



Pople Street, Wymondham - NR18 0LN





## Pople Street

Wymondham

**VENDOR FOUND!** This SEMI-DETACHED BUNGALOW has been extensively MODERNISED, FULLY RENOVATED AND THE ROOF RE-FELTED, BRACED AND TREATED TIMBERS by the current owners to include HIGH END fixtures and fittings with newly fitted uPVC double glazed windows and GAS FIRED CENTRAL HEATING. The main living space comes in the form of a 26' DUAL ASPECT and OPEN PLAN space comprising the sitting room to the front with cast iron WOOD BURNER and fully fitted kitchen to the rear with a full range of INTEGRATED APPLIANCES and GRANITE WORK SURFACES extending out to create BREAKFAST BAR seating also.

Accessed from, the central hallway, the THREE PIECE BATHROOM is just as spectacularly done as the main living area, serving all THREE BEDROOMS. Externally, the gardens have been landscaped to create a PRIVATE and attractive setting where an OVERSIZED GARAGE can be found, currently serving as a fully functional workshop however having capability for conversion to a home gym, work space or entertainment area if desired.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Vendors Found!
- Semi-Detached Bungalow
- Fully Renovated By The Current Owners To A Very High Standard
- 26' Open Plan Living Space
- Granite Kitchen Worktops With Full Range Of Integrated Appliances
- Three Bedrooms
- Oversized Garage/Workshop Ideal For Current Use Or Potential Conversions (stp)
- Manicured Rear Garden With Sweeping Driveway To The Front

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

The property is set back from the street and public footpath with a low level brick wall and colourful hedge border. The driveway then opens to accommodate parking for multiple vehicles with a shingle footing and access to the oversized garage coming to the right hand side of the home. Towards the very front of the property, raised planting beds can be found with gentle steps taking you towards the composite front door.

## THE GRAND TOUR

Once inside, the central hallway is the first space to greet you laid with carpeted flooring, this space takes you to all living accommodation within the home as well as a well proportioned storage cupboard to the right hand side of the hallway. The larger of the bedrooms comes to the very front of the home again with a uPVC double glazed frontage - this room is again laid with carpeted flooring and can easily accommodate a large double bed with further storage solutions whilst a similarly sized room can be found towards the very rear of the property overlooking the rear garden with carpeted flooring and double glazed windows. Sat between the two is the smaller of the bedrooms currently functioning as a home office space however still large enough to accommodate a bedroom suite with further soft furnishings. At the very end of the hallway is a fully rejuvenated three piece family bathroom suite complete with a rainfall shower head and glass screen mounted over the bath with attractive aqua boarding, vanity storage and heated towel rail. The main living space sits towards the left of the home, an impressive 26' open plan living area fully modernized and renovated by the current owners to create the most attractive and welcoming reception space. To the front of the property, a bay fronted window allows natural light to fill the room where a formal sitting room suite could easily be housed with the wonderful addition of a cast iron wood burner for those cosier evenings.

To the right hand side, the high end kitchen has been well thought out in its design to include a large range of granite work surface space which extends out to offer a breakfast bar seating area. Amongst the wall and base mounted storage units is a wide array of fitted appliances to include an oven with dual eye level ovens with a four ring gas burner hob and extraction above, dishwasher, washing machine, fridge, freezer and a smaller drinks cooler with stable doors taking you into the rear garden at the very back of the room.

## FIND US

Postcode : NR18 0LN

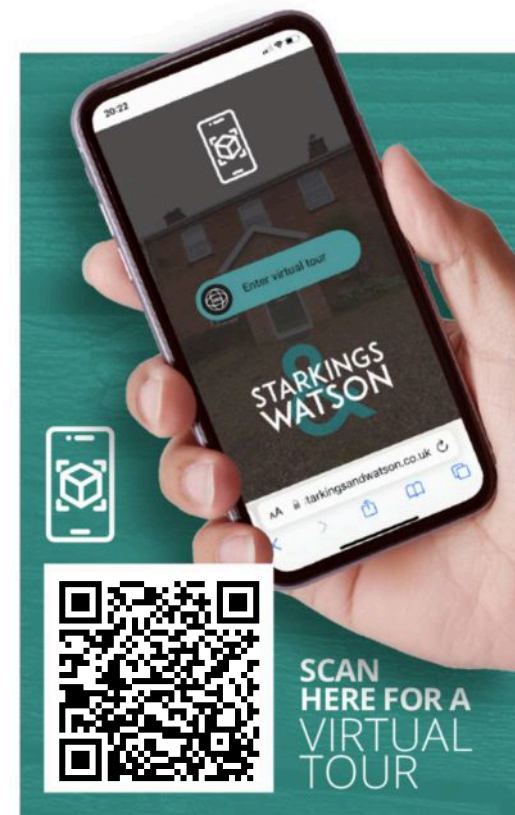
What3Words : ///comedy.refuse.mimics

## VIRTUAL TOUR

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

## AGENTS NOTES

The loft is part boarded and has access to the boiler, which is 8 years old and serviced yearly.







