



Magpie Place, Wymondham - NR18 9FR





## Magpie Place

Wymondham

Set back from the street with TWO ALLOCATED OFF ROAD PARKING spaces to the side of the home this SEMI-DETACHED house offers a stunning OPEN PLAN ground floor comprising the kitchen with INTEGRATED APPLIANCES and open floor space for both a sitting and dining room suite with French doors into the PRIVATE and FULLY ENCLOSED rear garden. The first floor offers TWO DOUBLE BEDROOMS, both generous in size with an EN-SUITE SHOWER ROOM to the main bedroom and space for additional storage in a recess to the second room, shared FAMILY BATHROOM and ground floor WC.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Semi-Detached House
- Many Upgraded Features
- Kitchen With Integrated Appliances
- 21' Open Plan Main Living Space
- Two Double Bedrooms
- Family Bathroom, En-Suite & WC
- Fully Enclosed Rear Garden
- Two Allocated Off Road Parking Spaces

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 is set back from the road where allocated parking for the property can be found to the side in the form of two off road spaces with a side access taking you towards the garden through a timber gate.





## THE GRAND TOUR

Once inside, a central hallway is the first space to greet you laid with tiled flooring, the space features a double built in storage cupboard handy for shoes and coats whilst directly opposite is a redecorated two piece WC complete with low level radiator and frosted glass window towards the front of the property. Stepping beyond this space the home opens up in the form of a 21' living space complete with fully modernized kitchen boasting integrated appliances to include a dishwasher, oven and hob with extraction above and fridge freezer laid on tiled flooring with stairs for the first floor coming to your left hand side. Stepping beyond the kitchen and the tiled flooring gives way to carpeted flooring leaving more than enough room for a large sitting room suite and potential dining room space with uPVC double glazed French doors at the very rear of the home opening into the rear garden and allowing natural light to fill the space.

The first floor landing splits in both directions to allow access into both of the double bedrooms as well as the shared family bathroom suite complete with wood effect flooring and low level radiator. The main bedroom sits towards the rear of the home laid with carpeted flooring, this room is more than large enough to accommodate a double bed with additional storage solutions whilst an en-suite shower room sits just off to the side with low level radiator and upgraded shower featuring rainfall showerhead. The second bedroom sits towards the very front of the home again laid with carpeted flooring - whilst this room currently functions as a nursery, it could easily accommodate a large double bed with the added benefit of recess space for further storage.

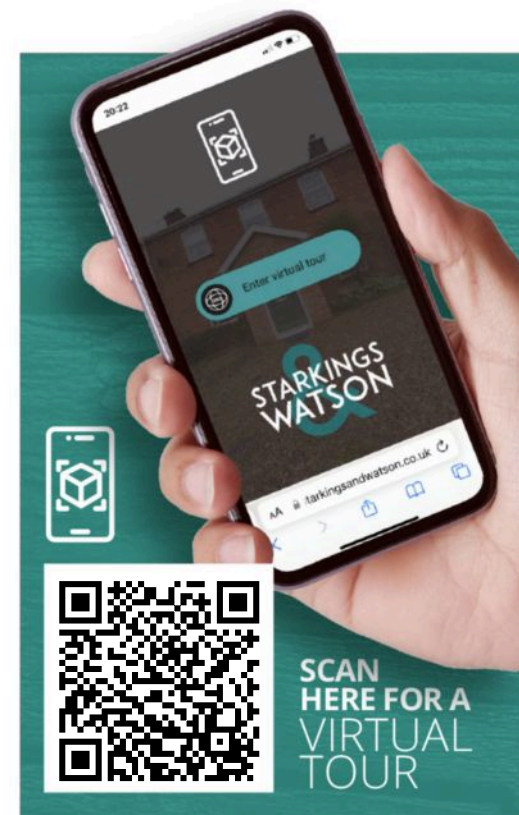
## FIND US

Postcode : NR18 9FR

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## VIRTUAL TOUR

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





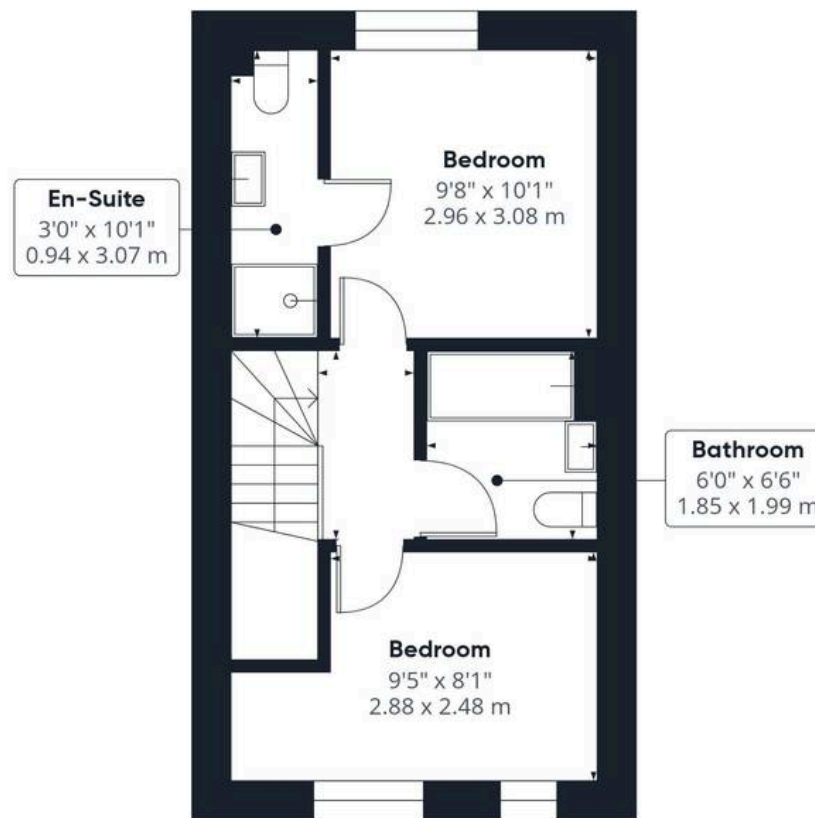




## THE GREAT OUTDOORS

The rear garden is immaculately presented and fully enclosed to both sides in the rear with timber panel fencing. An extended patio seating area sits at the very rear of the home with awning above the French doors and timber access gate taking you towards the side and front of the home whilst a lawned space emerges towards the rear complete with colourful planting borders and footings for a timber shed.





Floor 1

**Approximate total area<sup>(1)</sup>**

609 ft<sup>2</sup>

56.6 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>

1.1 m<sup>2</sup>

(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





## Starkings & Watson Hybrid Estate Agents

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