



St. Leonards Close, Wymondham - NR18 0JF



St. Leonards Close

Wymondham

NO CHAIN! Introducing a rare opportunity to acquire this charming THREE BEDROOM DETACHED BUNGALOW, perfectly positioned within a quiet and sought after CUL-DE-SAC location and offered with the added benefit of no chain. Boasting over 1100sqft (stms) of INTERNAL SPACE, this spacious bungalow features a 15' kitchen/breakfast room and an 18' sitting room, ideal for hosting and entertaining. A separate garden room / dining room to the front invites ample natural light and provides further reception space. The property further comprises THREE GENEROUS BEDROOMS all of which are double, a well-appointed shower room, and a convenient separate W/C. The bungalow due to its large windows and orientation allows plenty of natural light to come flooding in. Surrounded by gardens to both sides and front, the outdoor space offers a blank canvas for gardeners to enjoy and make their own. Completing this inviting abode is DRIVEWAY PARKING and a GARAGE ensuring convenience and practicality for all residents.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Detached Bungalow
- Over 1100 SQFT (stms) Internally
- 15' Kitchen/Breakfast Room & 18' Sitting Room
- Separate Garden Room To The Front
- Three Ample Bedrooms, Bathroom & W/C
- Gardens To All Sides
- Driveway Parking & 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 bungalow sits proudly on a corner plot with driveway parking to the side leading to the single garage with up and over door. There is a side passage to the back garden and a side door to the garden room. The expansive frontage offers a large shingled area with mature planting and shrubs as well as plenty of space for keen gardeners. There is a pathway to the side and front that leads to the main entrance door which is partially covered.



THE GRAND TOUR

Entering the bungalow via the main entrance door to the front you will find an entrance porch with parquet flooring, storage cupboard and the w/c. The hallway leads through to the kitchen/breakfast room of an impressive size with a full range of wall and base level units as well as rolled edge wood effect worktops over. There is plenty of space for various white goods as well as integrated dishwasher and electric oven and gas hob with extractor fan over. There is room for a dining table within the kitchen but there is also access to the second reception dining / garden room to the front where there is ample room for dining. There is a door from the kitchen into the inner hallway as well. The front garden room allows plenty of natural light with double doors out and a side door onto the side passage. The inner hallway provides access to all further rooms as well as plenty of built in storage. The main sitting room again allows lots of natural light as well as a feature fireplace with a gas fire. The bathroom opposite has been re-fitted to offer a double walk in shower with shower seat and grab rail as well as the w/c and hand wash basin. Three ample bedrooms can then be found to the rear of the bungalow all of which would accommodate a double bed with the main bedroom benefitting from built in wardrobes.

