



Dunlin Drive, Wymondham - NR18 9FB



Dunlin Drive

Wymondham

Being attractively decorated with many UPGRADED FEATURES including hard wearing flooring and all newly laid carpets in 2025 this MID-TERRACE HOUSE offers a welcoming feel with generous living spaces across two floors. A wider central hallway initially greets you with access to a ground floor WC to your right and kitchen to your left boasting INTEGRATED APPLIANCES with upgraded tiled splashbacks. The rear of the home is occupied by an L-Shape sitting room backing on to the rear garden and leaving space for a dining/breakfast table. The first floor landing splits to give access in to each of the TWO DOUBLE BEDROOMS and upgraded three piece family bathroom suite. The rear garden has been lovingly landscaped by the current owners to create a PRIVATE haven for the family to enjoy with a mixture of lawn garden, patio seating space and raised planting beds. To the front of the home, a DRIVEWAY can be found in front of the GARAGE which has services including water and power connected.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Mid-Terrace House
- Four Years Remaining NHBC
- Attractive Updated Décor & Features Throughout
- Sitting Room Backing Onto Rear Garden
- Kitchen With Integrated Appliances
- Two Double Bedrooms
- Attractively Landscaped Rear Garden
- Driveway & Garage With Power & Water

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 sits back from the street with a large lawn frontage and tandem driveway sat to the right hand side with access coming directly to the garage space behind. A tiled and pitched awning sits above the front door accompanied by colourful planting beds adding vibrancy to the outside space.

THE GRAND TOUR

Once inside, the central hallway is the first place to greet you laid with all upgraded hard wearing flooring. From here through to the sitting room with stairs for the first floor and two piece WC coming to your right hand side with a low level radiator and updated décor. The kitchen sits to the left hand side of this laid with all tiled flooring - this room boasts a wide array of wall and base mounted storage units accompanied by integrated appliances to include dual ovens and a four ring gas burner hob with extraction above and dishwasher complemented by upgraded tiled splashbacks whilst leaving room for freestanding appliances such as a fridge/freezer. The rear of the home is formed of the large sitting room laid with all hard wearing flooring. The open floor space is conducive to a potential choice of flat or soft furnishings with the ability to include a dining or breakfast table next to the under stair built in storage cupboard.

The first floor landing splits in both directions to allow access into each of the double bedrooms as well as the improved three piece bathroom suite sat towards the front of the home with a near full range of tiling and glass screen with shower mounted over the bath and low level radiator. The smaller of the double bedrooms comes towards the front of the home benefiting from freshly laid carpets in 2025 this room currently functions as a nursery however could easily accommodate a large double bed whilst the largest bedroom sits towards the rear of the home again in an L-shaped design.

This room is more than large enough to accommodate a double bed with additional soft furnishings with the added addition of double built in wardrobes and views into the rear garden.

FIND US

Postcode : NR18 9FB

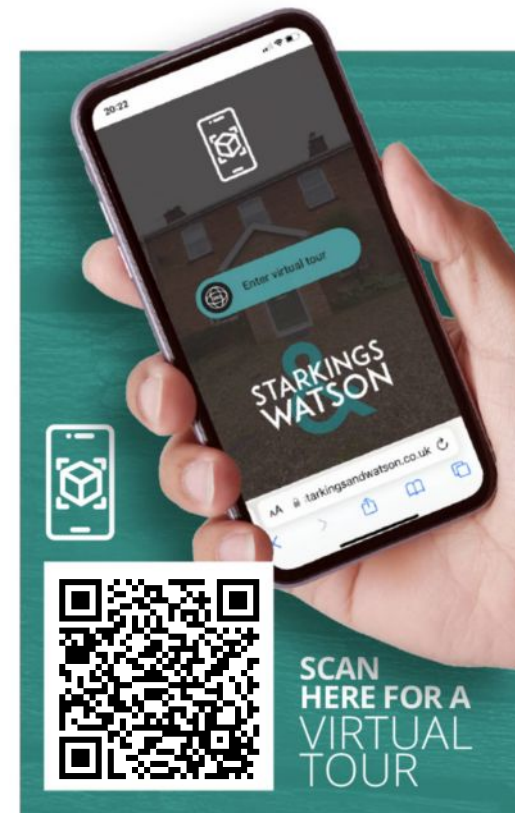
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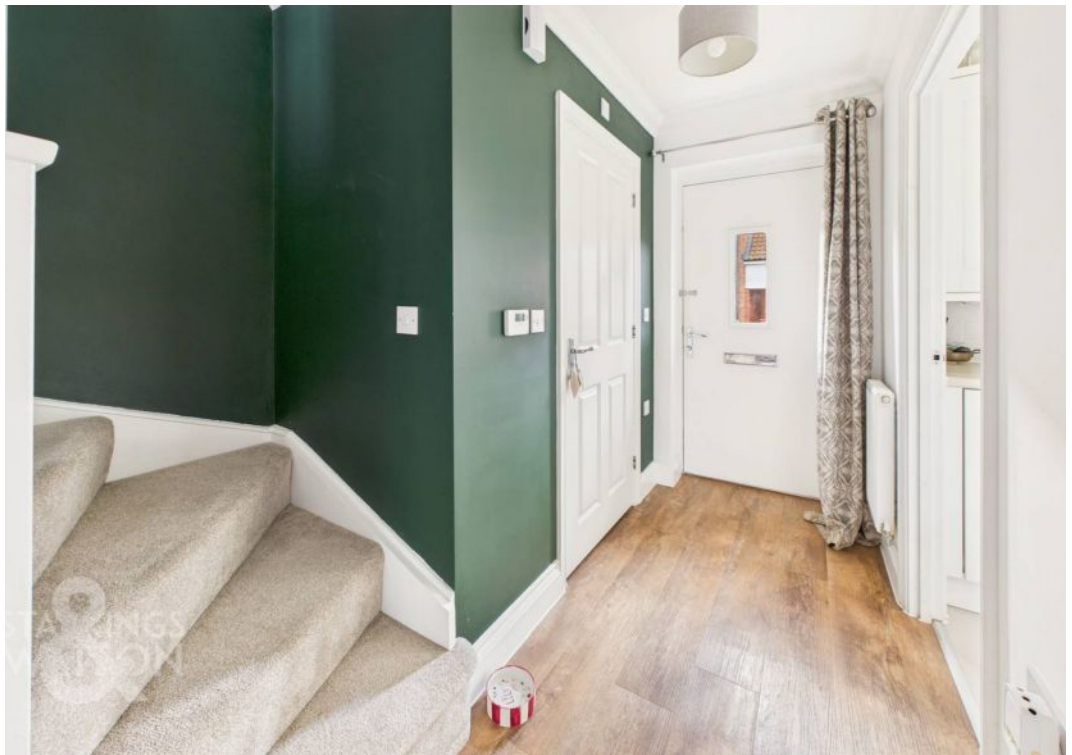
VIRTUAL TOUR

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

AGENTS NOTES

While the property is offered Freehold there is a leasehold agreement on the driveway and garage with a 120 year lease starting in 2019 leaving 114 years remaining and a £40 per year payment required. Owners will have to pay a site maintenance fee of £200 Per Annum.







THE GREAT OUTDOORS

The rear garden itself has been lovingly landscaped by the current owners to create a inviting living space perfect for entertaining family and friends. In this larger than average garden area, a mixture of lawn and flagstone patio tiles are partnered with a bespoke built timber seating area and raised planting beds with rear access alleyway taking you towards the front of the property.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

835 ft²

77.6 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



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