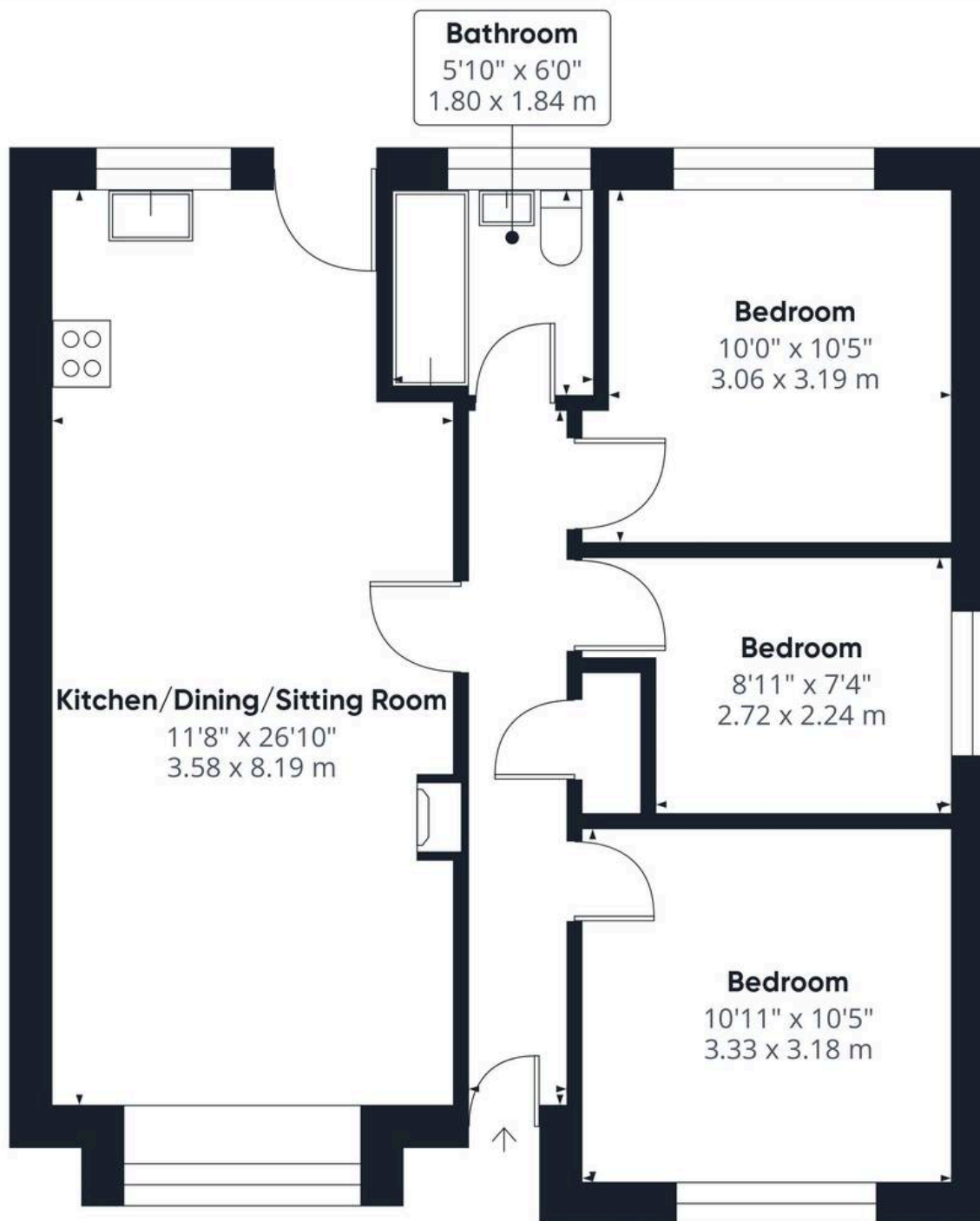




## THE GREAT OUTDOORS

The rear garden, much like the interior of the home has also been lovingly landscaped by the current owners to offer a mixture of raised flagstone patio seating area mixed with composite deck complete with fitted lighting and composite storage shed. The garden is enclosed with timber panel fencing and a mixture of low level brick walls whilst a impressive and fully converted oversized garage currently functions as a comprehensive workshop, complete with insulation, double glazing, and electricity, making this space prime for potential conversion to many different uses, depending on the needs of the potential buyer.





**Approximate total area<sup>(1)</sup>**

718 ft<sup>2</sup>

66.8 m<sup>2</sup>

(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





## Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • [wymondham@starkingsandwatson.co.uk](mailto:wymondham@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://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.