



Pople Street, Wymondham - NR18 0LW



Pople Street

Wymondham

Occupying a slightly elevated positioning, this SEMI-DETACHED HOUSE has been lovingly UPDATED AND MODERNISED by the current vendor, offering further opportunity to REMODEL or EXTEND (stp). Internally, the living spaces have a spacious and inviting feel, including the OPEN PLAN SITTING and DINING ROOM, enjoying a DUAL ASPECT flooding the room with natural light. The fitted KITCHEN is positioned at the rear of the home, boasting a modern feel and INTEGRATED APPLIANCES. On the ground floor, a useful two piece W.C can be found, whilst a two piece BATHROOM can be found on the first floor. THREE BEDROOMS open from the first floor landing, with the MAIN BEDROOM including INTEGRATED WARDROBES. Externally, the BRICKWEAVE DRIVEWAY was newly laid in February 2025, with an EV charger also available. The large REAR GARDEN is PRIVATE and FULLY ENCLOSED and offers an OUTBUILDING for storage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Semi-Detached House
- Potential To Extend (stp)
- Dual Aspect Open Plan Sitting & Dining Room
- Modern Fitted Kitchen With Integrated Appliances
- Three Bedrooms
- Ground Floor W.C and Family Bathroom
- Newly Laid Brick Weave Driveway & EV Charging
- Generous Private & Enclosed Garden With Outbuildings

The property is located in the market town of Wymondham, and within close proximity 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 train station with Norwich to Cambridge railway lines. 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 set back from the road, on a slightly elevated plot. The frontage is laid to a brick weave driveway with an EV charger. The main entrance can be found at the front of the property up a shallow step beneath an open porch.



THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers hard flooring underfoot for ease of maintenance with stairs rising to the first floor and useful storage space beneath as well as an integrated cupboard at the end of the hall. To the right, a conveniently located two piece W.C can be found. Adjacent, the generously sized open plan sitting and dining room enjoys a dual aspect flooding the room with natural light. Carpeted flooring runs underfoot whilst the space allows for a range of soft furnishing layouts with room for storage furniture and formal dining with a separate door opening to the fully fitted kitchen. The kitchen itself offers a range of wall and base storage cupboards and integrated appliances including a dishwasher, double oven, four burner gas hob and extractor above with a useful storage space tucked to the side perfect for a small fridge/freezer or a pantry cupboard. Tiled flooring can be found underfoot, whilst a door opens out to the garden.

Ascending the stairs to the carpeted first floor landing, loft access can be found above. Doors give way to three well sized bedrooms. The main double bedroom enjoys a front facing aspect with uPVC double glazed windows and generous integrated wardrobes. Adjacent, the second bedroom currently used as a study enjoys continued carpeted flooring, this time with views overlooking the garden and ample room for a double bed. The final bedroom, offers suitability for use as a good sized single bedroom and is currently used as a nursery. All three bedrooms are serviced by a two piece family bathroom including a shower over the bath with a glass splashback, floor to ceiling tiling, tiled flooring underfoot in addition to vanity storage below sink and a wall mounted heated towel rail.

FIND US

Postcode : NR18 0LW

What3Words : ///truth.rekindle.unloading

VIRTUAL TOUR

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



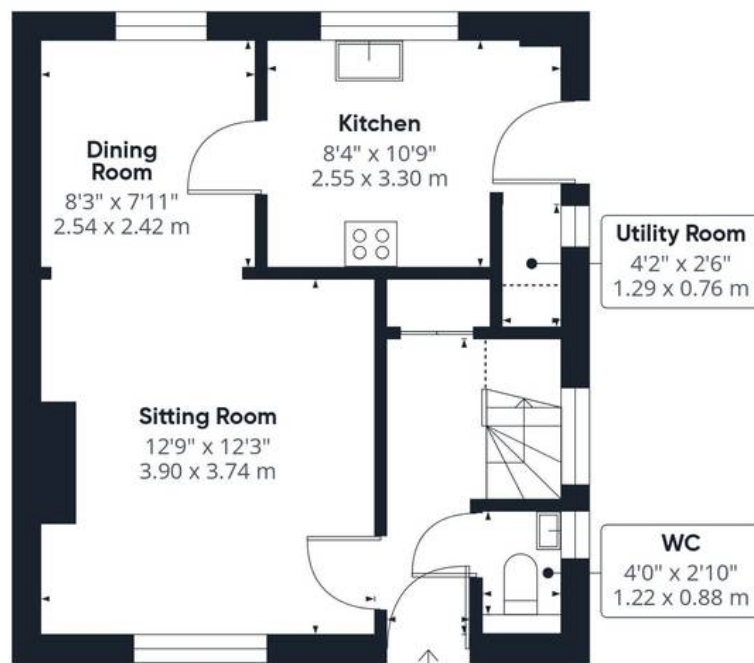




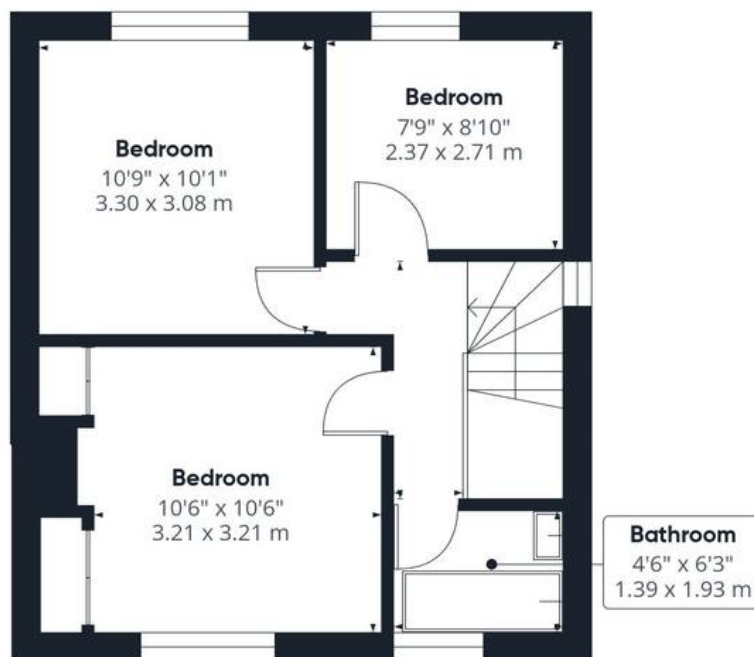
THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed offering a mature feel with a wide range of shrubs, trees and plantings running along the borders. A useful latch and brace gate leads back to the driveway whilst a substantial brick constructed outbuilding provides useful storage space. The majority of the garden is predominantly laid to lawn.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

758 ft²

70.3 m²

Reduced headroom

12 ft²

1.1 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



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.