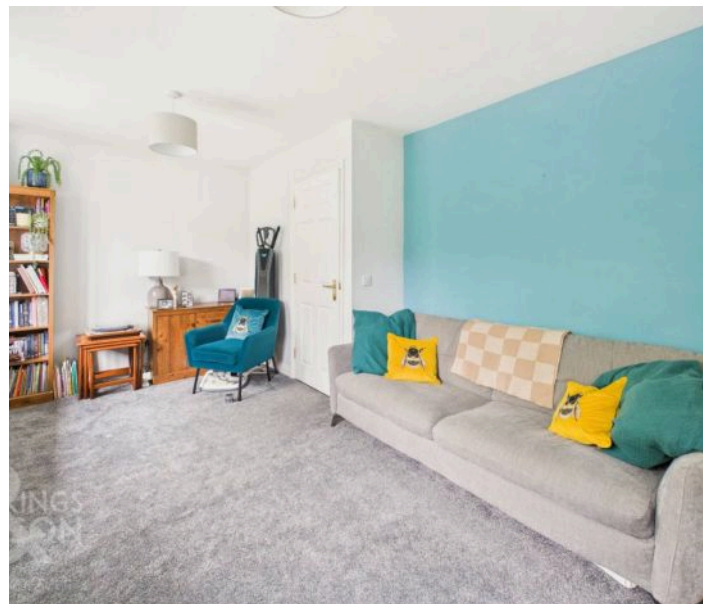
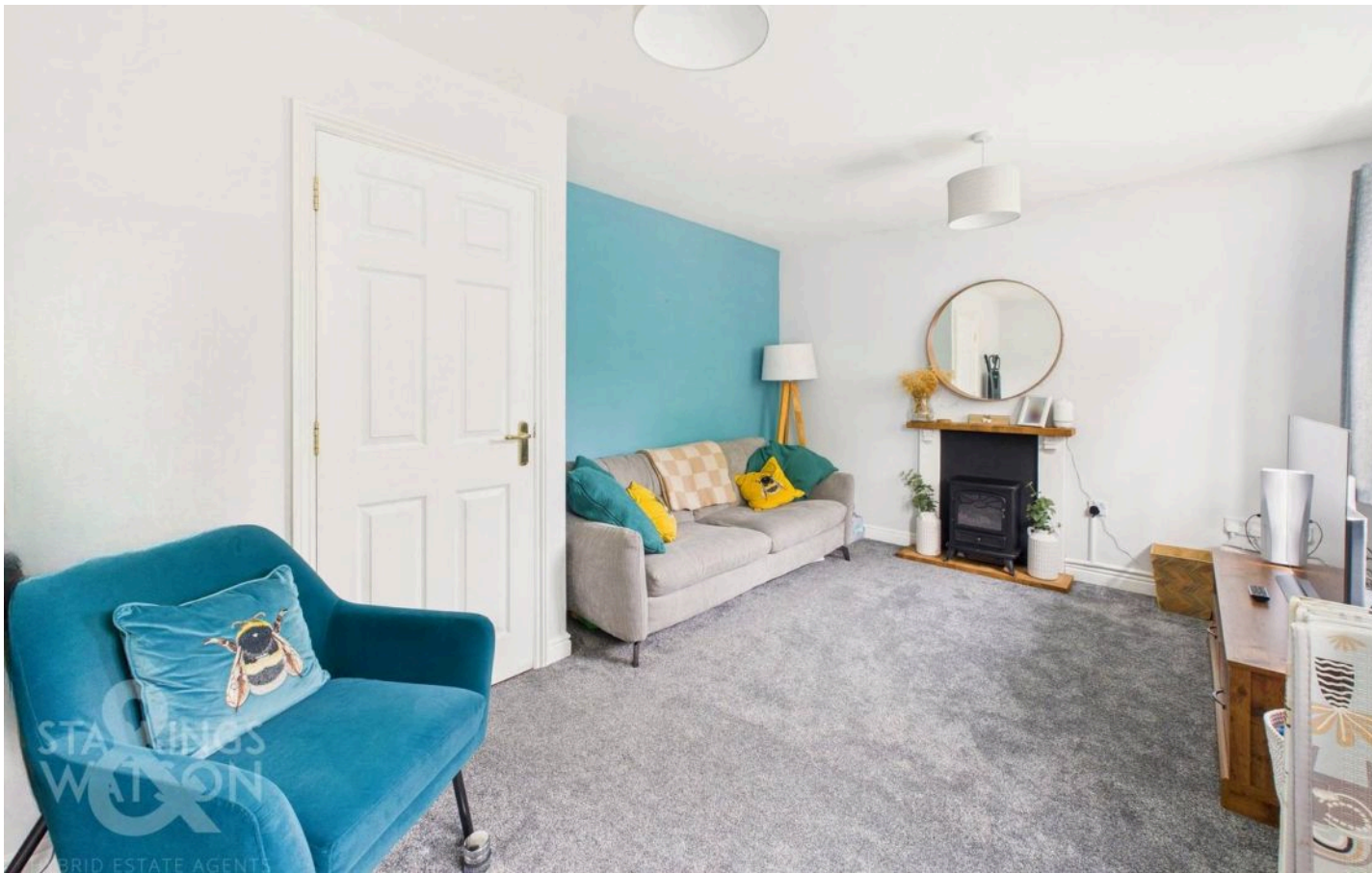




