



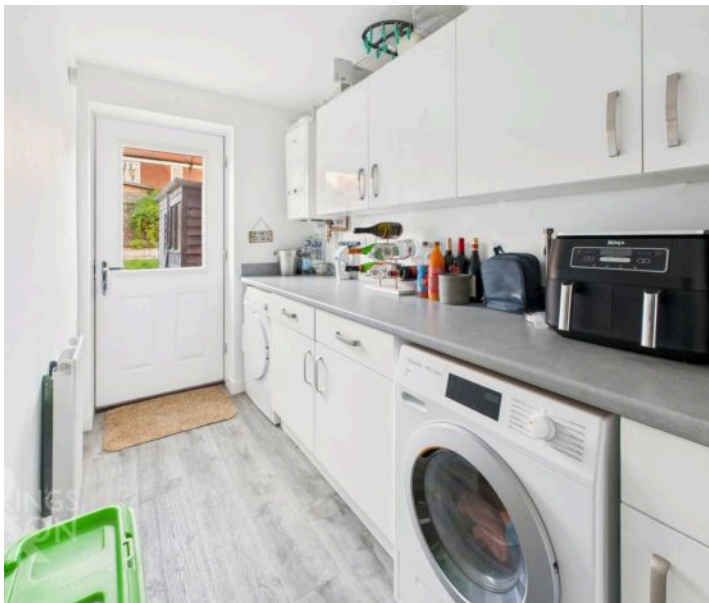
Reeve Way, Wymondham - NR18 0GL



Reeve Way

Wymondham

Situated on the edge of this ever popular development fronting onto a WOODLAND AREA sits this impressive DETACHED FAMILY HOME boasting MANY UPGRADED FEATURES including newly updated FAMILY BATHROOM and EN-SUITE shower room suites and We have networking in all rooms terminating in the garage. The ground floor is set upon high quality hardwearing wood effect flooring leading to a 17' SITTING ROOM perfectly positioned to enjoy the privacy of the setting this home offers with a large OPEN PLAN kitchen/dining room at the rear of the home featuring INTEGRATED APPLIANCES with a handy UTILITY ROOM and WC on the ground floor also. Off from the landing, a total of FIVE BEDROOMS are on offer all of which having use of the three piece bathroom and en-suite to the main bedroom. Externally, the rear garden is FULLY ENCLOSED with a raised timber seating area featuring a wooden pergola and fitted with armoured cable ideal for adding an external home office/entertainment space if desired.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Tucked Away Detached House Fronting Onto Woodland Area
- 17' Sitting Room
- Large Open Plan Kitchen/Dining Room With Integrated Appliances
- Multiple Upgraded Features Including Newly Fitted Bathrooms
- Five Bedrooms
- Family Bathroom, En-Suite & WC
- Fully Enclosed Private Garden
- Ample Off Road Parking & Integrated Garage

The property is located on the edge of 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

Set off the main street, the property retains privacy being located at the very end of the shared access road where a large brick with driveway opens up to the front of the home with further turning circle and parking to the very front of the property. A low level timber fence separates the home from the public footpath and green space with woodland area sitting directly opposite the home.

THE GRAND TOUR

Once inside, the central hallway is the first space to greet you laid with all the upgraded hard wearing wood effect flooring, this space grants access to all living accommodation on the ground floor as well as stairs for the first floor and handy two piece WC just behind the stairs featuring a low level radiator. Turning to the left, the 17' open sitting room is the first place to greet you perfectly positioned to enjoy the private woodland views to the front of the property with its large conventional shape being conducive to potential choice of soft furnishings. The owners have installed glass panelled wooden French doors ideal for allowing natural light to flow between the two main living spaces. The very rear of the property is home to a 22' open plan kitchen and dining room where initially the floor space opens to leave more than enough space for a formal dining table with uPVC double glazed French doors leading to the garden patio. The kitchen sits just beyond this with a wide array of wall and base mounted storage units set around rolled edge work surfaces which include integrated appliances such as an oven and hob with extraction above whilst leaving room plus plumbing for a freestanding dishwasher and fridge/freezer. Just off from the kitchen is a utility room with a continuation of the same storage units and work surfaces with further plumbing and space for white goods and appliances and personal access door taking you directly into the integral garage.

