



Esprit Close, Wymondham - NR18 9LY



Esprit Close

Wymondham

VENDOR FOUND! Situated in a quiet CUL-DE-SAC this END OF TERRACE HOME has been lovingly decorated to create a welcoming feel in every living space. The feature living area comes in the form of an OPEN L-SHAPE space forming the SITTING and DINING ROOM with a fully fitted kitchen next door boasting INTEGRATED APPLIANCES with a ground floor WC sat opposite. The first floor landing grants access to all THREE BEDROOMS within the home as well as the THREE PIECE FAMILY BATHROOM suite. Externally, the property benefits from a much larger than average and PRIVATE REAR GARDEN being FULLY ENCLOSED with a DRIVEWAY and GARAGE sat to the side of the home.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Vendor Found!
- End-Of-Terrace House
- Open L-Shape Living Area Backing Onto garden
- Kitchen With Integrated Appliances
- Three Bedrooms
- Family Bathroom & WC
- Generous & Private Garden
- Driveway & Garage

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 can be found tucked away in a quiet cul-de-sac, where sat behind a mixture of brick weave and lawn frontage the property is situated. To the left of the home a private driveway and garage can be found with access gate taking you into the rear garden.



THE GRAND TOUR

Once inside, a central hallway is the first space to greet you giving access to all accommodation on the ground floor as well as stairs for the first floor and handy built in storage cupboard directly ahead. Immediately to your left the kitchen offers a mixture of wall and base mounted storage units set upon all wooden effect flooring where an integrated oven and hob can be found whilst room remains with plumbing for further appliances to include a standalone fridge/freezer and washing machine. Sat directly opposite the kitchen, is a two piece WC with a frosted glass window to the front of the home and low level radiator while the main living accommodation comes at the end of the hallway in the form of an open plan sitting and dining room. The space is laid with all carpeted flooring and initially an open floor space allows for a formal dining table where the owners have tastefully decorated the space to include textured wall panelling whilst the remaining floor space opens to the very rear of the home to leave more than enough room for a large sitting room suite with uPVC double glazed window and separate double glazed sliding doors leading towards the rear garden patio.

The first floor landing again splits in both directions to allow access into all three of the bedrooms as well as the three piece bathroom suite complete with shower head and glass screen mounted over the bath, vanity storage and wall mounted radiator. The largest of the bedrooms sits again at the rear of the home overlooking the gardens with a dual rear facing aspect, this room is more than large enough to accommodate a double bed with additional storage solutions with the added benefit of built in wardrobes. Two further bedrooms sit towards the front of the property - both are similar in size and can easily accommodate a double bed with additional storage solutions and soft furnishings with the slightly larger also boasting a over the stairs storage cupboard.

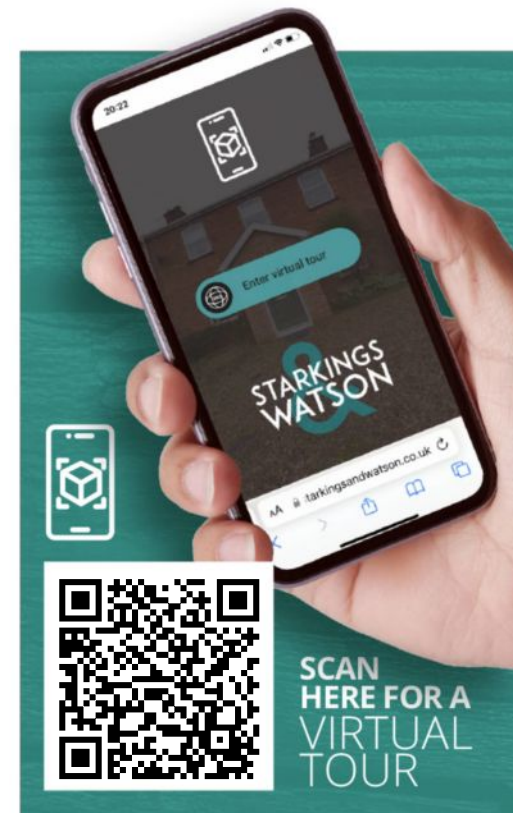
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VIRTUAL TOUR

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







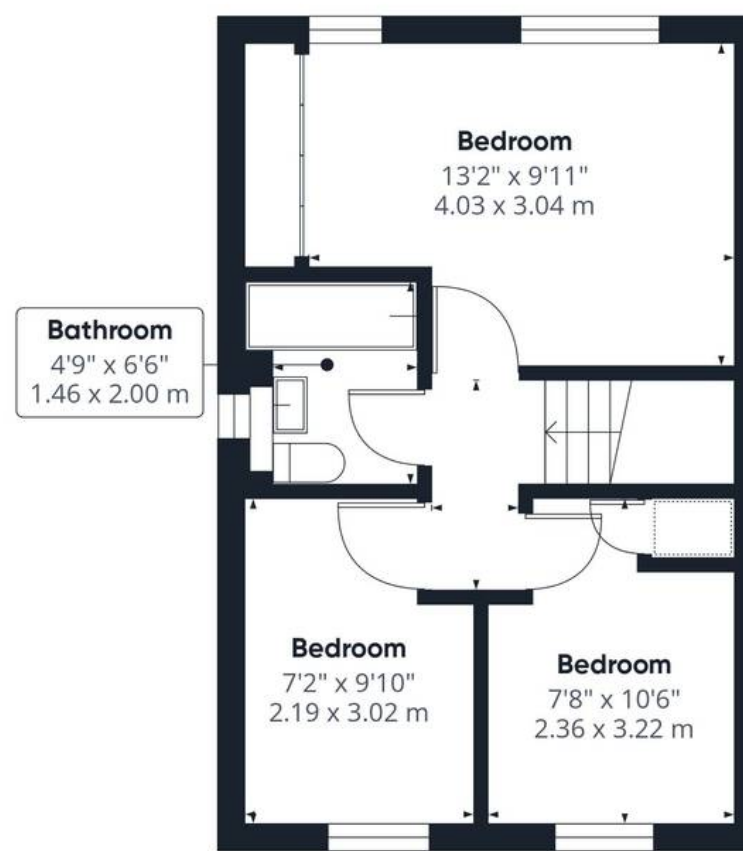
THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing running parallel to one another to the very rear of the garden. Immediately a flagstone patio offers the perfect place to sit and enjoy the privacy whilst a lawn space reaches out beyond this and side access gate takes you back towards the front of the home and garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

690 ft²
64 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



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

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

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