



Lavender Road, Wymondham - NR18 0FL



Lavender Road

Wymondham

Sitting towards the edge of this ever popular development with large OPEN GREEN SPACE and family play park in the distance this DETACHED HOME offers a modern and MOVE IN READY attractive décor with living accommodation split over three levels. The ground floor offers a DUAL ASPECT 24' open sitting/dining room with updated kitchen sat on the adjacent side of the home with INTEGRATED APPLIANCES and WC to the rear of the home. Over the next two floors, a total of FIVE BEDROOMS can be found with an EN-SUITE shower room to the main bedroom and separate BATHROOM and SHOWER ROOM all of which have been MODERNISED and UPDATED. The rear SOUTH FACING garden shares the intricate detail of the interior having been LANDSCAPED to create an inviting space to enjoy, all FULLY ENCLOSED with access to the DRIVEWAY and GARAGE to the side of the home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Family Home
- Sitting Opposite An Open Green Space With Tree Lined Views
- 24' Dual Aspect Sitting/Dining Room
- Modern Kitchen With Integrated Appliances
- Five Bedrooms
- Separate Family Bathroom, Shower Room, En-Suite & WC
- Off Road Parking & Garage
- Landscaped Rear Garden

The property is located in the market town of Wymondham, and within close proximity 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 train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

SETTING THE SCENE

The property sits opposite an open communal green space with children's play-park and tree lined views in the distance with an iron fence separating the front of the home from the public walkway.



A shingle planting bed allows for colour and vibrancy to the front of the home with flagstone walkway taking you towards the front door. To the right hand side of the property, a tandem driveway can be found where the owners have installed an electric vehicle charging point sat in front of the garage with access to the garden coming through a timber swinging gate.

THE GRAND TOUR

Once inside, the central hallway is the first place to greet you with handy under the stair coat and shoe storage with stairs situated in the middle of the hallway and living accommodation to either side. The main living area comes towards the left of the home in the form of a 24' dual aspect sitting room where initially hardwood flooring opens to allow space for a formal dining table sat in front of the uPVC double glazed windows with the rest of the room laid to carpet, ideal for a sitting room suite and due to its large and conventional size a potential choice of layout of soft furnishings set in front of sliding doors into the rear garden patio. The adjacent side of the home is occupied by the modern kitchen where a wide array of wall and base mounted storage units can be found with wooden effect work surfaces that give way to integrated appliances which include an oven, hob, dishwasher, washing machine and fridge/freezer with tall slimline wall mounted radiators. The very rear of the ground floor is where a second lobby can be found with access door taking you directly into the rear garden and two piece WC complete with low level radiator and frosted glass window.

The first floor landing splits in both directions to allow access into three of the bedrooms with the updated family bathroom suite situated in the middle with a part tiled surround, vanity storage wall mounted towel rail and shower head mounted with the bath.

The two smaller bedrooms sit to the right hand side as you climb the stairs with the front facing bedroom lighter carpet similarly to the rear bedroom, both of which could accommodate a double bed or to form larger single bedrooms with additional storage solutions. One of these is currently being used as a two person spacious home office. The main bedroom comes in the adjacent side of the home - this room too shares a bright and well looked after décor similarly to the rest of the home where large open carpeted floor space leaves room for a double bed where double built in wardrobes can be found as well as a modernized en-suite shower room complete with a predominantly tiled surround walk in shower with rainfall, shower head and vanity storage.

The second floor houses another two bedrooms both of which could easily accommodate double beds and have part vaulted ceilings with Velux windows. Each room again is laid with carpeted flooring and could easily accommodate a large double bed with additional soft furnishings and storage solutions.

