



Fritillary Drive, Wymondham - NR18 0XA



Fritillary Drive

Wymondham

Occupying a CORNER PLOT meaning a potential extension could be added to the side or rear of the home (stp), this SEMI-DETACHED HOUSE sits proudly giving ample OFF ROAD PARKING to the front, side and rear of the home where a GARAGE can also be found. Once inside, a FREE FLOWING lay out greets you on the ground floor with a 15' SITTING ROOM leading to a SEPARATE DINING ROOM and KITCHEN which hosts INTEGRATED COOKING APPLIANCES. These living spaces could easily be made in to a more OPEN PLAN feel if desired. The very rear of the property offers a large double glazed CONSERVATORY which overlooks the FULLY ENCLOSED REAR GARDEN. In total, THREE BEDROOMS come to the first floor off the landing all benefitting from a newly installed FAMILY BATHROOM and BRAND NEW EN-SUITE shower room.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-Detached House
- 15' Sitting Room Flowing Into Separate Dining Room
- Kitchen with Integrated Cooking Appliances
- Three Bedrooms
- Recently Renovated En-Suite & Family Shower Room
- 12' Conservatory Leading To Fully Enclosed Rear Garden
- Ample Off Road Parking To The Front & Rear With Garage Also
- Potential To Extend Due To Corner Plot Position (stp)

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 offers a corner plot giving ample off road parking to the front and side of the home on a brick weave driveway whilst a further driveway sits towards the very rear of the property where the garage can also be found.

THE GRAND TOUR

Once inside, a central lobby is the first place to greet you laid with all wooden effect flooring, this area creates the ideal space to hang coats and slip off shoes before heading into the remainder of the home with stairs for the first floor found directly ahead. Immediately to the right, the first of the reception rooms comes in the form of a 15' open sitting room. The space flows seamlessly through an archway in towards the dining room where a more open plan feel could easily be achieved if desired. Both areas have versatility in their potential layouts with the sitting room being a well proportioned carpeted floor space fronted by uPVC double glazed windows with all wooden effect flooring in the dining room before a second archway takes you into the kitchen. The kitchen offers a mixture of wall and base mounted storage units with tiled splashbacks and all herringbone effect flooring. Towards the rear of the kitchen a gas fired central heating boiler can be found with an integrated oven and hob topped with extraction fan and remaining space for further white goods or appliances. Just off from the dining room is a uPVC double glazed conservatory - this versatile living area is laid with all wooden effect flooring and overlooks the private gardens to the rear of the home. Again potential further extensions or work could be done at the rear of the home to create a more open plan feel.

The first floor landing splits in both directions to take you into all three off the bedrooms as well as a handy built in storage cupboard and newly updated family shower room complete with walk in shower and rainfall shower head, tiling and low level radiator.

The smaller of the bedrooms sits towards the front of property laid with fully carpeted flooring, this room would make the ideal single bedroom or potential nursery setup if needed whilst the first double bedroom sits just next door again looking towards the front of the home through double glazed windows with all carpeted flooring. The larger of the bedrooms sit towards the rear of the home overlooking the gardens - this room benefits from double built in wardrobes and the addition of a brand new en-suite shower room finished to an incredibly high standard with walk in shower unit and low level radiator.

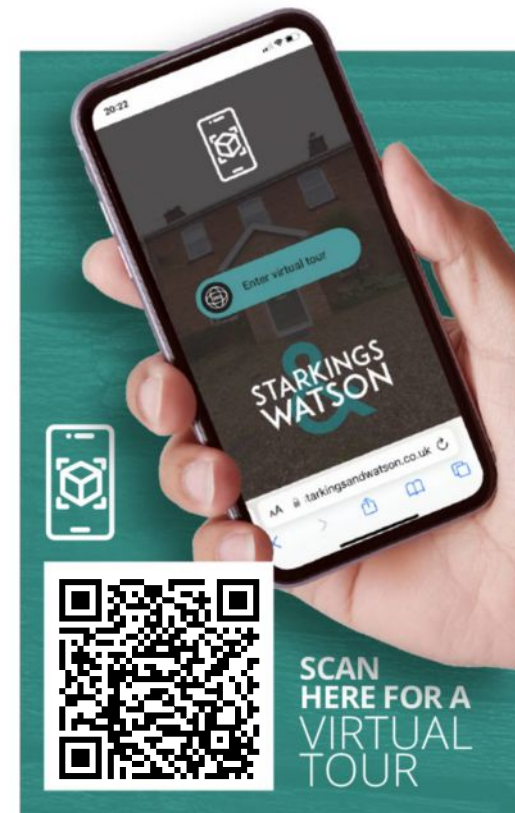
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VIRTUAL TOUR

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



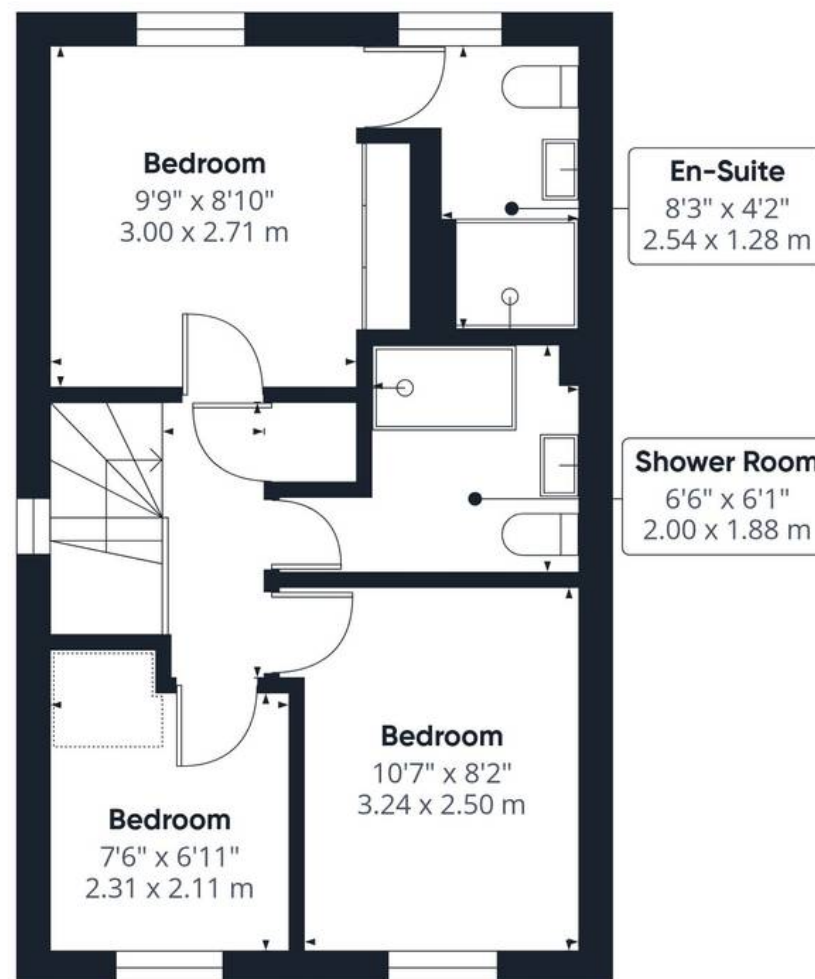




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with a mixture of timber panel fencing and tall brick walls. Again due to its corner plot position the garden is well proportioned with a raised wooden decked seating area and colourful planting borders running around the perimeter of the home where the rest of the garden is laid to lawn.





Floor 1

Approximate total area⁽¹⁾

856 ft²
79.6 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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