



Finderne Drive, Wymondham - NR18 0HU



## Finderne Drive

Wymondham

Located in a peaceful corner on a generous CORNER PLOT, this WELL-PRESENTED DETACHED CHALET STYLE FAMILY HOME offers a flexible layout that provides various options for comfortable living. Boasting over 1150 square feet of accommodation (stms), this property features THREE DOUBLE BEDROOMS over two floors, ideal for a growing family. The heart of the home is the IMPRESSIVE L-SHAPE MAIN RECEPTION perfect for relaxing evenings or entertaining guests. The spacious 18-foot kitchen/dining room offers plenty of potential, complete with a separate adjacent utility room. Outside, the property is complemented by private enclosed gardens to the side and rear, offering a tranquil escape from the hustle and bustle of every-day life. The LARGE DRIVEWAY, along with the integral garage, provides ample parking space for multiple vehicles, ensuring convenience for residents and guests alike. The house is positioned perfectly for access to the all the EXCELLENT LOCAL SCHOOLS and range of local amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached & Well Presented Chalet Style Home
- Flexible Layout With Various Options
- Over 1150 SQFT Of Accommodation (stms)
- Three Double Bedrooms
- L-Shape Main Reception Room
- Large 18' Kitchen With Separate Utility Adjacent
- Gardens To Side & Rear
- Large Driveway & Integral 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

Found On Finderne Drive occupying a corner plot, the property is approached via the hard standing driveway with off road parking for multiple vehicles. This in turn leads to the single integral garage with an electric roller door. There is a gate to the garden as well as the main entrance door to the side into the hallway.



## THE GRAND TOUR

Entering via the main entrance door to the side you will find a welcoming entrance hallway with stairs to the first floor landing as well as built in storage. The first room to the ground floor is the main bedroom found to the front of the house with two windows allowing plenty of natural light. The main L-shape reception room can be found next which offers plenty of space for soft furnishings with windows to the side. The impressive reception flows through to the kitchen/dining room which again is a generous size. The kitchen is of solid wood with a range of wall and base level units with rolled edge worktops over as well as integrated electric hob and oven as well as fridge/freezer and space for dishwasher and the dining table. A stable door leads to the utility with space and plumbing for white goods, further storage and an internal door into the garage. A door leads out to the rear garden also.

Heading up to the first floor landing you will find two bedrooms as well as the family bathroom. Both bedrooms on the first floor are of a generous size and have a bright airy feel to them. The family bathroom offers a bath with shower over, w/c and hand wash basin.

## FIND US

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## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The rear and side gardens offer wrap around space mainly laid to lawn with a paved patio leading from the utility room. The gardens are enclosed with timber fencing and brick wall. There is a gate leading out Sheffield Road as well as a gate to the front driveway. The garden offers plenty of space for play and entertaining.





Ground Floor



Floor 1

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

1167 ft<sup>2</sup>

108.5 m<sup>2</sup>

**Reduced headroom**

34 ft<sup>2</sup>

3.2 m<sup>2</sup>

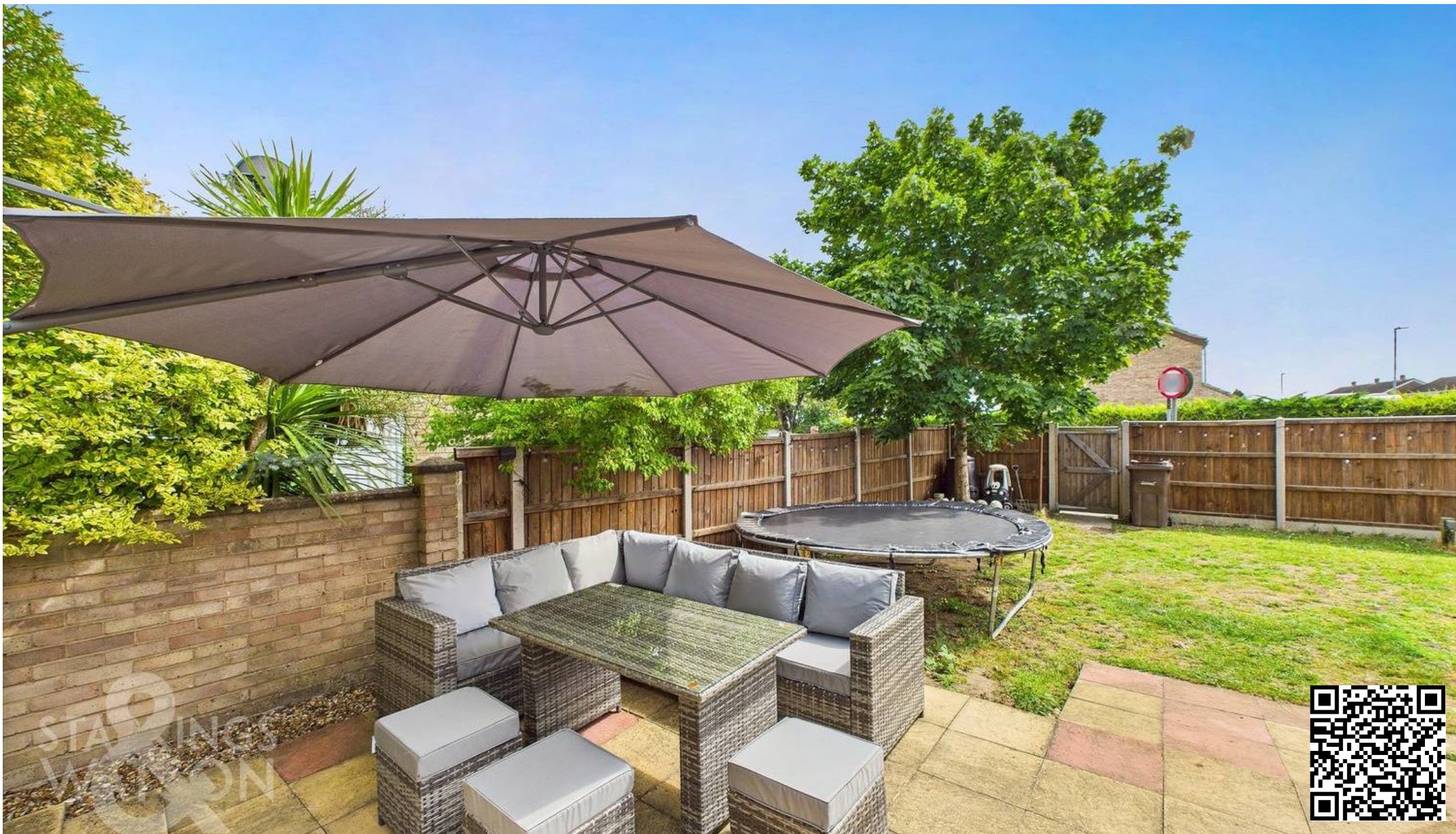
(1) Excluding balconies and terraces

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

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