



Norwich Road, Wymondham - NR18 0SH



Norwich Road

Wymondham

NO CHAIN. Occupying a PROMINENT POSITION with a 0.16 ACRE PLOT (stms), this DETACHED FAMILY HOME includes some 906 Sq. ft (stms) of accommodation, with a BRICK BUILT GARAGE and WORKSHOP BUILDING offering potential (stp). The accommodation includes a HALL ENTRANCE with storage, leading to the BAY FRONTED SITTING ROOM, ground floor study, 11' DINING ROOM and OPEN PLAN 13' KITCHEN/DINING ROOM - with a lobby area and W.C. Upstairs, THREE BEDROOMS lead off the landing, with a LARGE BATHROOM including a SHOWER over the bath. The GARDENS are laid to lawn, with extensive HARD STANDING creating OFF ROAD PARKING to both the front and rear.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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- 0.16 Acre Plot (stms)
- 906 Sq. ft (stms) Detached Family Home
- Detached Brick Built Garage/Workshop
- Bay Fronted Sitting Room & Separate Study
- Open Plan Kitchen & Dining Space
- Three Bedrooms
- W.C & Family Bathroom



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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

Set back from the road and screened behind high level hedging, the lawned front garden includes a hard standing driveway with access to the side driveway and various outbuildings beyond.



THE GRAND TOUR

A brick built open fronted porch entrance leads to the main entrance hall with fitted carpet underfoot and stairs rise into the first floor landing, with a useful built-in storage cupboard. The main sitting room sits to the front of the property with a walk-in front facing bay window and smooth high level ceilings above, with a ground floor study including a window to side. The dining room is open plan and finished with fitted carpet and a side facing window. The kitchen/breakfast room sits beyond including an L-shaped arrangement of base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with the extractor fan above, tiled splash-backs running around the work surface, and space provided for a fridge freezer and dishwasher. A side lobby area offers storage with a useful ground floor W.C beyond, including a white two piece suite and tiled splash backs from the kitchen - with a window facing to the rear whilst a door takes you out to the side driveway.

Heading upstairs, the carpeted landing includes a window to the side offering natural light, with a loft access hatch above, and doors taking you to three bedrooms. The smallest is currently used as a dressing room with fitted carpet underfoot and a front facing window. The second bedroom also facing the front is complete with fitted carpet. The main bedroom includes a built-in double wardrobe with garden views beyond. Completing the first floor is the spacious family bathroom with the white three piece suite including a wall mounted hand wash basin, electric shower over the bath, tiled splash-backs and tiled effect flooring.

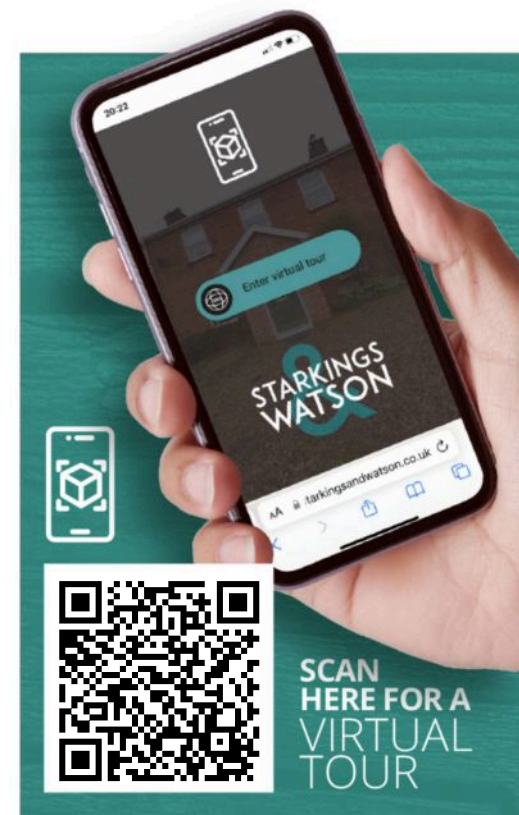
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Postcode : NR18 0SH

What3Words : ///slacker.rucksack.awakening

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden offers a drive through parking area from the front, with an area of lawned garden - enclosed with timber panel fencing and hedge boundaries. Brick built storage buildings beyond include a single garage, and adjacent workshop with further parking in the garden itself.





Floor 1

Approximate total area⁽¹⁾

906.22 ft²

84.19 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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