



Pople Street, Wymondham - NR18 0LW



Pople Street

Wymondham

NO CHAIN. Set within this ever popular location just a few moments walk from Wymondham town centre, this SEMI-DETACHED HOUSE offers a wealth of POTENTIAL both inside and out. The feature living space within the home is a 21' DUAL ASPECT SITTING/DINING ROOM backing on to the rear garden and flowing in to the FITTED KITCHEN with INTEGRATED COOKING APPLIANCES and access door in to the rear garden whilst a ground floor WC can be found to the front of the home. The first floor landing gives access to THREE BEDROOMS as well as the updated SHOWER ROOM with the two larger bedrooms being more than generous in size with large uPVC double glazed windows. The rear garden is more than large enough to accommodate a potential EXTENSION TO THE REAR of the home if desired whilst still offering more than enough room for family and friends to enjoy, made PRIVATE by tall mature hedges with added outbuilding.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:



- No Chain
- Semi-Detached House
- Potential To Extend (stp)
- Dual Aspect 21' Sitting/Dining Room
- Three Bedrooms
- Updated Shower Room & Ground Floor WC
- Private Rear Garden With Outbuildings
- Driveway With Potential To Create Further Parking If Required

The property is located in the market town of Wymondham, and within close proximity 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 train station with Norwich to Cambridge railway lines. 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 street on a slightly raised position where a brick weave driveway allows for parking to the very front whilst a manicured lawned garden is accompanied by shrubs and planting beds to add colour to the front of the home with potential to extend the parking over the space if desired. The brick weave drive continues down the side of the home in the form of a walkway to take you towards the rear garden and access door into the kitchen.



THE GRAND TOUR

The main door sits towards the front of the property and once inside you will be greeted by a bright and inviting décor of the central hallway where carpeted flooring adorns the floor and the stairs to the first floor can be found with handy under the stair storage space and two piece WC to your right hand side with a fully tiled surround and vanity storage. The main living space comes in the form of a 21' dual aspect open sitting and dining room. The space is also laid with carpeted flooring which leaves more than enough room for both a formal sitting and dining room suite where an electric fire currently sits within a red brick mantelpiece with tiled hearth and the kitchen sits just off to the rear of the home accessed by the hallway or through the dining room. The space features a mixture of wall and base mounted storage units which are accompanied by tiled splashbacks and integrated cooking appliances with an oven and hob and extraction above. Additional space is left for further white goods and plumbing for a washing machine, dishwasher and fridge/freezer whilst a well proportioned pantry cupboard can also be found.

The first floor landing splits in both directions to take you into all three of the bedrooms in the home whilst an updated shower room sits at the very front of the property with a fully tiled surround, walk in shower unit and frosted glass window to the front of the home. The larger of the bedroom sits just next door again to the front of the home where a generous carpeted floor space allows for more than enough room for a double bed whilst recesses either side of the chimney breast could accommodate built in storage. A second double bedroom sits just behind this towards the rear of the home overlooking the gardens through double glazed windows. This room too can easily accommodate a large double bed with additional storage solutions. The smaller of the bedrooms sits just next door, more than large enough to accommodate a single bed, nursery setup or even to potentially act as a smaller double bedroom.

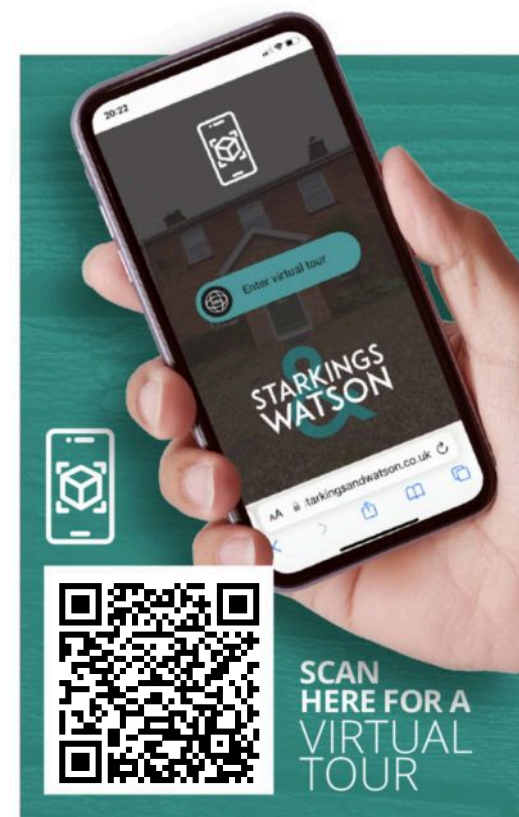
FIND US

Postcode : NR18 0LW

What3Words : ///shredding.glad.opinion

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is made private by mature tall hedges towards the rear and side of the home. The space is fully enclosed by timber panel fencing where initially a flagstone patio creates the ideal space to sit and enjoy the warm months whilst a lawn garden is accompanied by colourful planting borders and external brick outbuildings with hard standing for a timber shed.





Approximate total area⁽¹⁾

762 ft²

70.8 m²

Reduced headroom

9 ft²

0.9 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 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.