

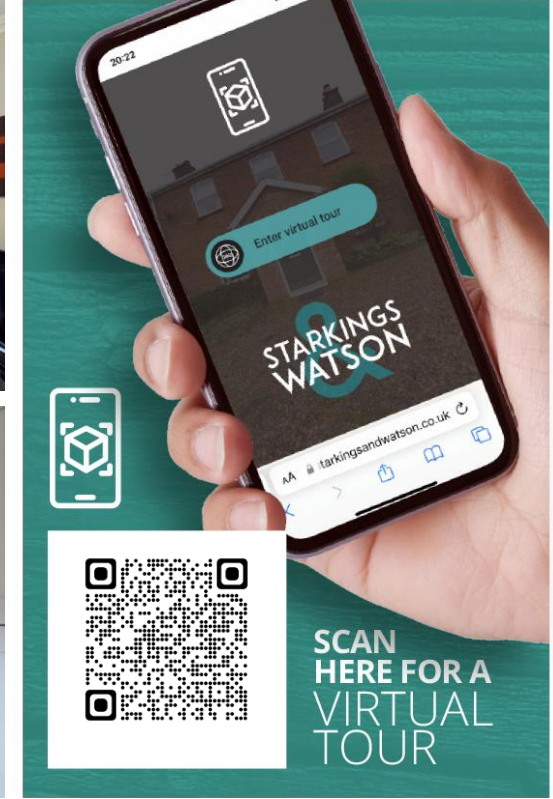
NORWICH ROAD

Wymondham NR18 0SH

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01953 438838

FOR SALE PROPERTY



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- Mid-Terrace Home
- Prominent Location Close to Town
- Two Reception Rooms
- Extended Kitchen/Breakfast Room
- Updated, Re-Plumbed & Re-Wired
- Two Double Bedrooms
- Family Bathroom with Shower
- Large Garden of Over 100ft (stms)

IN SUMMARY

Situated on the OUTSKIRTS of TOWN, this mid-terrace home offers close to 880 Sq. ft (stms) of accommodation, with a REAR GARDEN extending to over 100ft (stms). Having been UPDATED and MODERNISED whilst RETAINING CHARACTER FEATURES, the property benefits from NEW PLUMBING and RE-WIRING during the current vendors ownership. With an ATTRACTIVE FACADE, on road parking can be found outside, whilst remaining within WALKING DISTANCE to the town centre. The accommodation comprises a PORCH and HALL ENTRANCE, with a 14' BAY FRONTED SITTING ROOM, 12' dining room with BUILT-IN STORAGE, 15' MODERNISED KITCHEN and useful W.C. Upstairs, the LANDING leads to TWO DOUBLE BEDROOMS, including the main bedroom with TWIN WINDOWS, and the family bathroom which is spacious enough to include a separate SHOWER. The GARDENS offers a BRIGHT and SUNNY ASPECT, with areas of lawn, planting and working gardens for the GOOD LIFE.

SETTING THE SCENE

Fronting the main Norwich Road, mature hedging screens the property from the road with a low maintenance shingled frontage leading to the main entrance door. Heading inside double doors open to an entrance porch, whilst access can also be gained along the row into the rear garden.

THE GRAND TOUR

Heading inside the entrance porch takes you into the entrance hall, where you can immediately appreciate the high ceilings and character features which are still retained within the property. The first door leading off is the main sitting room with its feature cast iron wood burner and uPVC double glazed bay window to front. With high ceilings and moulded coving, this beautifully appointed room is the perfect space to entertain and unwind. Leading back through the hall entrance the stairs lead up to the first floor, whilst a door takes you into the dining which is finished with painted wood flooring. An equally spacious room, a storage cupboard can be found under the stairs with a window perfectly positioned to look down the garden. The kitchen leads off the dining area, with an extended layout and ample space for a breakfast bar and appliances. A modern range of wall and base level units include complimentary rolled edged work surfaces, an inset gas hob and built in eye level electric double oven. Further white goods include a fridge/freezer and dishwasher, whilst a door takes you into the W.C which also includes the wall mounted gas fired central heating boiler. Heading upstairs the landing is finished with fitted carpet and



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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.

Price:



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a loft access hatch above. Doors lead off to the two bedrooms, and the family bathroom. Finished in a period style, the bathroom includes a four piece suite with a separate shower cubicle and aqua board splash-backs, whilst offering a chequer-board style flooring and heated towel rail. The two bedrooms are finished with fitted carpet and original feature fireplaces. The main front bedroom offers two windows to front and again matching high level ceilings which ensure excellent natural light throughout the property.

THE GREAT OUTDOORS

Heading outside a courtyard garden can be found crossing the bisected rear access, where the main lawned garden can be found. Of a fantastic size and fully enclosed to three sides with timber panelled fencing, the gardens offer a range of planting and raised beds. Heading down the garden a greenhouse can be found along with mature trees and shrubbery, and a fantastic aspect to enjoy the afternoon sun.

OUT & ABOUT

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.

