



Warwick Drive, Wymondham - NR18 0LT





## Warwick Drive

Wymondham

NO CHAIN. Situated in a tucked away setting this MID-TERRACED HOUSE is offered in great decorative order making it the ideal FIRST TIME BUY or INVESTMENT with OFF ROAD PARKING and a GARAGE to the front and left of the home. The ground floor boasts a fantastic OPEN PLAN living space comprising the sitting/dining room with SUNROOM EXTENSION alongside the KITCHEN and WC. Off from the landing, TWO DOUBLE BEDROOMS can be found as well as the FAMILY BATHROOM. The rear garden is PRIVATE and LOW-MAINTENANCE offering the ideal space to enjoy the summer sunshine with TREE LINED BACKING and gate taking you towards the garage.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Extended Living Accommodation With Sunroom
- Ideal First Time Buy or Investment
- Mid-Terrace House
- Two Double Bedrooms
- Main Bathroom & Ground Floor WC
- Low-Maintenance Rear Garden
- Off Road Parking & Garage

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

Driving all the way to the end of this quiet close will take you to a terrace of houses to the left of the main section of the street where a brick weave frontage allows for off street parking before entering via the porch. To the left of the terraces, a row of garages can also be found where parking can also be found just in front of the garage for this home.



## THE GRAND TOUR

Stepping inside you are first met with a porch entrance creating the ideal spot to slip off coats and shoes where the ground floor WC can be found directly ahead with a high level sink next to the toilet. Tilled flooring leads you into the main hallway and beyond the stairs for the first floor. Handy built in storage has been bespoke built to fit under the stairs while the entrance for the kitchen sits adjacent featuring a continuation of the tiles from the hallway. Within the kitchen there is a mixture of wall and base mounted storage units set around tiled splashbacks which in turn give way to integrated appliances including an oven and hob with plumbing for additional appliances also. Beyond this, there is a large open sitting/dining area laid with tiled flooring from front to back and reaching out into an extended sunroom portion making this space incredibly well-lit and functional. Initially the floor space leaves ample room for a sitting room suite while the sun room creates the ideal space for a dining room suite with all uPVC double glazed windows and French doors into the garden.

The first floor landing splits in both direction to go into the double bedrooms. The slightly smaller comes to the front of the home with a built in wardrobe over the stairs and carpeted flooring while the larger sits to the rear of the home with wall to wall built in storage and carpeted flooring. Sat in-between both bedrooms, there is a three piece family bathroom suite, complete with electric shower and glass screen mounted over the bath with vanity storage.

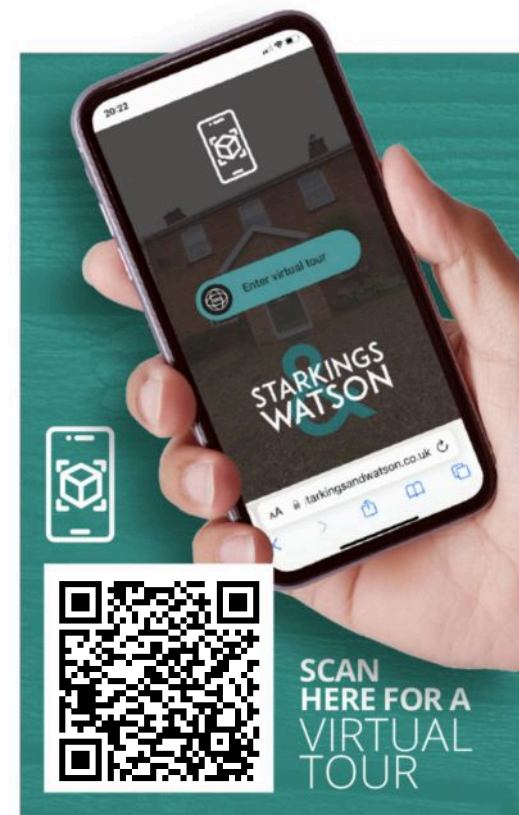
## FIND US

Postcode : NR18 0LT

What3Words : ///veal.bagpipes.cleanser

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance condition where timber fencing encloses the space from front to back. Flagstone patio slabs line the way from front to rear offering ideal seating space within this private area where a timber gate lies at the very rear of the garden taking you down a walkway to the garage.





Ground Floor



Floor 1

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

691 ft<sup>2</sup>

64.1 m<sup>2</sup>

(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





## 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.