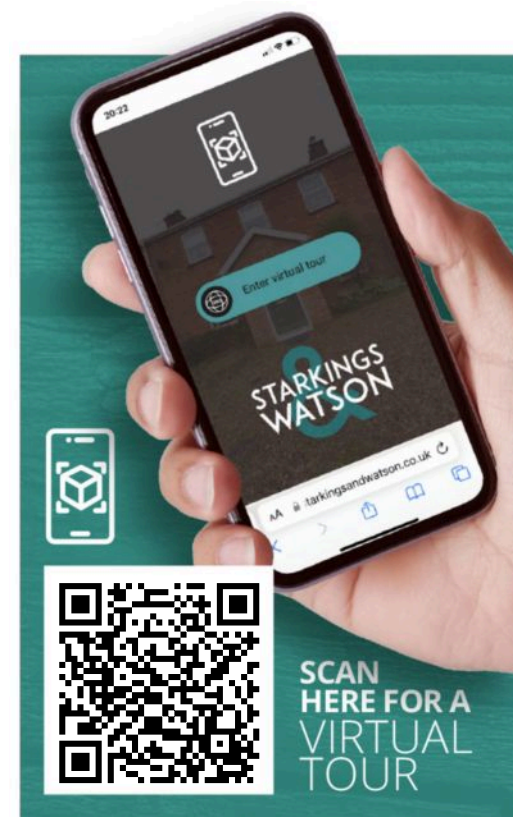
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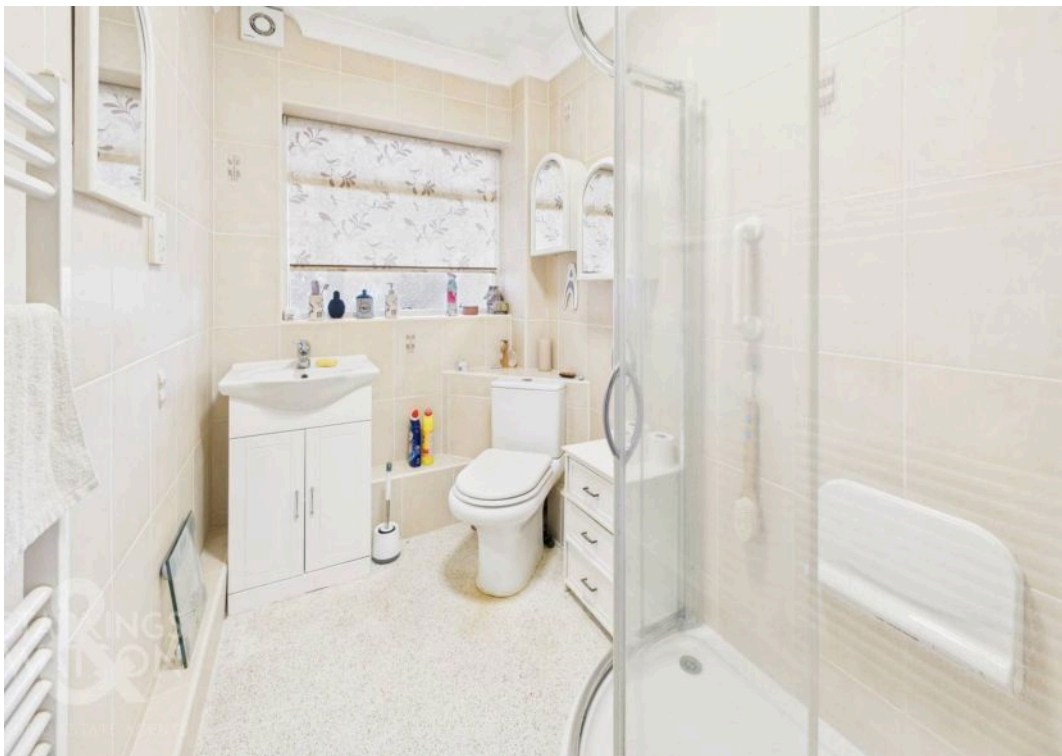
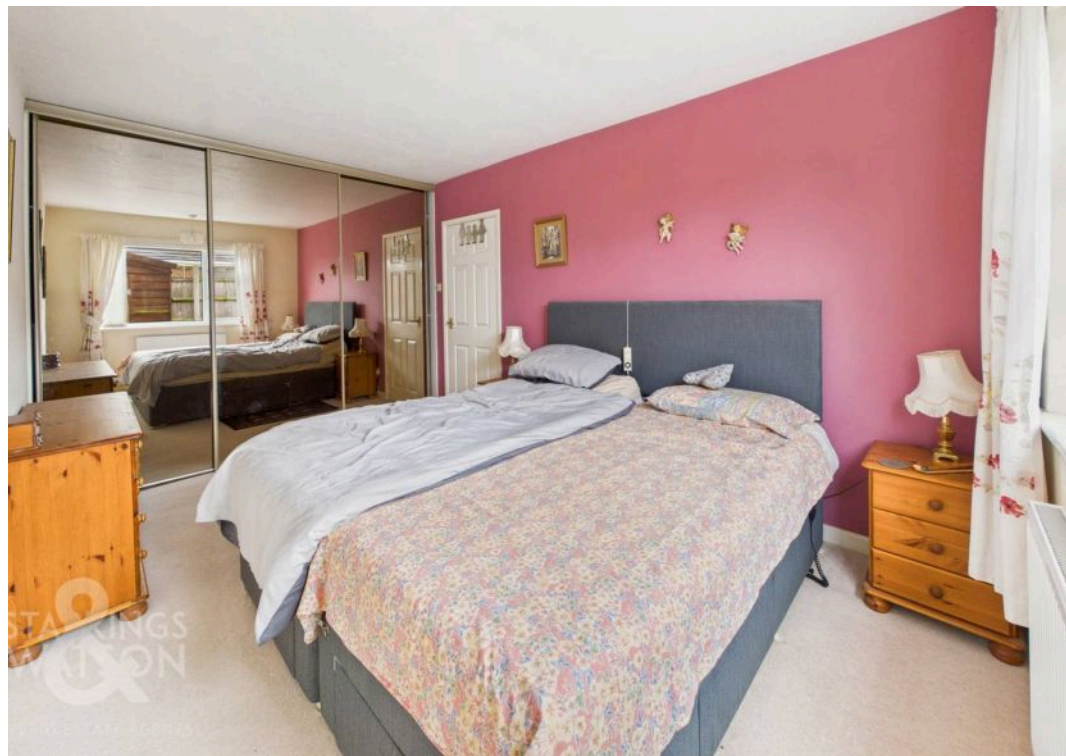
Postcode : NR18 0JF

