



Goshawk Rise, Wymondham - NR18 9FG



## Goshawk Rise

Wymondham

This IMPRESSIVE THREE BEDROOM SEMI-DETACHED HOUSE is set in a SOUGHT-AFTER LOCATION, facing an OPEN GREEN SPACE that provides additional PRIVACY and an attractive outlook. Upon entry, you are welcomed by a BRIGHT AND AIRY HALLWAY with UPDATED HARDWEARING WOODEN EFFECT FLOORING that flows seamlessly through the ground floor, adding both style and durability. The SPACIOUS SITTING AND DINING ROOM stretches across the rear of the property, offering plenty of space for relaxation and entertaining, with direct access to the garden through patio doors. The MODERN KITCHEN comes complete with INTEGRATED APPLIANCES and ample storage, ideal for keen cooks and busy families alike. A convenient GROUND FLOOR WC adds practicality for guests and every-day living. Upstairs, THREE WELL-PROPORTIONED BEDROOMS offer comfortable accommodation for families or those needing versatile home office space, complemented by a CONTEMPORARY THREE PIECE FAMILY BATHROOM SUITE.



The property also benefits from TWO SIDE BY SIDE PARKING SPACES to the front, ensuring easy access and convenience for residents and visitors while a manicured FULLY ENCLOSED rear garden gives privacy due to the position of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached House
- Set Facing An Open Green Space Giving Additional Privacy
- Large Sitting & Dining Room Backing Onto Rear Garden
- Kitchen With Integrated Appliances
- Three Well Proportioned Bedrooms
- Three Piece Family Bathroom Suite & Ground Floor WC
- Landscaped Private Rear Garden
- Two Side By Side Parking Spaces

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

the property sits proudly opposite an open green space providing a colourful and peaceful outlook whilst giving the property further privacy. A low maintenance shale frontage gives way to a pathway at the right hand side of the home taking you towards the rear garden whilst two side by side allocated parking spaces at the front of the home provide convenience.

### THE GRAND TOUR

Once inside a well decorated central hallway takes you through to the remainder of the accommodation on the ground floor with all hard wearing wooden effect flooring updated by the current owners. Immediately to your right a modern kitchen is on offer with a wide range of wall and base mounted cabinetry alongside a range of integrated appliances to include a dishwasher, washing machine, fridge, freezer plus oven and hob with extraction above with wide open workspaces ideal for busy family kitchens. Slightly further down the hallway opposite a handy under the stair storage cupboard comes the two piece WC complete with low level radiator. Towards the rear of the property a large open sitting and dining room provides the ideal hub off the home with large open floor space conducive to a sitting and dining room suite backing onto the rear garden through uPVC double glazed windows and a door with generously sized further storage cupboard located in this space.

The first floor landing split in each direction to take you into each of the three bedrooms as well as another useful built in storage cupboard from the landing. The smaller of the bedrooms sits at the very top of the stairs, a well proportioned single bedroom perfectly suited for its current use or to be used as a home office or nursery for expecting families. Two further double bedrooms can be found on the opposite side of the home, each of which are similar in size, both laid with carpeted flooring and each being more than capable of hosting a double bed with additional soft furnishings and storage solutions with the slightly larger of the rooms being towards the front of the home. At the very front of the home is a modernized three piece family bathroom suite complete with a predominantly tile surround. The space is also fitted with a shower head and glass screen over the tall heated tower rail and frosted glass window.

