



Browick Road, Wymondham - NR18 0QN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Browick Road

Wymondham

NO CHAIN! Introducing a rare gem in the heart of town, this THREE BEDROOM DETACHED BUNGALOW is a unique find with the added benefit of being offered with "No Chain!" This INDIVIDUAL detached bungalow sits on a GENEROUS 0.25 ACRE PLOT (stms) and boasts accommodation over 1150 SQFT (stms) including THREE DOUBLE BEDROOMS, all equipped with FITTED WARDROBES for maximum storage convenience. There are TWO IMPRESSIVE RECEPTIONS and a charming conservatory extension, perfect for soaking in the natural light and serene surroundings. The property also features a modern kitchen, family bathroom, and a handy separate W/C for added comfort and functionality. Completing the package is a large 20' DOUBLE GARAGE/WORKSHOP, presenting endless possibilities for customisation, storage space or even a POSSIBLE ANNEXE (stp). With Excellent Access to the Town Centre just a stone's throw away, convenience is truly at your doorstep.



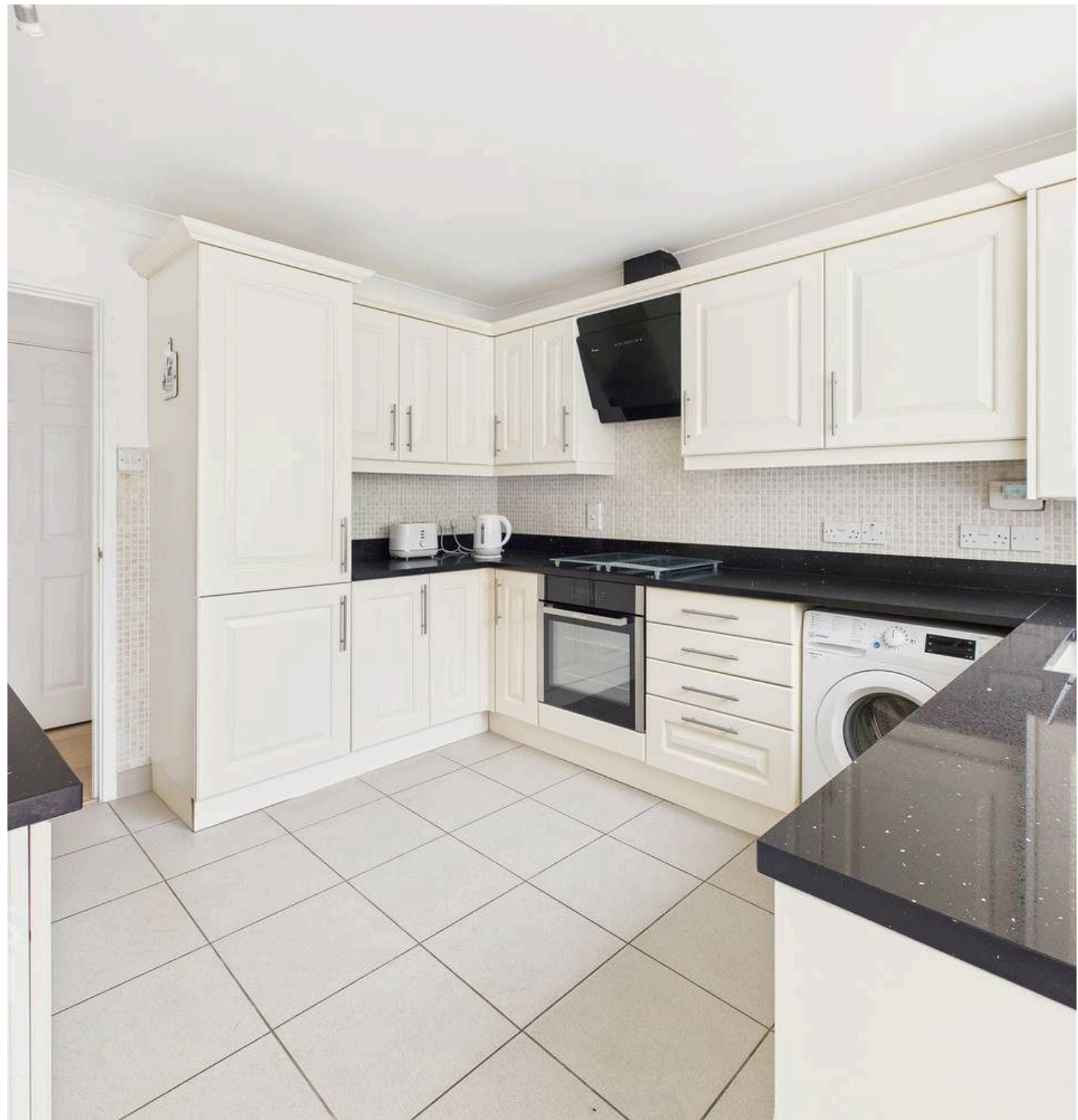
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Individual Detached Bungalow
- Generous 0.25 Acre Plot (stms)
- Three Double Bedrooms All With Fitted Wardrobes
- Two Impressive Receptions & Conservatory Extension
- Modern Kitchen & Family Bathroom & Separate W/C
- Large 20' Double Garage/Workshop with Potential
- Excellent Access For Town Centre

