



Tuttles Lane West, Wymondham - NR18 0DS



Tuttles Lane West

Wymondham

Found within the Tuttles Lane West location of town with FIELDS OPPOSITE, this IMPRESSIVE EXTENDED FOUR BEDROOM DETACHED HOUSE presents itself as an excellent family home exuding warmth and modernity with a mostly OPEN PLAN GROUND FLOOR LAYOUT. Having been extended on the ground floor over the years and renovated, the property boasts a flexible floorplan that spans almost 1200 SqFt internally (stms). Upon entrance, there is a hallway with ideal separate study and w/c. The sitting room welcomes you with a FEATURE WOODBURNER, perfect for cosy evenings. The open plan layout then includes a DINING AREA, a FAMILY ROOM and a KITCHEN all off the sitting room making this space ideal for family living. In addition there is separate ground floor bedroom or studio room, previously the garage. On the first floor you will find THREE AMPLE BEDROOMS all with BUILT IN WARDROBES as well as an EN-SUITE and main FAMILY BATHROOM both of which have been NEWLY RE-FITTED to a high specification. Stepping outside, the property reveals private, enclosed rear gardens, ideal for relaxation and outdoor entertaining.

To the front, a vast DRIVEWAY stands ready to welcome you home, providing AMPLE PARKING OFF ROAD.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Detached Family Home
- Extended & Renovated With Open Plan Accommodation
- Almost 1200 SQFT Internally (stms)
- Sitting Room With Feature Woodburner
- Four Bedrooms Over Two Floors
- Two Newly Renovated Bathrooms
- Private, Enclosed Rear Gardens
- Vast Front Driveway With Ample Parking

The property is located on the fringes of the town of Wymondham with fields opposite, 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 Tuttles Lane West you will find an impressive hard standing driveway providing parking for multiple vehicles. The driveway offers a side access to the rear garden as well as the main entrance door to the house itself.

THE GRAND TOUR

Entering via the main entrance door there is a hall entrance with access to the w/c and the stairs to the first floor landing ahead. The first room to the right is the purposed office providing the ideal space for home working. Straight ahead is the majority of the accommodation which is all semi-open plan to one another and split into designated sections. Firstly the sitting room with an oak flooring as well as the feature woodburner which pivots providing heat to multiple zones. The sitting room leads to the family room beyond with doors onto the garden and a vaulted ceiling. The kitchen/dining area is well proportioned with space for a large dining table. The kitchen provides a range of wall and base level units with rolled edge worktops over as well as space for all freestanding white goods and the oven. To the front of the house off the sitting room, and formerly the garage is the separate ground floor bedroom or snug/studio room depending on preference.

Heading up to the first floor landing there is an airing cupboard as well as a loft hatch access. You will find three ample bedroom off the landing all of which have built in wardrobes. There are two double to the front with the master bedroom found to the rear benefitting from a newly installed en-suite shower room with rainfall fitted shower. The main bathroom, also newly fitted offers a bath with rainfall shower over.

