



Ollett Court, Wymondham - NR18 0GJ



Ollett Court

Wymondham

Set within a CUL-DE-SAC position with WOODLAND VIEWS to the front, is this IMMACULATE and WELL PRESENTED, three bedroom DETACHED family home which offers EXECUTIVE LIVING and a STUNNING POSITION. With woodland walks to the front, the position provides an excellent degree of privacy, peace and quiet. This home also boasts a LARGER THAN AVERAGE garden to the rear, with an ADDITIONAL AREA behind the garage suitable for a vegetable garden. The accommodation, extending to almost 1000 SQFT (stms) comprises of a DUAL ASPECT UPGRADED KITCHEN/DINING ROOM, along with the UTILITY ROOM and a useful downstairs WC. A further DUAL ASPECT SITTING ROOM opening onto the garden can also be found. Upstairs, THREE GOOD SIZE BEDROOMS with EN-SUITE and DRESSING AREA as well as main family bathroom completing the accommodation.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Family Home
- Cul-De-Sac Location
- Edge Of The Development Opposite Green Space
- Almost 1000 SQFT Internally (stms)
- Sitting Room Opening Onto The Garden
- Kitchen/Diner & Utility Room
- Three Bedrooms & Two Bathrooms
- Impressive Rear Garden, Driveway Parking & 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

Approached via the small cul-de-sac at the end you will find a front garden with lawns and a paved ramp to the main entrance door to the front. To the side there is a paved driveway providing ample parking leading to the single garage with up and over door, power and light. There is a gate to the side which leads to the rear garden.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with stairs to the first floor landing and a wood effect flooring. To the right of the hall is the main sitting room with a dual front and rear access with double doors onto the garden. In the other direction is the kitchen/dining room also with a dual aspect to front and rear. The spacious kitchen/dining room provides ample space for dining as well as a built in cupboards. The kitchen provides a range of wall and base level units with rolled edge wood effect worktops over. There are integrated appliances to include a gas hob, electric oven and dishwasher with space for a fridge/freezer. Off the kitchen is the excellent utility room with another range of wall and base level units with space for washing machine and tumble dryer as well as a back door to the rear garden and a door into the w/c.

Heading up to the first floor landing there is a loft access and storage cupboard. Access can be found to all three bedrooms and the family bathroom off the landing. The main bedroom offers a dual aspect to front and rear with a dressing area and an en-suite shower room. There are two further bedrooms as well as the main bathroom with a bath and shower over, w/c and hand wash basin.

FIND US

Postcode : NR18 0GJ

What3Words : ///audit.directive.intruded

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is an estate charge for the upkeep of the development with figures to be confirmed.



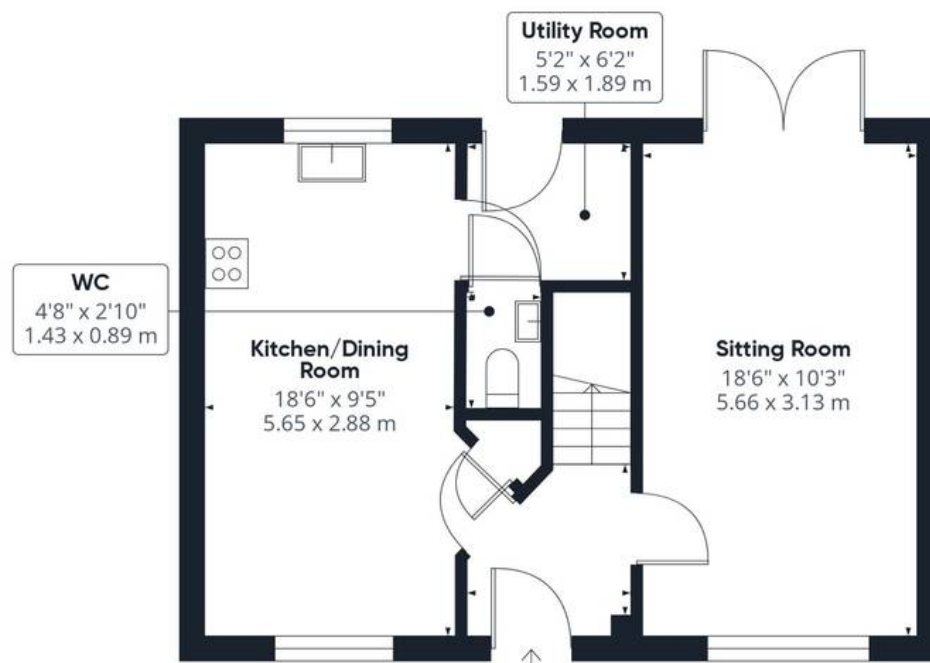




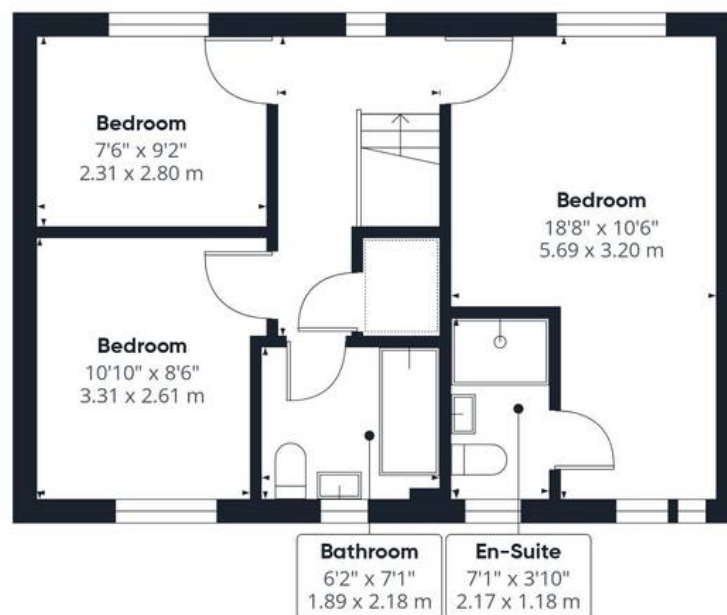
THE GREAT OUTDOORS

The excellent rear garden offers more space than you might expect to find. The garden is mostly laid to lawn with a large paved patio area. There are planting areas surrounding the garden, timber fencing enclosing, and a tucked away vegetable area behind the garage. There is a side gate onto the driveway as well as a door into the garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

941 ft²

87.5 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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