What3Words : ///pints.backpacks.woof

VIRTUAL TOUR

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



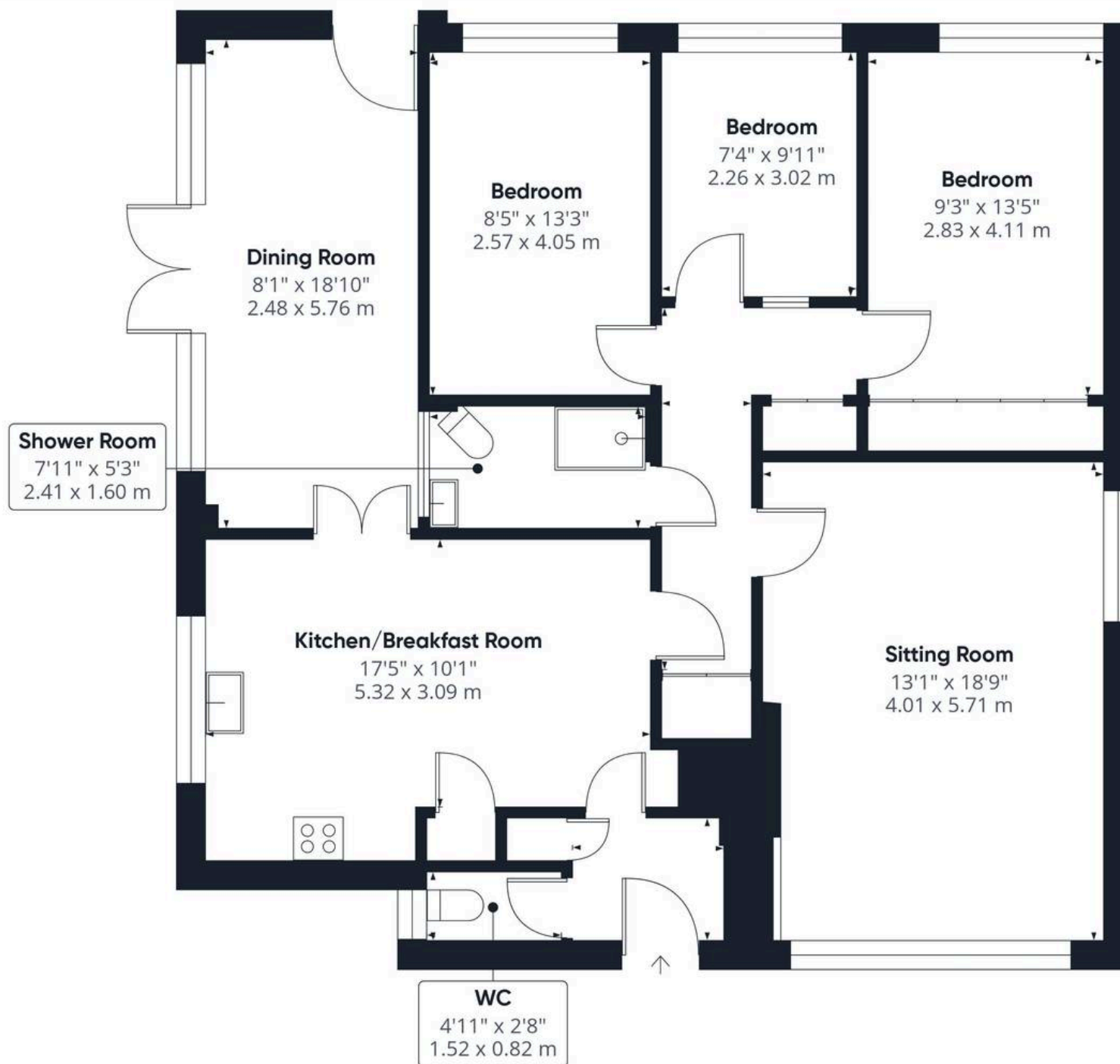




THE GREAT OUTDOORS

The bungalow is rather unique in that the majority of the garden is to the front and side with it being positioned on a corner plot. The front and side gardens are mainly laid to shingle with an array of mature trees and shrubs and planting areas throughout. There is a low level brick wall surrounding the plot. To the other side of the bungalow there is a private paved garden which provides space for table and chairs and pots as well as a timber storage shed and access to the garage from the rear.





Approximate total area⁽¹⁾

1102 ft²

102.4 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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