Burroughs Way, Wymondham - NR18 0WE



Burroughs Way

Wymondham

ACCOMMODATION OVER THREE FLOORS with this SEMI-DETACHED TOWNHOUSE! The OPEN PLAN LIVING AREAS and MODERN LAYOUT offer a perfect property for a FAMILY to call HOME, with EXCELLENT SCHOOLING and AMENITIES NEARBY, as well as excellent access to the A11 for connecting to NORWICH and LONDON. The ground floor comprises a hall entrance with UNDER STAIRS and BUILT-IN STORAGE, cloakroom, NEWLY INSTALLED KITCHEN/DINING ROOM with CENTRAL ISLAND housing a breakfast bar and a DINING TABLE with FRENCH DOORS to the rear garden. The first floor offers further entertaining and living space with the 15' open SITTING ROOM, family bathroom and TWO BEDROOMS. The second floor is set out with a MAIN BEDROOM which is EN-SUITE and has a RECENTLY TILED SHOWER. The rear gardens are laid to lawn and enclosed by TIMBER PANEL FENCING with patio seating area and a DRIVEWAY to the front of the home with INTEGRAL GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Townhouse
- Over 980 Sq. Ft Of Accommodation Across Three Levels (stms)
- Modern Kitchen/Dining Room With Integrated Appliances
- 15' Open Sitting Room
- Three Bedrooms
- Family Bathroom, En-Suite & Ground Floor WC
- Private Rear Garden
- Driveway & Integral 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 in a quiet and tucked away section of this popular development where an open brick weave driveway allows for the parking of multiple vehicles to the front of the home with integral garage and awning sat above the front door.



THE GRAND TOUR

Once inside the central hallway is the first place to greet you laid with engineered oak flooring, this space grants access to all living accommodation on the ground floor as well as handy under the stair storage cupboard and stairs for the first floor accommodation. Immediately to your right a two piece WC has been tastefully decorated by the current owners to include a frosted glass window and low level radiator. Towards the very end of the hallway a modern kitchen and dining room is on offer with all ceramic tiled flooring offering a wide array of wall and base mounted storage units set around real wood work surfaces which in turn give way to integrated appliances to include dual ovens, a four ring gas burner hob with extraction above and dishwasher. A kitchen island storage and seating space creates the ideal breakfast bar seating for family living with open floor space towards the edge of the kitchen for a formal dining table sat in front of the uPVC double glazed French doors into the rear garden.