### FIND US

Postcode : NR18 9FG

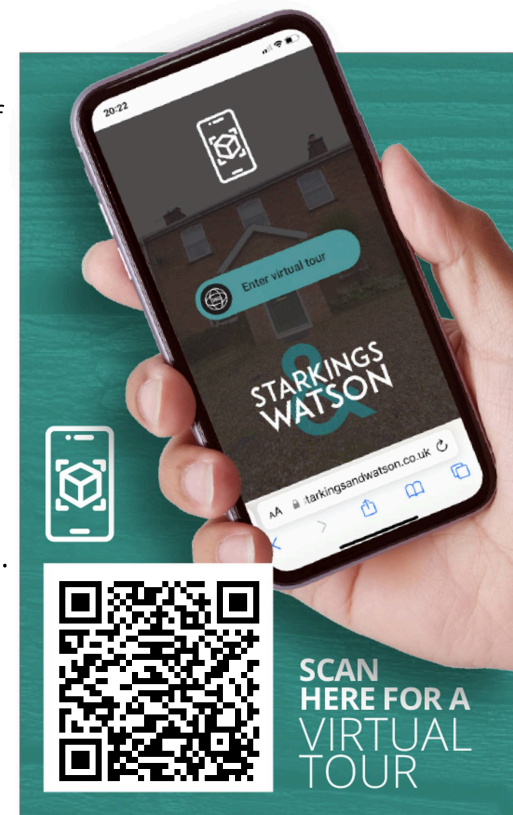
What3Words : ///emporium.lion.pokers

### VIRTUAL TOUR

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

### AGENTS NOTES

Currently no service charge is applicable to the estate, as it is not yet been officially signed off. When a service charge will be implemented in the future, the specific amount and commencement are still to be determined. Additionally, please note that half of the property's loft has been boarded.



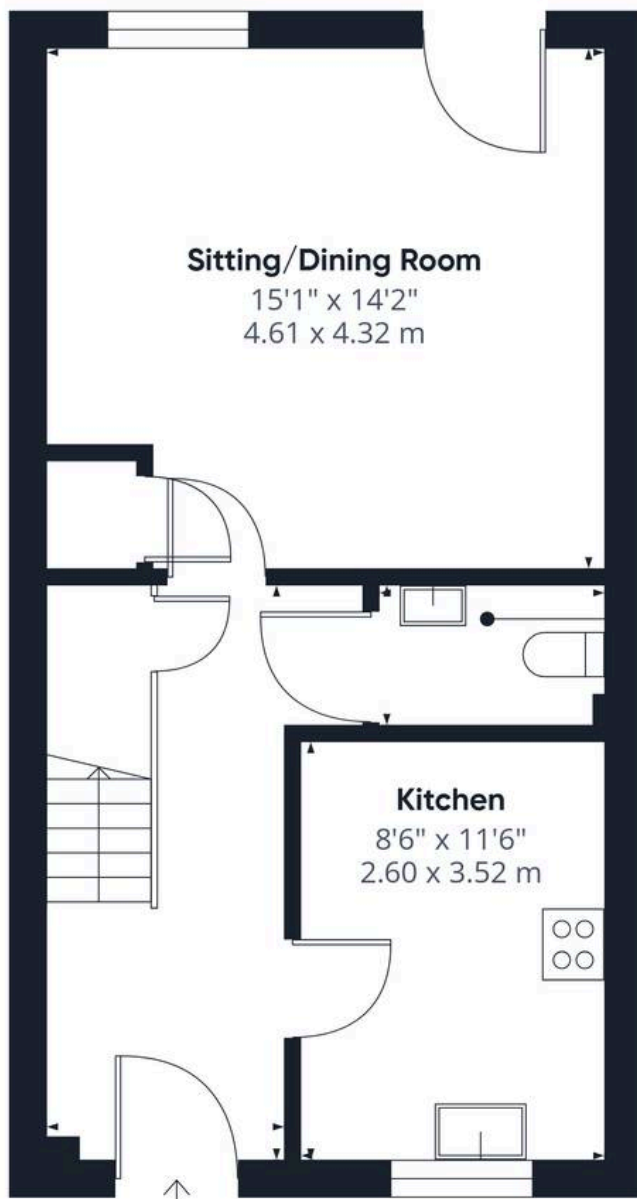




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing and courtesy of the property's position on the development retains privacy from every angle. An extended patio creates the ideal space to sit and enjoy the warmer months on garden furniture whilst a lawn space reaches out beyond this accompanied by colourful planting borders and a secondary shingle patio seating area at the very back of the garden.





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

876 ft<sup>2</sup>  
81.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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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