



Hobby Drive, Wymondham - NR18 9FL



Hobby Drive

Wymondham

VENDOR FOUND! Sat in a TUCKED AWAY SECTION of this popular development sits this IMPRESSIVE DETACHED FAMILY HOME boasting many UPGRADED FIXTURES and FITTINGS with a VERSATILE floor space reaching over 1500 Sq. Ft (stms). The ground floor is predominantly laid with an attractive and unique tiled flooring leading into the box bay fronted SITTING ROOM with WOOD BURNER for those cosier evenings whilst a 29' OPEN PLAN kitchen and dining room sits to the rear of the home, perfect for entertaining family and friends with INTEGRATED APPLIANCES and solid oak work surfaces leading to a UTILITY room and driveway door access. The first floor landing splits to allow access in to all FIVE BEDROOMS within the home, two of which have use of EN-SUITE shower rooms and all having use of the FAMILY BATHROOM and ground floor WC. Externally, a SOUTH FACING GARDEN has been lovingly LANDSCAPED to create a haven for relaxation no matter the time of year with the front garden also benefitting from a complete overhaul including a newly installed front PORCH made from Scottish Pine. To the side of the home, a DRIVEWAY leads towards a slightly extended GARAGE and EV charging point.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Vendor Found!
- Detached House Spanning Over 1500 Sq. Ft (stms)
- Stunning 29' Open Kitchen/Dining Room
- Further Sitting Room & Study
- Five Bedrooms
- Family Bathroom, Two En-Suite Bathroom's & Ground Floor WC
- Landscaped Front & Rear Gardens
- Driveway, Garage & EV charging Point

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 fronting onto an open green space with wildlife pond and woodland to the left of the home. The front garden, much like the rear has been lovingly landscaped by the current owners and planted with various shrubs and trees to create a vibrant entrance to the home.



A front patio has been installed as well as a Scottish pine porch with pitched roof to the front of the home whilst sat to the side, a brick with driveway allows for parking on multiple vehicles with access door into the utility room, separate access into the garage and electric vehicle charging point.

THE GRAND TOUR

Entering the property you are first greeted with the central hallway laid with stunning ceramic tiles leading through the majority of the ground floor and granting access to all living accommodation within the home. Immediately to the left, stairs for the first floor can be found as well as a handy under the stair storage cupboard and versatile reception room currently functioning as a home office however, this space could easily become a children's playroom or snug sitting room if desired. Slightly further down the hallway the ground floor WC emerges to your left complete with low level radiator whilst the sitting room sits directly opposite laid with solid wood parquet flooring and featuring a box bay uPVC double glazed window to the front of the home allowing natural light to fill the room. The centrepiece installed in 2024 is a cast iron wood burner with floor space remaining for various soft furnishings. The main reception area within the property sits at the very rear measuring an impressive 29' in width forming both the kitchen and dining room. Immediately to the right, a large open floor space allows more than enough room for a formal dining suite with further soft furnishings and seating options available with uPVC double glazed doors and windows allowing natural light to flood this space and granting access to the rear patio. To the left of the room a fully fitted kitchen can be found with all solid oak work surfaces giving way to integrated appliances to include a dishwasher, fridge, freezer as well as AEG induction hob and NEFF microwave and ovens. Just off from the kitchen is a handy utility space with a continuation of the kitchen storage with solid wood work surfaces, tall storage cupboard and integrated washing machine.

The first floor landing splits in both directions to allow access into all of the bedrooms within the home as well as the three piece family bathroom suite featuring a fully tiled surround with glass screen and shower head mounted over the bath and tall heated towel rail. The three smaller of the bedrooms can be found towards this side of the home with the room at the front of the property currently functioning as a dressing room and the room at the rear of the garden property currently functioning as a home gym. The larger of these bedrooms could easily accommodate a double bed with a third bedroom coming slightly further down the hallway, again more than large enough for a double bedroom overlooking the green space towards the front of the home. The two larger bedrooms sit towards the end of the hallway, both of which benefit from mirrored built-in wardrobes and all sit upon carpeted flooring with ample space for a large bed and soft furnishings and both again benefiting from the use of en-suite shower rooms.

