



Poppy Street, Wymondham - NR18 0YU



Poppy Street

Wymondham

Introducing this splendid FIVE BEDROOM DETACHED FAMILY HOME presented in excellent order throughout. Having been owned since new by the current vendors the accommodation extends to over 1690 SQFT (stms) and is arranged over three floors with ample space for both living and leisure. With FIVE BEDROOMS including a wonderful top floor master suite, THREE BATHROOMS, a W/C, TWO FRONT FACING RECEPTION ROOMS and a wonderful 27' KITCHEN/DINING ROOM, this home allows for plenty of space for a large family with comfort and convenience at the forefront. Built in 2020 with a remaining NHBC warranty in place, this home exudes modernity and quality. Stepping outside you will find an enclosed LANDSCAPED SOUTHERLY FACING REAR GARDEN offering a tranquil retreat, perfect for relaxation or entertaining guests. In addition this house benefits from an EXCELLENT DRIVEWAY with parking for AT LEAST SIX VEHICLES which leads to the DOUBLE GARAGE.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Family Home
- Five Bedrooms over Three Floors
- Three Bathrooms & W/C
- 27' Open Plan Kitchen/Dining Room onto the Garden
- Sitting Room & Separate Study Room
- Built In 2020 with Remaining NHBC Warranty
- Enclosed Landscaped Rear Gardens
- Double Garage & Large Driveway Parking for Six Vehicles

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

From the frontage, occupying a corner plot on the edge of both Poppy Street and Tipperary Avenue you will find an impressive driveway with plenty of parking for at least six vehicles off road. The driveway leads to the double garage with two up and over doors.



To the front there is a lawned garden and pathway leading to the main entrance door which is partially covered whilst from the driveway there is gated access to the rear garden.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with stairs ahead to the first floor as well as the ground floor w/c and attractive tiled flooring. To the front of the house there are two reception rooms, one of which is the main sitting room and the other an office room or snug. Both rooms offer a bay frontage allowing plenty of natural light. To the rear of the house is the wonderful light filled kitchen/dining room spanning some 27' in total, a real family friendly space. There are double doors leading out onto the rear garden as well as the same tiled flooring and plenty of space for a large dining table. The modern kitchen is sleek and fitted with a range of wall and base level units with rolled edge worktops over as well as integrated dishwasher, electric oven/grill and gas hob over, fridge/freezer and wine fridge.

Heading up to the first floor landing there are four bedrooms and two bathrooms. To the front of the house are two smaller bedrooms as well as the family bathroom with a bath and shower over as well as w/c and hand wash basin. To the rear over looking the garden are two double bedrooms that share a 'Jack and Jill' shower room.

Heading up to the top floor you will find the wonderful master suite spanning the whole of the top floor. There is a spacious dressing area with fitted wardrobes leading to the en-suite bathroom with shower, separate bath, w/c and hand wash basin. The bedroom area is equally as spacious with Dorma window to the front and Velux window to the rear.