FIND US

Postcode : NR18 0DS

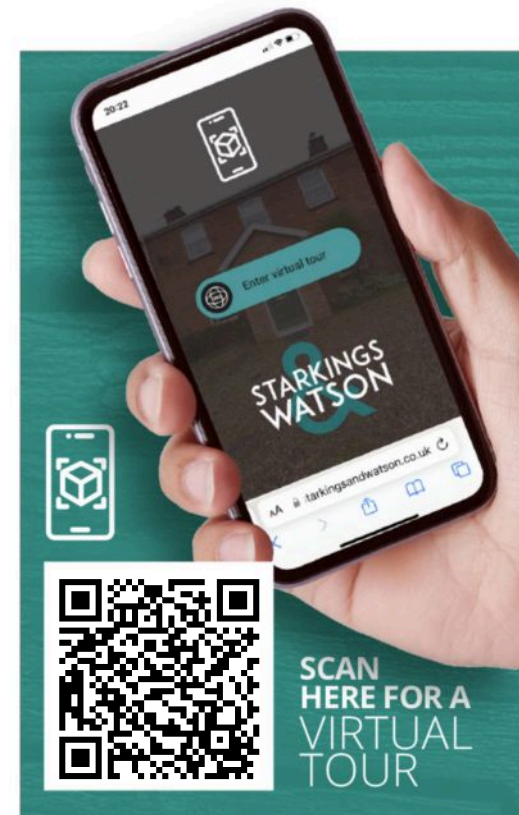
What3Words : ///visions.dreamers.rags

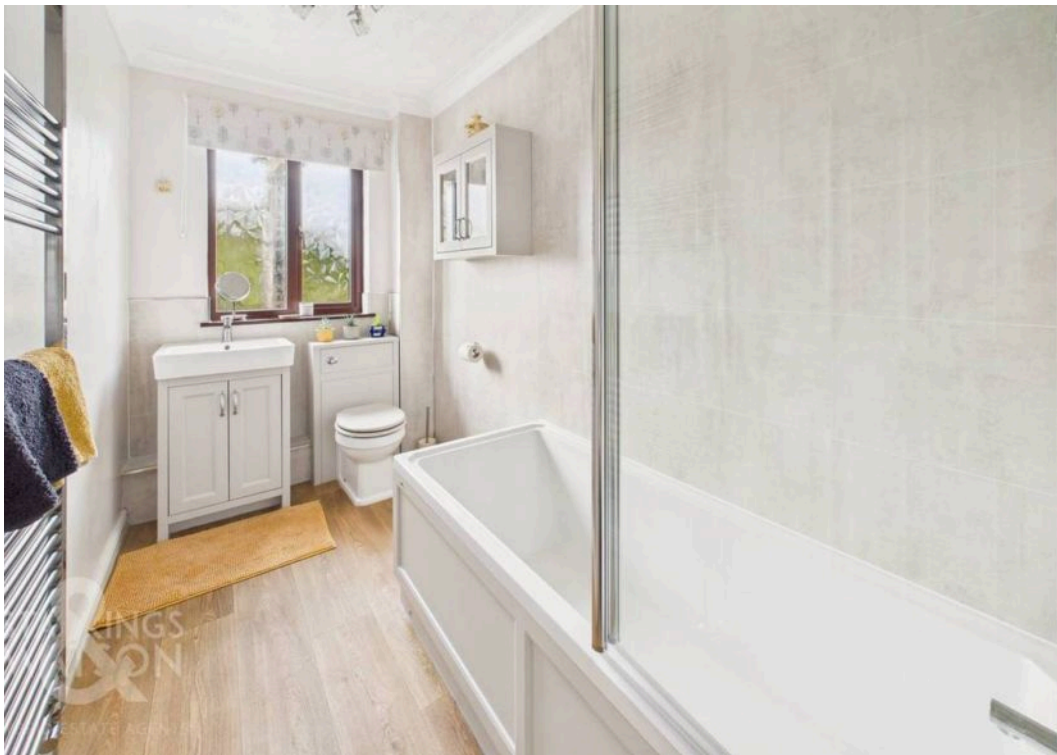
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the single storey kitchen extension was underpinned 22 years ago due to inadequate foundations. Remedial works were carried and no repercussions occurred since.







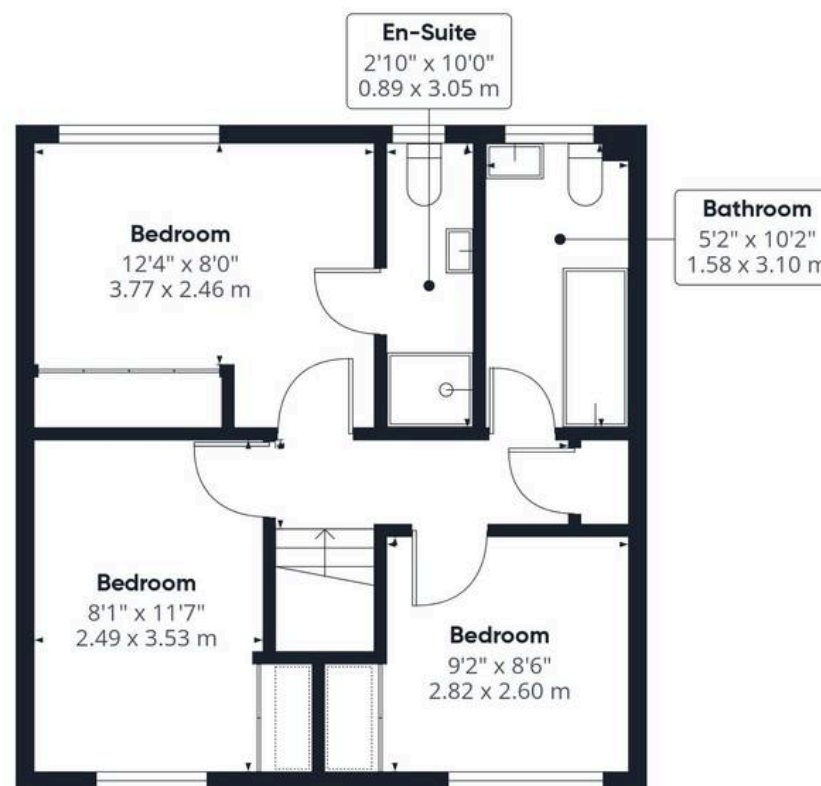
THE GREAT OUTDOORS

Externally, to the rear of the house there is a private enclosed garden with a sunny aspect. Initially there is a paved patio area offering a pleasant spot for outside dining with a step up to the main section of garden which is laid to lawn. There is an array of planting beds to all sides of the garden as well as a timber shed and timber fencing enclosing. There is also a side access leading from the front to the rear.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1191 ft²

110.6 m²

Reduced headroom

3 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.