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



SETTING THE SCENE

Approached via Browick Road there are double gates onto the block paved driveway running down the side of the bungalow leading to the double garage to the rear. The driveway provides parking for numerous vehicles off road. To the front there are lawned gardens as well as a gated side access to the side of the bungalow.

THE GRAND TOUR

Entering the bungalow via the main entrance door to the side there is an enclosed entrance hallway which opens into the dining room with the inner hallway leading off. There is a wood effect flooring running throughout these rooms and a door into the dining room. The dining room provides ample space for dining and entertaining with double internal doors into the sitting room. The sitting room offers a new carpet, dual aspect with plenty of natural light and a feature fireplace. Sliding doors lead into the conservatory beyond with extra reception space and doors onto the garden. Heading in the other direction from the dining room down the inner hallway you will find all further rooms. The kitchen being first which offers a range of wall and base level units with rolled edge solid worktops over as well as integrated electric oven, hob and extractor fan and a fridge/freezer. There is then space for dishwasher and washing machine and a door leading out to the side. Opposite there is a family bathroom which is fully tiled with a double shower, w/c and hand wash basin. Adjacent there is a separate w/c. There are then three bedrooms to the side and front of the bungalow all of which are doubles and all of which offer fitted wardrobes.

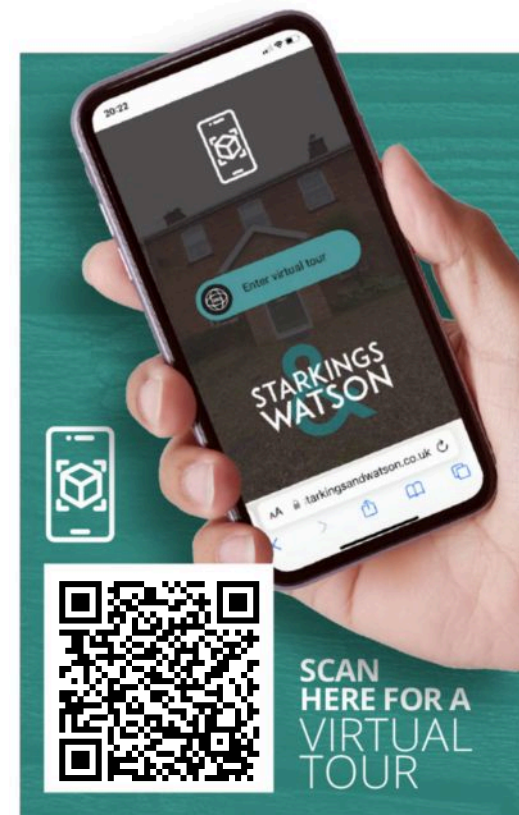
FIND US

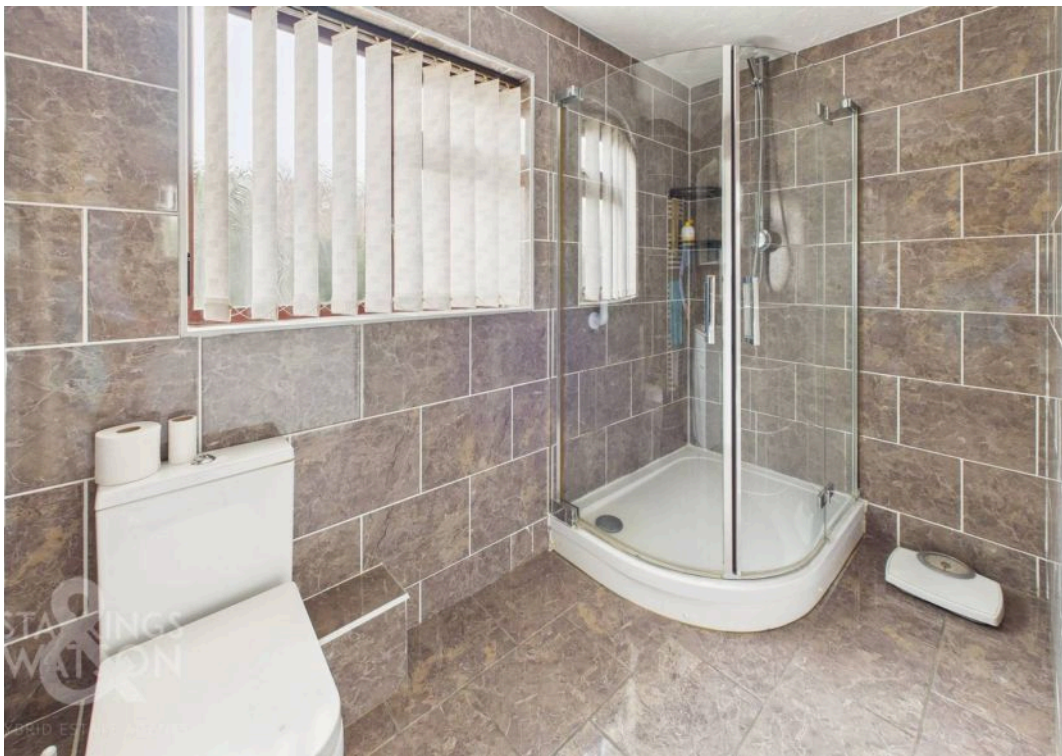
Postcode : NR18 0QN

