



Norwich Road, Wymondham - NR18 0SJ

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Norwich Road

Wymondham

NO CHAIN! Welcome to this charming DETACHED BUNGALOW situated within a PRIVATE and MATURE CORNER PLOT, offering a generous footprint spanning over 1000 SQFT (stms). Whilst the bungalow requires some modernisation the property offers an exciting opportunity to stamp your own mark and extend (stp). Boasting a delightful 24' sitting room, this property provides ample space for relaxation and entertainment. Adjacent to this cosy retreat lies a separate kitchen/dining room with a large utility area, catering to all your culinary needs. Off the main hallway there are THREE WELL PROPORTIONED BEDROOMS which ensure comfort for the whole family, while a conservatory extension offers extra reception space. The final room is the shower room completing the internal accommodation. Externally you will find MATURE and PRIVATE REAR GARDENS with outbuildings and a GARAGE. To the front there is AMPLE DRIVEWAY PARKING for multiple vehicles.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Period Bungalow
- Generous Footprint Over 1000 SQFT (stms)
- 24' Sitting Room & Separate Kitchen/Dining Room With Utility
- Three Ample Bedrooms & Conservatory
- Partially Converted Loft Space With Huge Potential
- Private & Mature Garden Plot
- Driveway Parking & Garaging

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 Norwich Road within easy reach of amenities with Waitrose directly opposite, there is a gated access onto the driveway which provides block paving parking for multiple vehicles. The driveway leads to the garage, a side door into the utility and the main entrance door to the front. There is also a mature front garden with lawns, trees and shrubs providing plenty of screening.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with loft ladder access to the partially converted loft room. To the right of the hall is the main bedroom with a range of fitted wardrobes and a bay window to the front. Heading down the hallway you will find two further bedrooms, one of which is found to the front and another to rear which provides access into the conservatory. The conservatory is a lovely space overlooking the garden with doors leading out also. The family bathroom is found next which offers a double shower, hand wash basin and w/c. The 24' sitting room can be found next with a dual aspect to the front and side with a bay window also to the front. Off the sitting room is the kitchen/dining room to the rear with a range of wall and base level units with rolled edge worktops over. You will find space for various white goods and a small table as well as the wall mounted gas fired boiler. There is a door to the utility space beyond which offers a door to the front and the rear respectively. Also within the utility room there is a range of base level units with ample space for white goods.