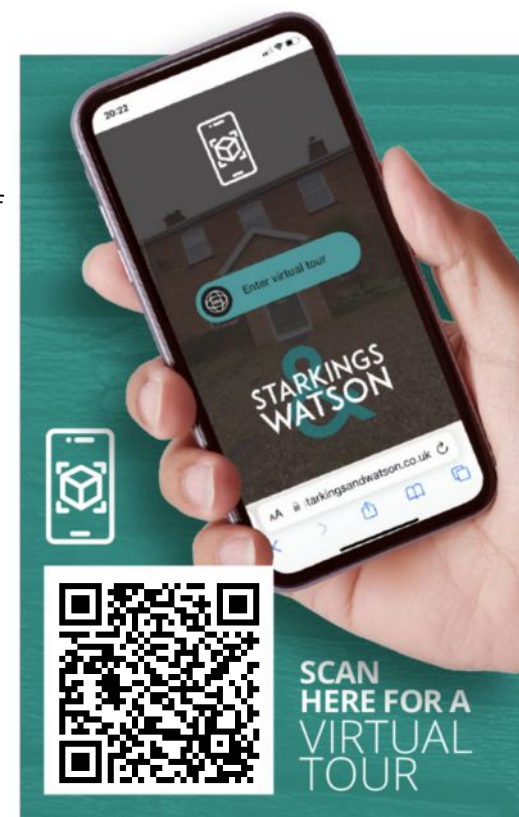
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VIRTUAL TOUR

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







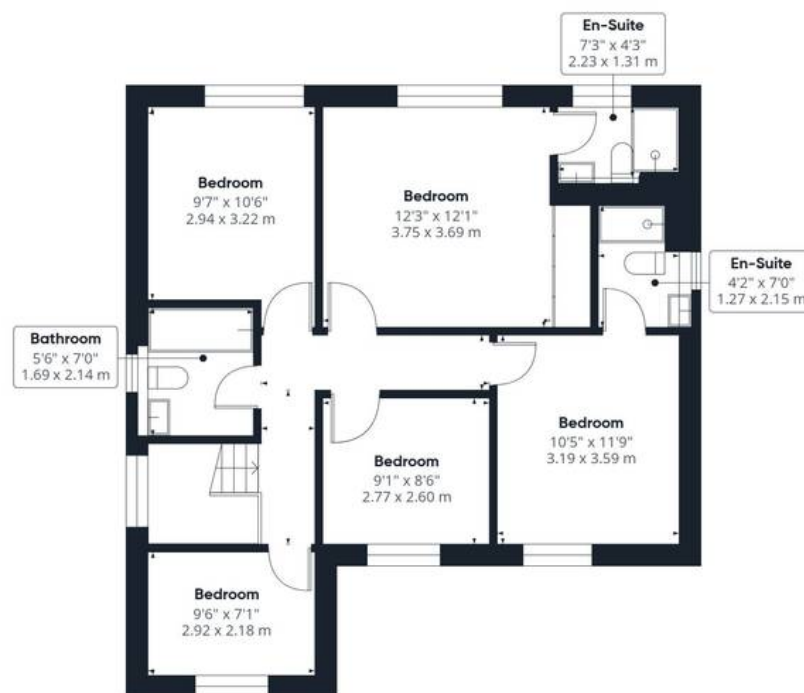
THE GREAT OUTDOORS

The south facing rear garden has been lovingly landscaped by the current owners to create an incredibly attractive and welcoming area. Initially an extended patio space allows for the perfect private spots to sit and enjoy the sunshine whilst trellising and further planted flowers, shrubs and fruit bearing trees help to create privacy at the very rear of the property. From here further planting leads all throughout the garden set around a lawn garden space in the very middle. A pergola borders the extension of the garden path towards the garage with grapevine crawling through the top and side and a further wild garden space tucked just behind the garage also.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1502 ft²

139.5 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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