The first floor landing allows access into all of the bedrooms within the property with the two larger coming towards the very front of the home. The main bedroom benefits from built in wardrobes and a large open upgraded carpeted floor space with a newly updated and modernized shower room featuring a rainfall shower head, vanity storage and tall heated towel rail all attractively decorated by the current owners. The second largest bedroom sits on the adjacent side of the home, again fully encapsulating the views to the front of the property with a neat and inviting decor. To the rear of the home three further bedrooms can be found all of which overlooking the rear garden with the smaller sitting to the very middle of the property currently functioning as a games room however perfectly sized as a single bedroom or nursery with bedrooms either side being more than capable of hosting a double bed with further storage solutions. On the left hand side of the property another upgraded bathroom suite comes in the form of the family bathroom, a three piece suite featuring a shower head and glass screen mounted over the bath with predominantly tiled surround, vanity storage and tall heated towel rail.

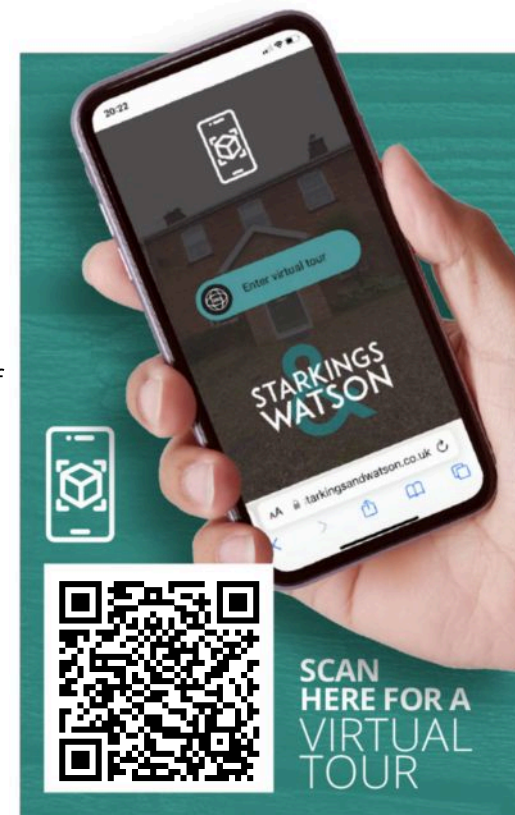
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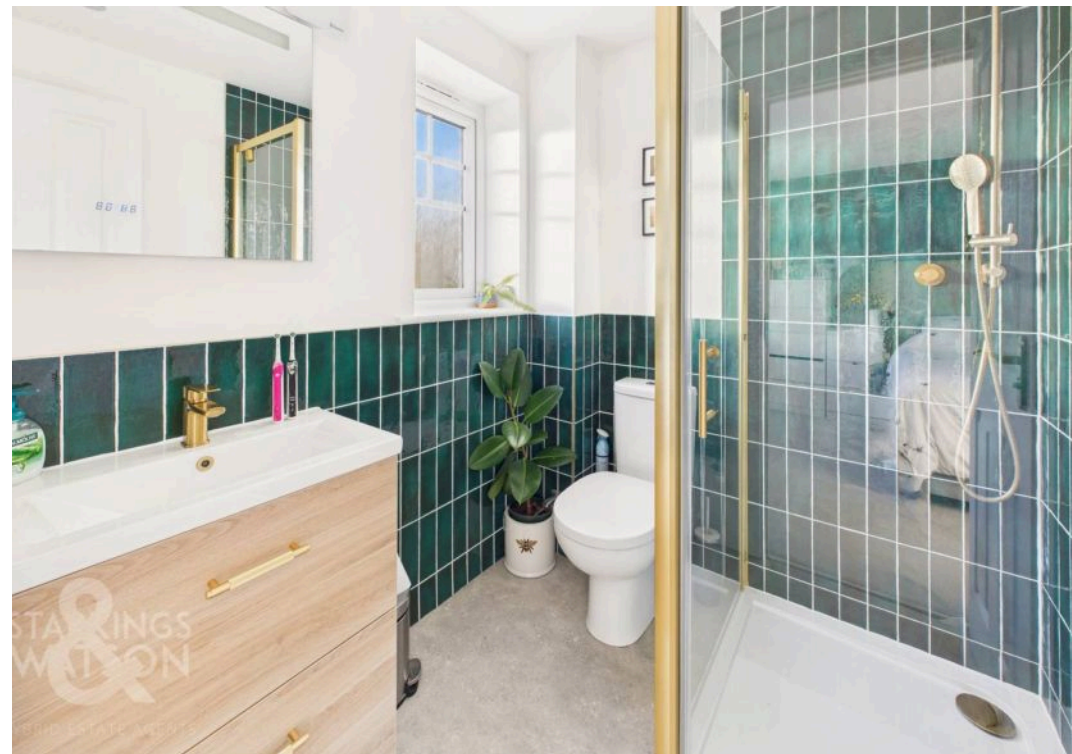
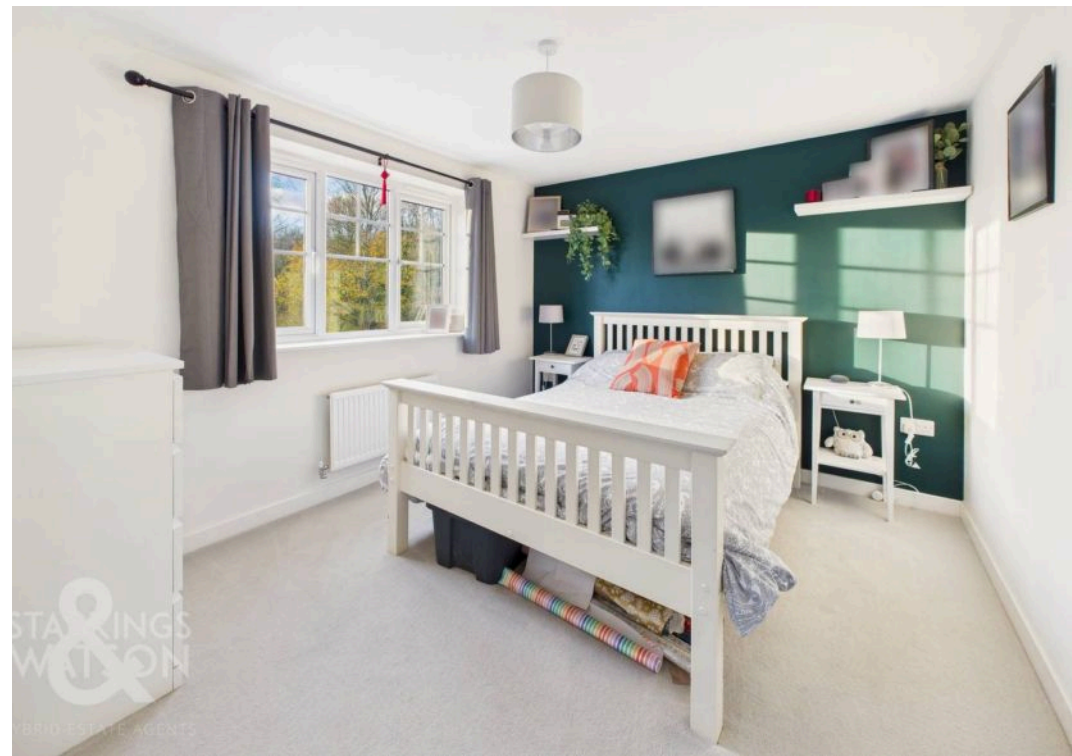
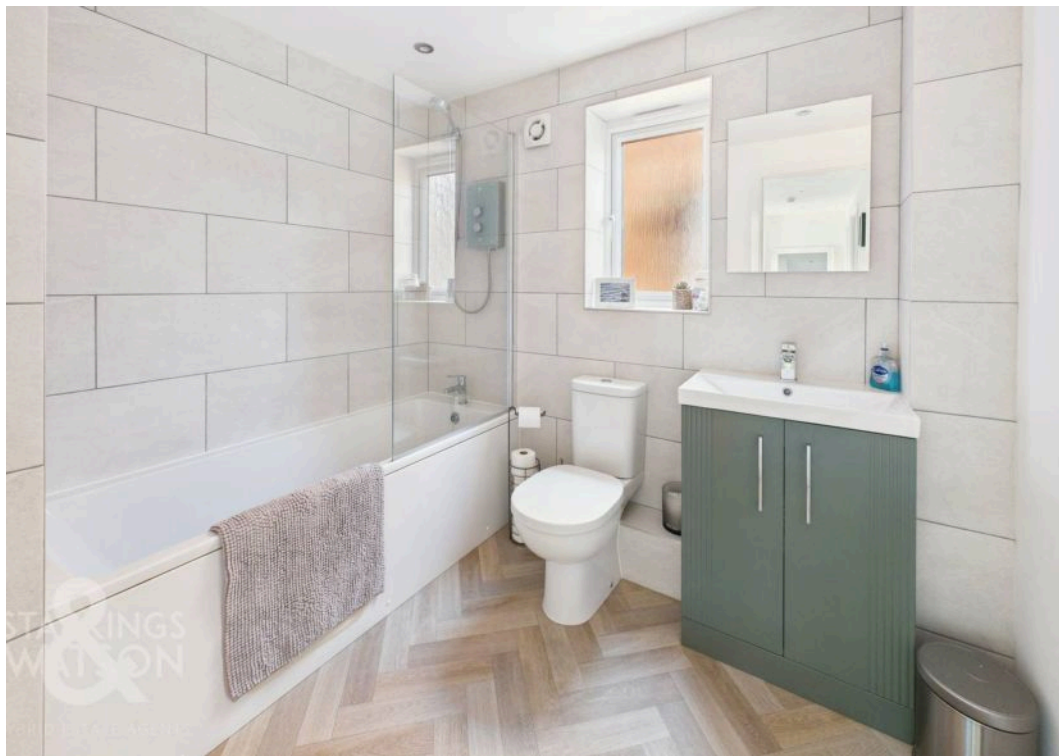
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VIRTUAL TOUR