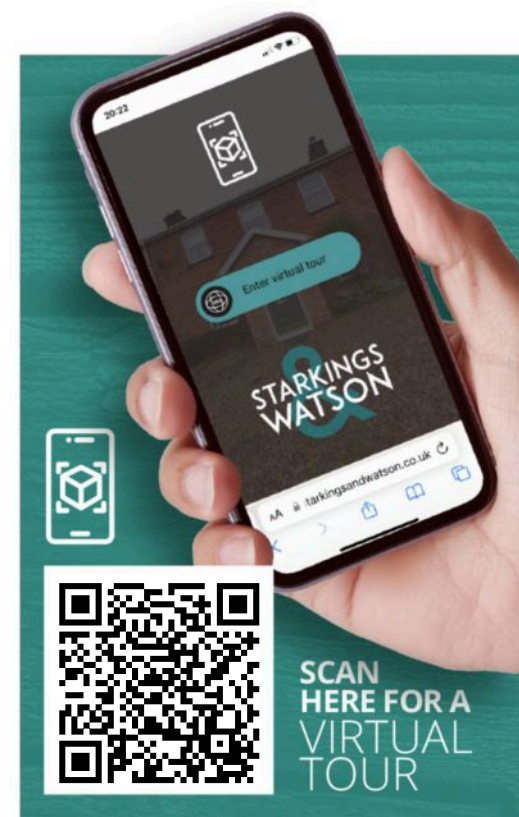
FIND US

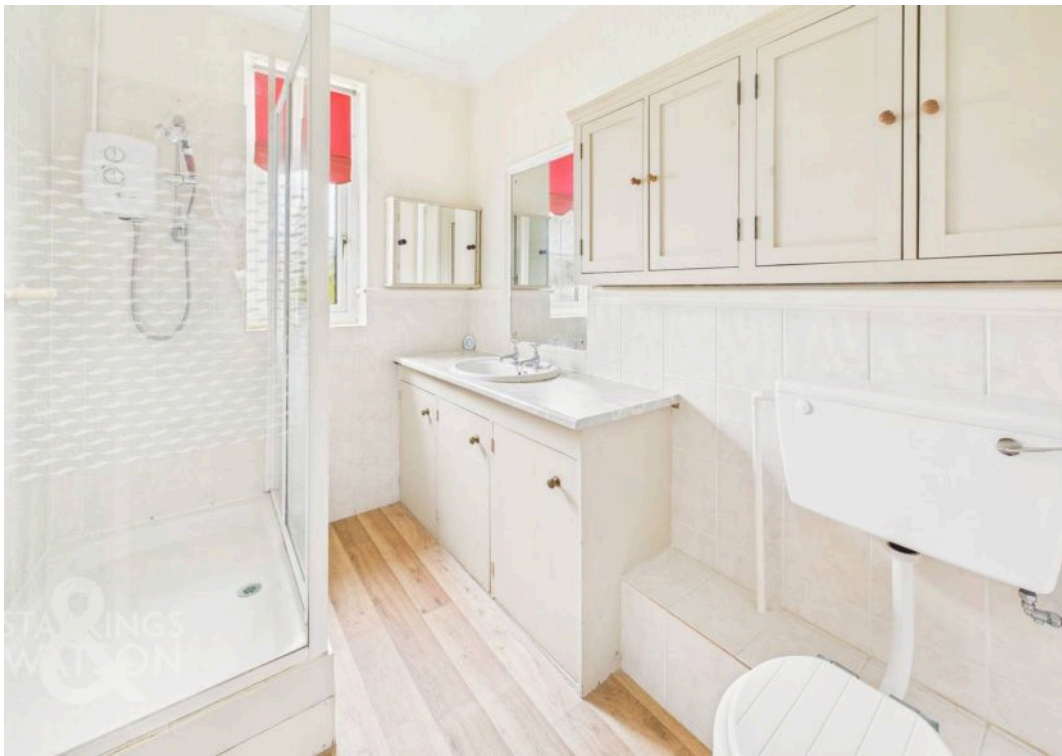
Postcode : NR18 0SJ

What3Words : ///frost.bypassed.formless

VIRTUAL TOUR

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



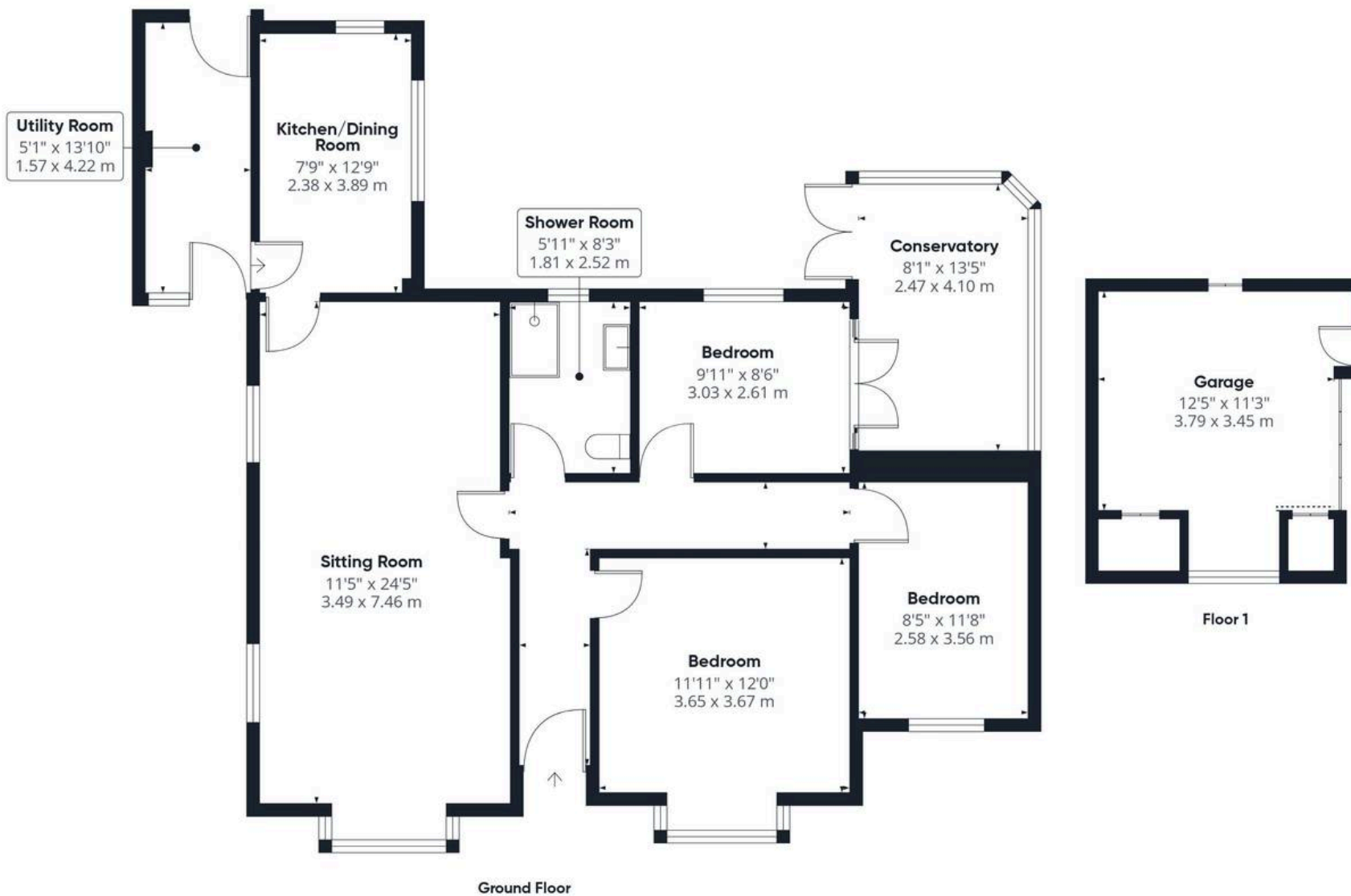




THE GREAT OUTDOORS

The well kept mature rear gardens offer a large paved patio area which leads to the various outbuildings. A pergola leads through to the main section of garden which is laid to lawn with an array of mature trees and shrubs surrounding the plot. There is a timber summer house as well as timber fencing enclosing the plot. You will find a side access which leads to the front garden also. The rear garden offers plenty of space to extend into if required (stp).





Approximate total area⁽¹⁾

1250 ft²
116.2 m²

Reduced headroom

1 ft²
0.1 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.

GIRAFFE 360



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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.