The first floor landing splits in both directions to take you into the first two of the bedrooms and formal sitting room as well as the three piece family bathroom suite located in the middle, modernized and updated by the current owners to include a full range of tiling and rainfall shower head with glass screen mounted over the bath. The sitting room is some 15' in length and offers a dual rear facing aspect allowing natural light to flood the space. Newly updated carpets adorn the floors which leave more than enough room for an array of soft furnishings. The two bedrooms sit towards the front of the property and both of which are laid with carpeted flooring. The larger currently functions as a nursery however could make the ideal double bedroom with built in wardrobes whilst the smaller room sat just next door currently serves as a home office however could also become a single bedroom or nursery with built in wardrobes.

The second floor is home to the main bedroom where initially the landing gives access to handy eaves storage space. The main bedroom is a generously sized living area with part vaulted ceilings and further access into eaves storage. Much like the other bedrooms within the home, built in wardrobes can be found with large open flooring suited for further soft furnishings and storage solutions. The space also benefits from a well proportioned en-suite shower room where a corner shower unit is accompanied by wood effect flooring, wall mounted radiator and frosted glass window.

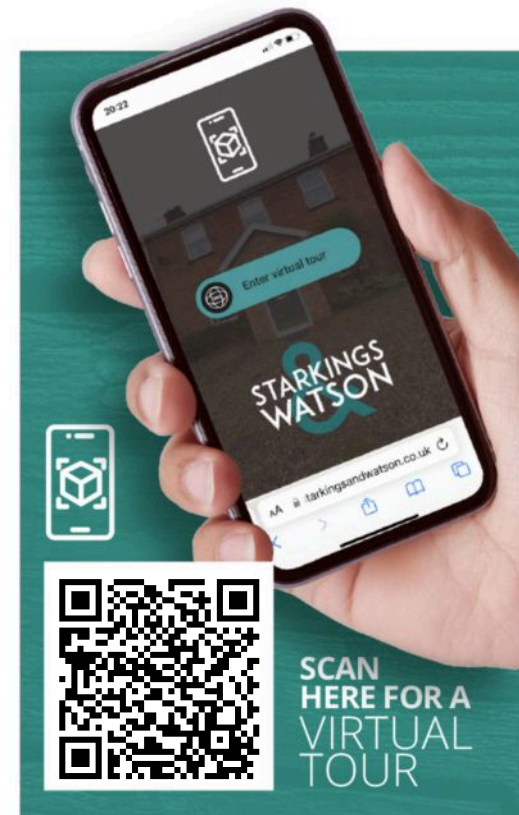
FIND US

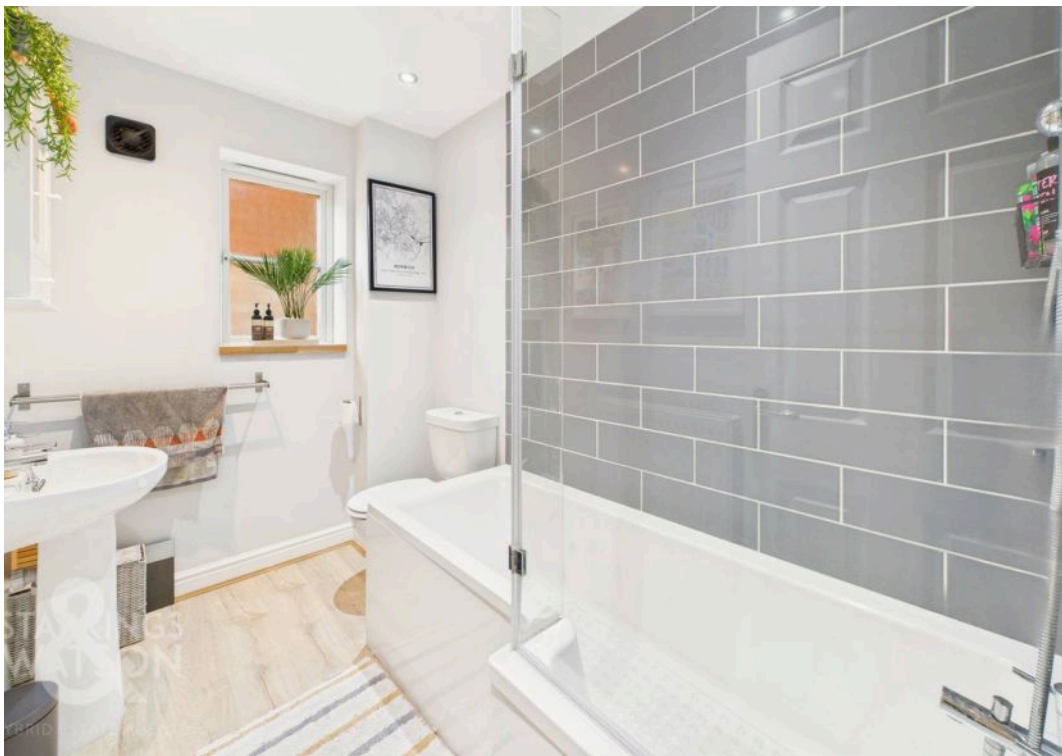
Postcode : NR18 0WE

What3Words : ///novel.inversely.regulate

VIRTUAL TOUR

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



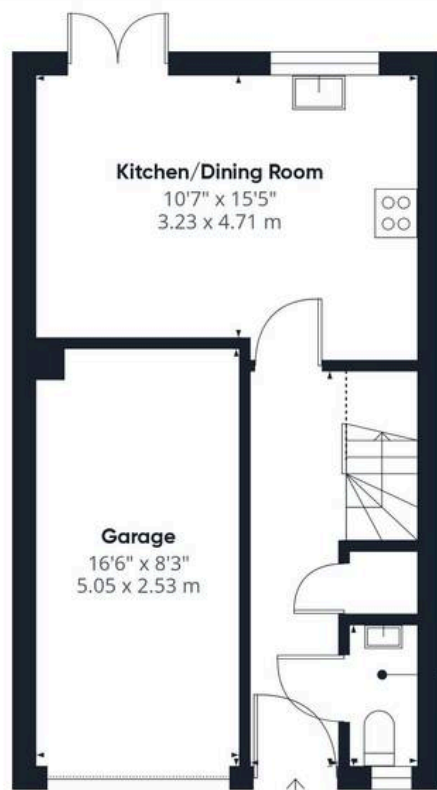




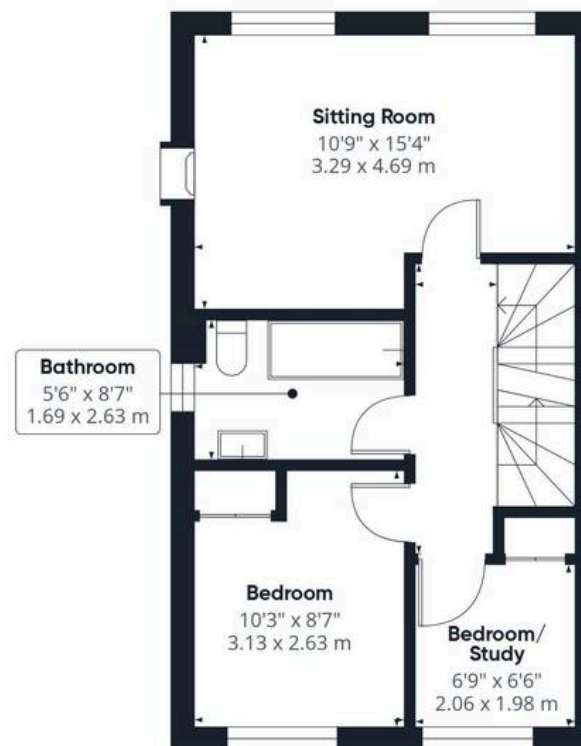
THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing running parallel to one another towards the rear of the garden which can be found up a steeped embankment with a canopy of privacy giving trees towards the very rear of the garden. Closer to the property, an extended flagstone patio allows the perfect private seating space for the warmer months with lawned garden space reaching out beyond this and pathway to the side of the home out through a swinging gate to the front of the home.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

984 ft²

91.4 m²

Reduced headroom

20 ft²

1.9 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



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