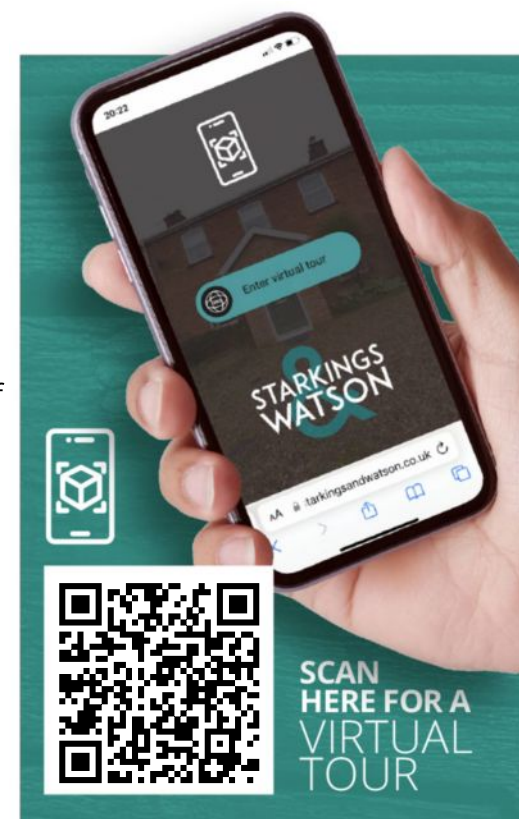
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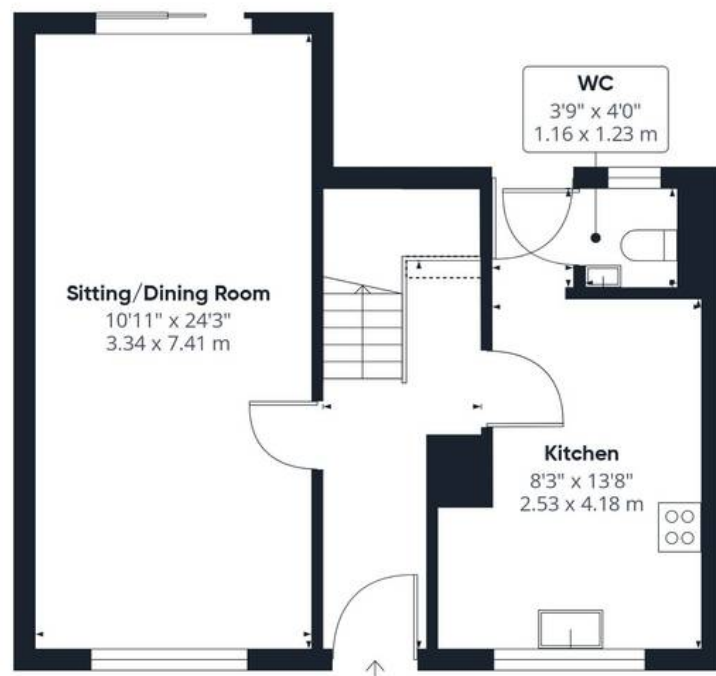




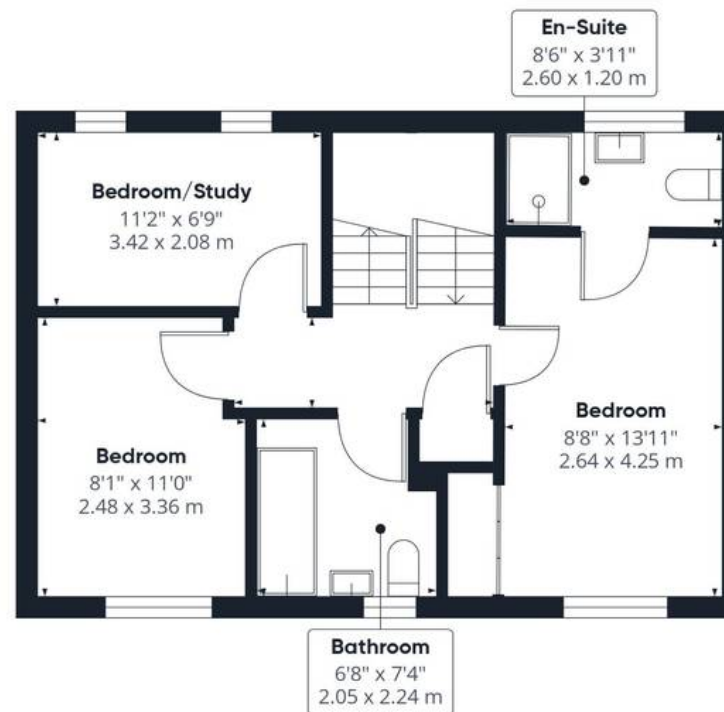
THE GREAT OUTDOORS

The rear garden, much like the interior of the home, has been presented in immaculate condition where the owners have landscaped to create an attractive and welcoming setting. Flagstone patio stones surround the garden, creating the ideal seating spaces and giving manoeuvrability, whilst a lawn garden area sits in the very centre of the space. Railway sleeper planting borders line the exterior of the garden, making the ideal space to add vibrancy to the outside area where a timber swinging gate allows access to the driveway and garage.

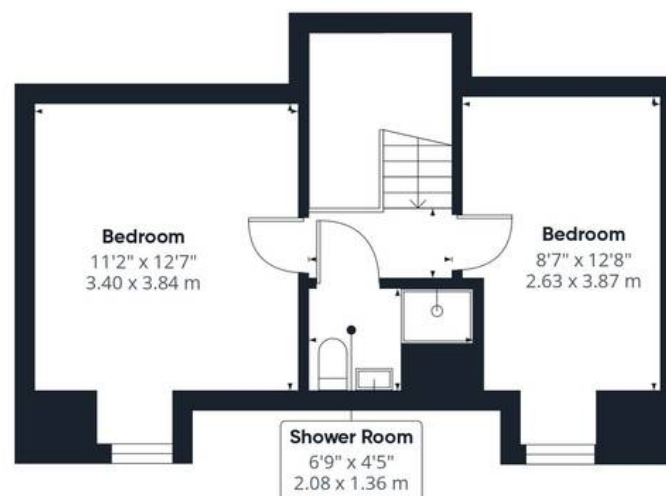




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1242 ft²

115.5 m²

Reduced headroom

3 ft²

0.3 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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