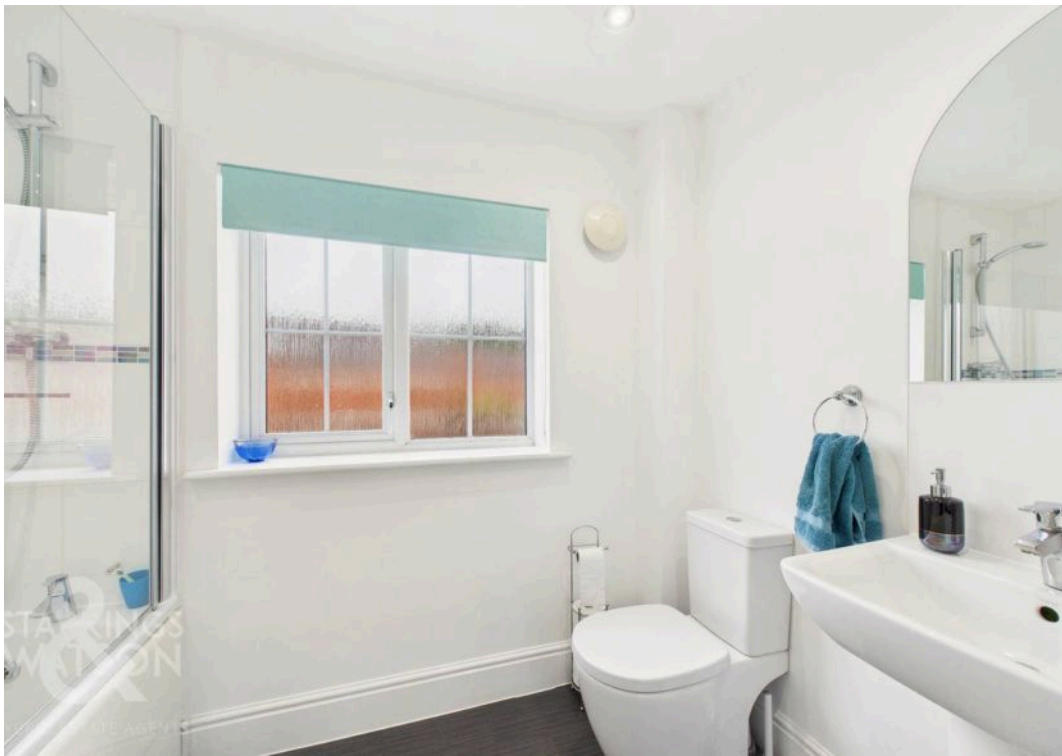
VIRTUAL TOUR

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

AGENTS NOTE

The double garage has been partially converted on one side to create the home office. There is therefore a single garage to one side and a store room to the other side with the office behind. There is a PV solar panel to the rear providing hot water solar.



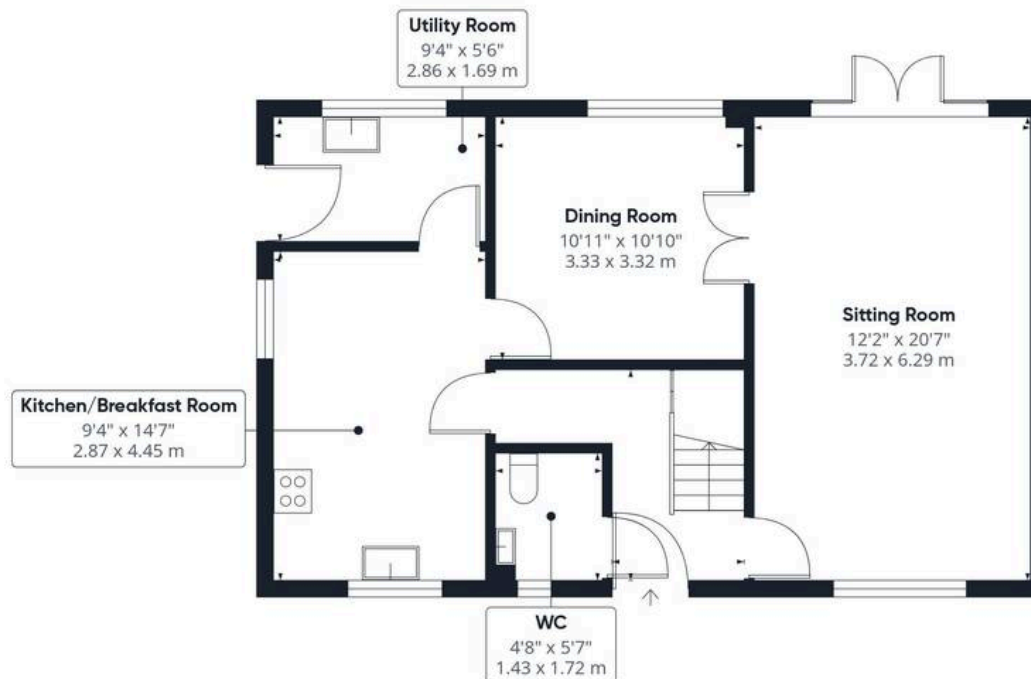




THE GREAT OUTDOORS

The private enclosed rear garden offers more space than you might expect to find. The garden is mostly laid to lawn with a paved terrace ideal for outside dining. There are a variety of planting borders with a range of shrubs. There is a storage shed as well as a door from the garden into the external home office. The garden is enclosed with timber fencing and there is a side gate leading onto the driveway.





Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

Approximate total area⁽¹⁾

1409 ft²

130.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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