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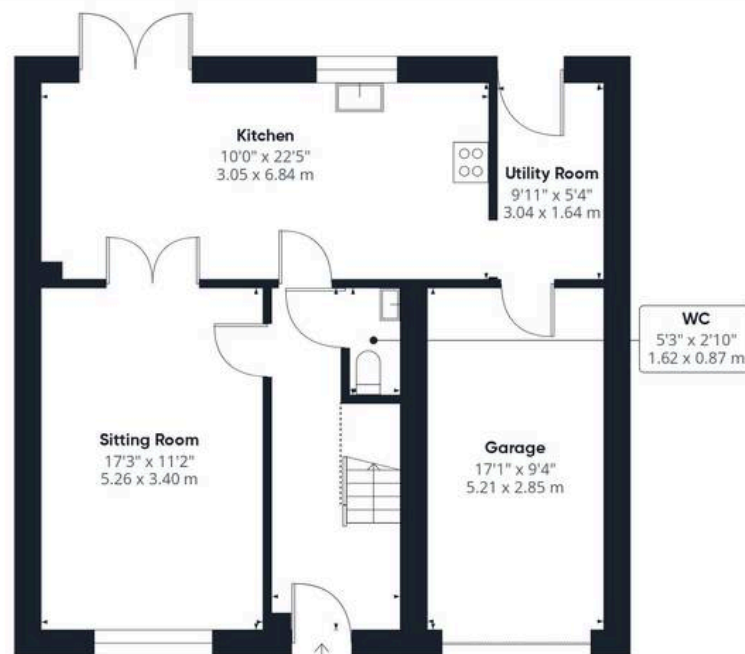




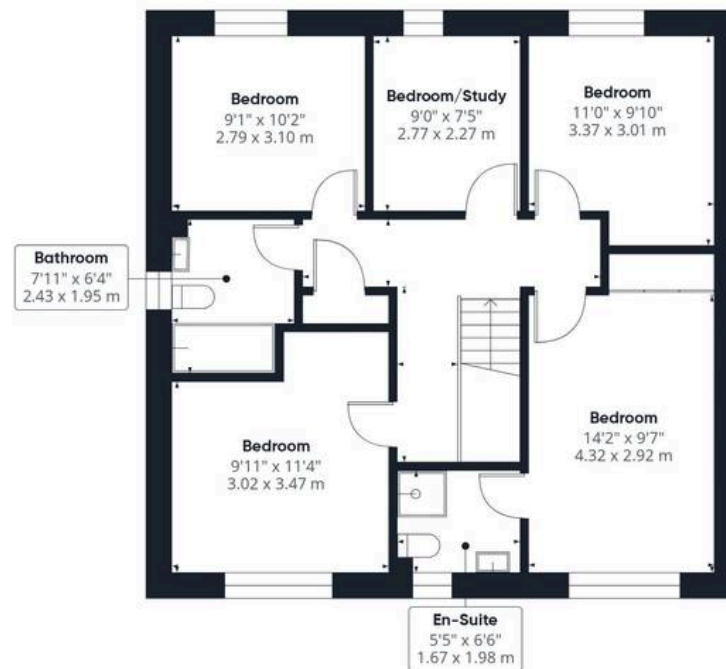
THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing and initially offers a large flagstone patio seating area stretching the width of the home. A gentle slope upwards after being landscaped by the current owners makes the rest of the garden more accessible where railway sleepers give way to planting beds with gentle steps taking up to a predominantly lawn garden with further planting beds at the rear of the home adding to the vibrancy of the outside space. To the corner of the property a wooden deck patio seating area has been built with the addition of a pergola perfectly positioned to make the most of the summer sunshine where armoured cabling has been installed by the owners to potentially accommodate an external home office or entertainment space if desired.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1472 ft²

136.8 m²

Reduced headroom

14 ft²

1.3 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

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