What3Words : ///vandalism.lentil.creamed

VIRTUAL TOUR

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



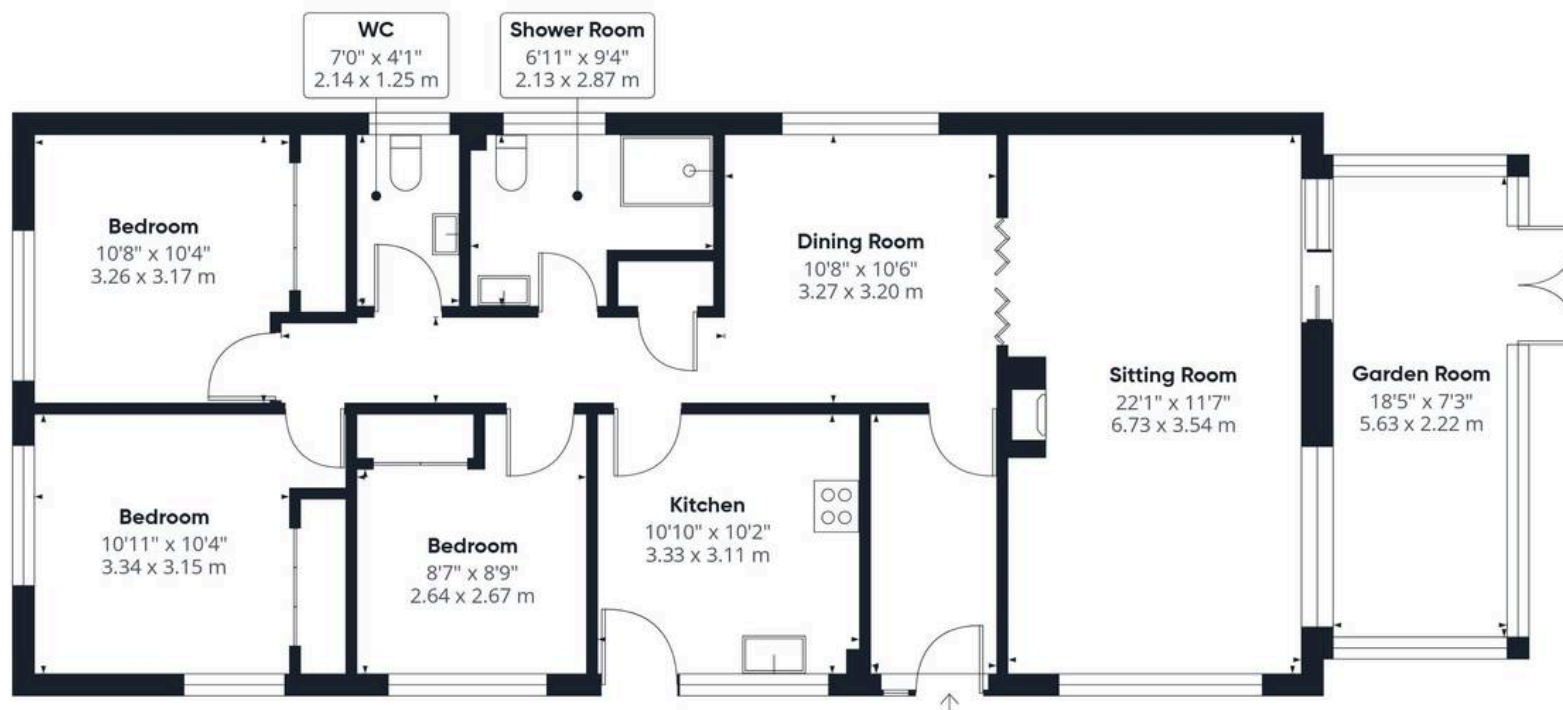




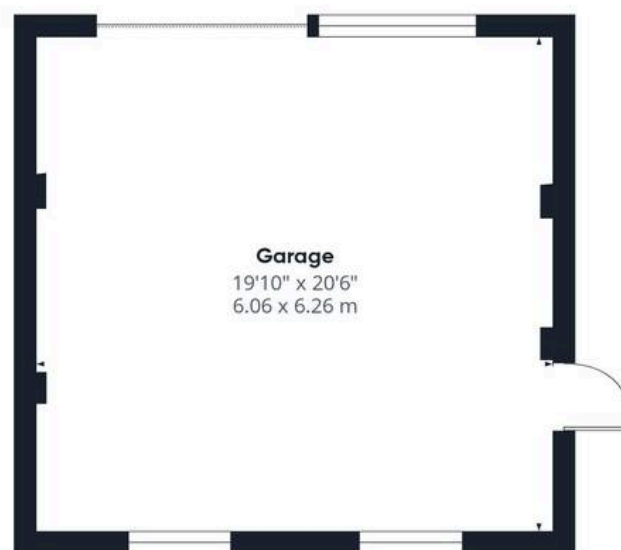
THE GREAT OUTDOORS

Externally the generous plot of 0.25 Acres (stms) is mostly laid to lawn and easy to keep. To the front there is the block paved driveway as well as front lawns and to the rear, a continuation of the driveway, paved patio area providing an ideal space for outside dining and further lawns. The lawns wrap around the impressive double garage which provides plenty of space for storage or possible conversion into living accommodation or annexe (stp). The plot is surrounded by a combination of timber fencing and mature hedging creating a good degree of privacy.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1592 ft²

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