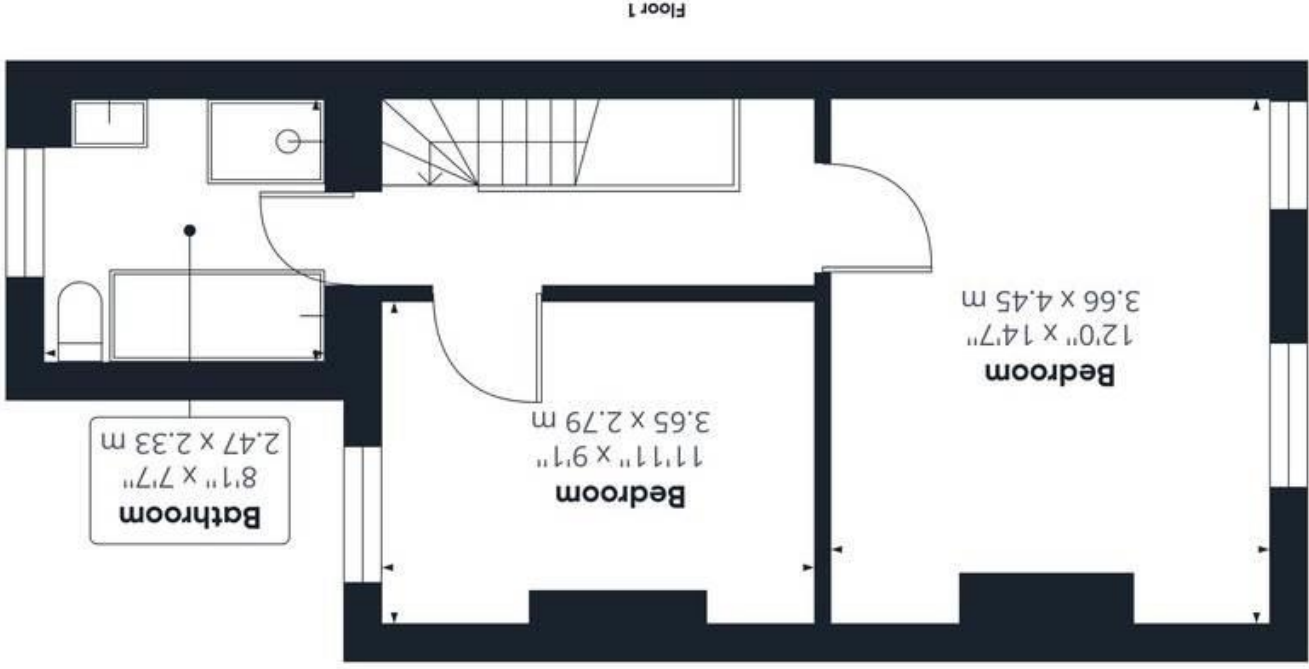
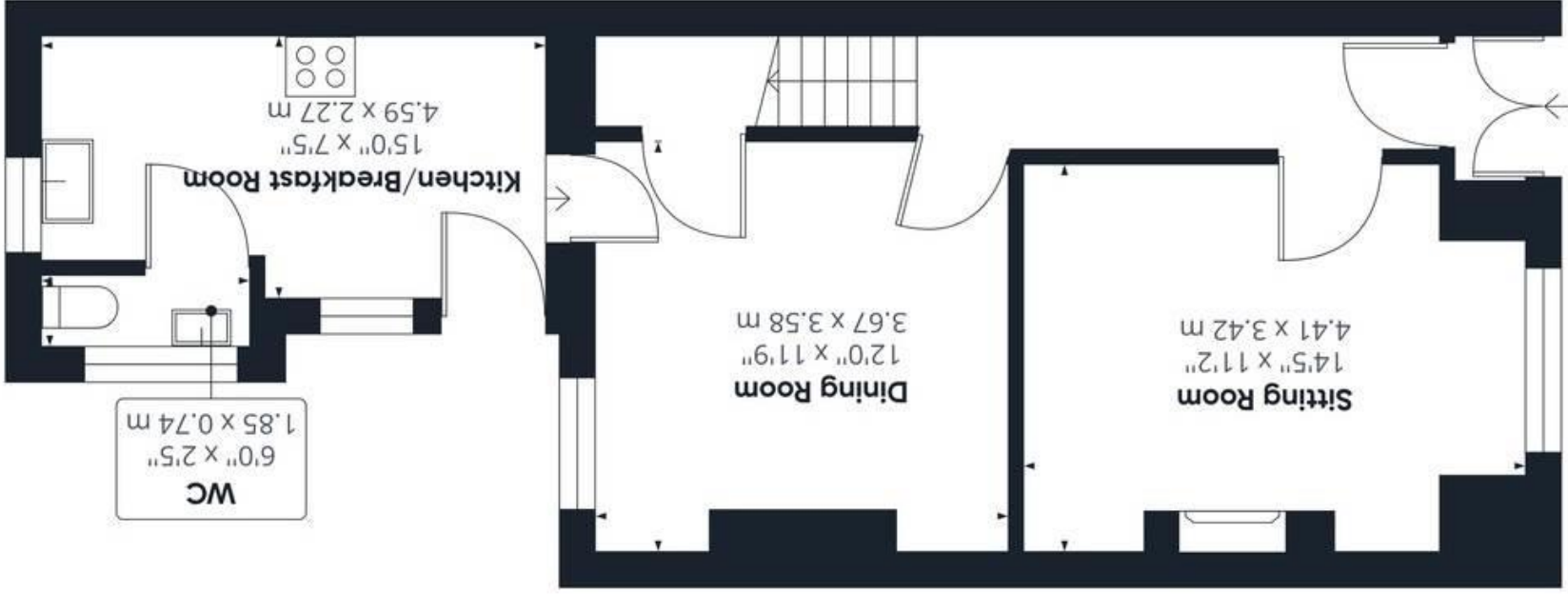
FIND US

Postcode : NR18 0SH

What3Words : ///amaze.idealist.gala

VIRTUAL TOUR

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



Approximate total area ⁽¹⁾

878.49 ft²
81.61 m²

(1) Excluding balconies and terraces

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.