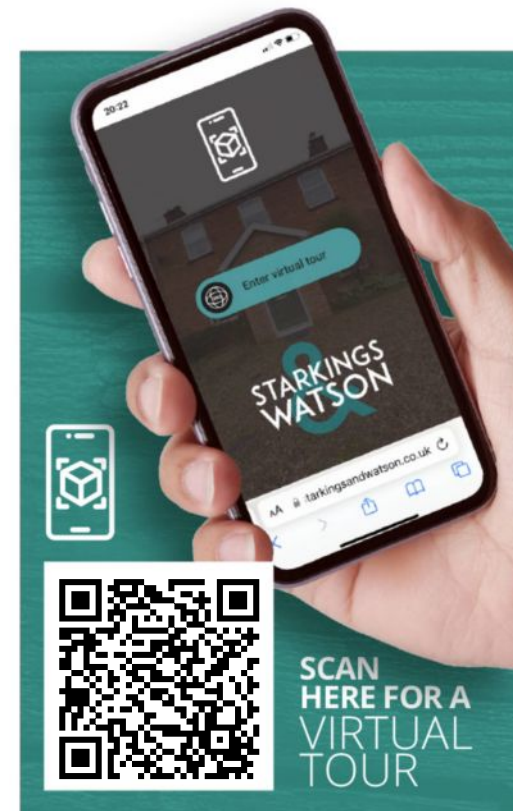
FIND US

Postcode : NR18 0YU

What3Words : ///loser.proudest.copycat

VIRTUAL TOUR

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



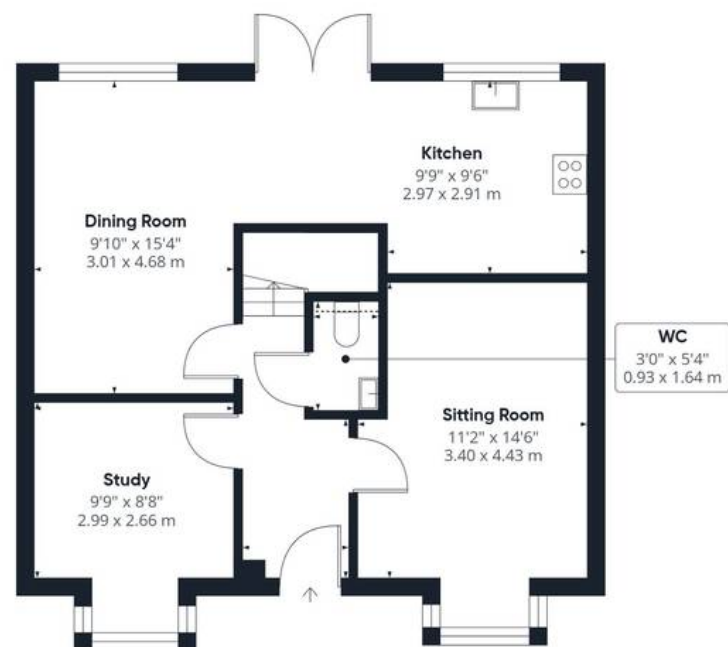




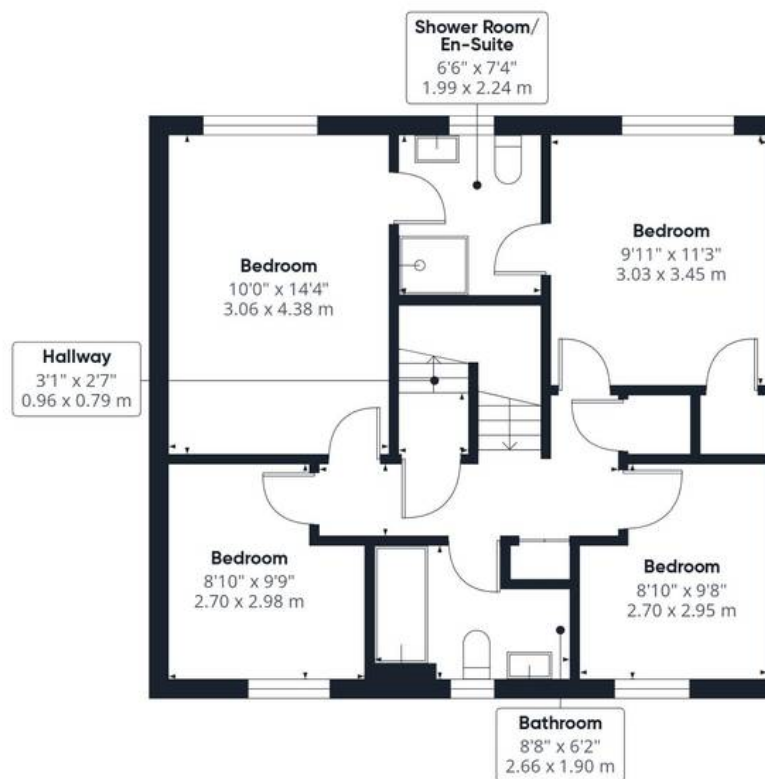
THE GREAT OUTDOORS

The private southerly facing rear garden is landscaped with an extended patio ideal for outside entertaining leading onto the well kept lawns. The garden offers various planting borders as well as timber fencing and gated side access onto the driveway. From the rear garden there is a door to the double garage also.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1693 ft²

157.3 m²

Reduced headroom

34 ft²

3.2 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



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.