



Fritillary Drive, Wymondham - NR18 0XA

STARKINGS  
&  
WATSON

HYBRID ESTATE AGENTS



## Fritillary Drive

Wymondham

NO CHAIN. With an impressive floor space measuring some 1280 Sq. Ft (stms) this DETACHED FAMILY HOME offers a total of FOUR RECEPTION ROOMS including a study, SUN ROOM, 16' sitting room and SEPARATE DINING ROOM with the ability for spaces to be combined for a more OPEN PLAN FEEL. The ground floor is finished with a WC and kitchen/breakfast room with views into the LARGE THAN AVERAGE rear garden. A total of FOUR BEDROOMS can be found on the first floor, served by a FAMILY BATHROOM and EN-SUITE to the main bedroom, with BUILT IN WARDROBES. Externally, a large DRIVEWAY allows for ample OFF ROAD PARKING leading towards a DETACHED BRICK GARAGE with solar panels on the roof generating a handsome yearly income.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain
- Detached House
- Over 1280 Sq. Ft Of Accommodation (stms)
- Four Reception Rooms
- Family Bathroom, En-Suite & WC
- Four Bedrooms
- Large Fully Enclosed Rear Garden
- Ample 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

Standing proudly just off the edge of the street, this detached home can be found with a sweeping brick driveway allowing for ample off road parking leading towards the detached brick garage at this side of the home. A tiled and pitched awning sits above the main door with flagstone walkway coming from both the side and front of the home.



## THE GRAND TOUR

Once inside you will be greeted with a large lobby style entrance with access being granted to all living accommodation on the ground floor as well as stairs for the first floor and handy storage cupboard immediately to your right. The dining room can be found with a large uPVC double glazed window to the front of the home and ample carpeted floor space for a formal dining suite and additional storage. This space could easily be opened into the sitting room beyond to create a more open plan feel if desired. The adjacent side of the hallway leads you into the office perfectly suited to its current use with room for a desk and additional storage spaces and a front facing aspect. Slightly further down the hallway, a two piece WC can be found with an all white suite and low level radiator with the kitchen sitting just beyond. The kitchen itself initially opens with a sweeping floor space suited for a breakfast or dining table where a mixture of wall and base mounted storage units emerge beyond with all tiled flooring leaving room and plumbing for additional white goods such as an American style fridge/freezer, oven and hob with extraction above plus washing machine and dishwasher. The sitting room measures some 16ft in length with a large conventional floor space conducive to a choice of possible layouts flowing seamlessly into the all uPVC double glazed conservatory complete with French doors onto the rear garden patio and electric heating with tiled flooring.

The first floor landing allows access to all four of the bedrooms within the property as well as the three piece family bathroom suite neatly finished with a fully tiled surround and flooring featuring a wall mounted radiator and frosted glass window. To the side, the main bedroom comes fitted with all carpeted flooring and wall to wall double wardrobes as well as benefiting from the use of an en-suite shower room complete with double shower units and fully tiled surround with a low level radiator. The second largest bedroom comes on this side of the property as well.

Again another generously sized bedroom with ample floor space for large double bed and additional storage solutions. The two smaller rooms come on the adjacent side of the home, one with the front facing aspect and the other with a rear facing aspect over the garden. Both rooms have carpeted flooring with the larger at the front boasting built in wardrobes, and the second offering more than enough space for a single bed and additional storage, making this a perfect nursery as well.

## FIND US

Postcode : NR18 0XA

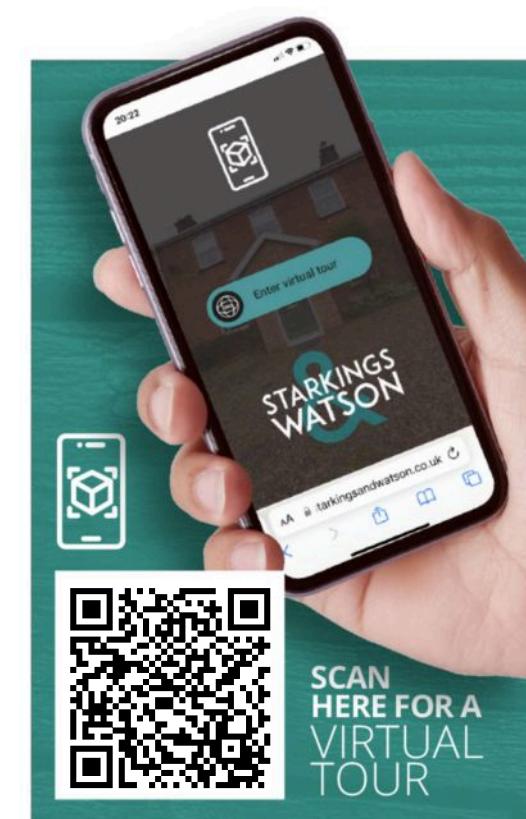
What3Words : ///townhouse.famed.oiled

## VIRTUAL TOUR

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

## AGENTS NOTE

The property comes with fully owned solar panels installed on the roof generating an income of around £800/900 per calendar year currently.



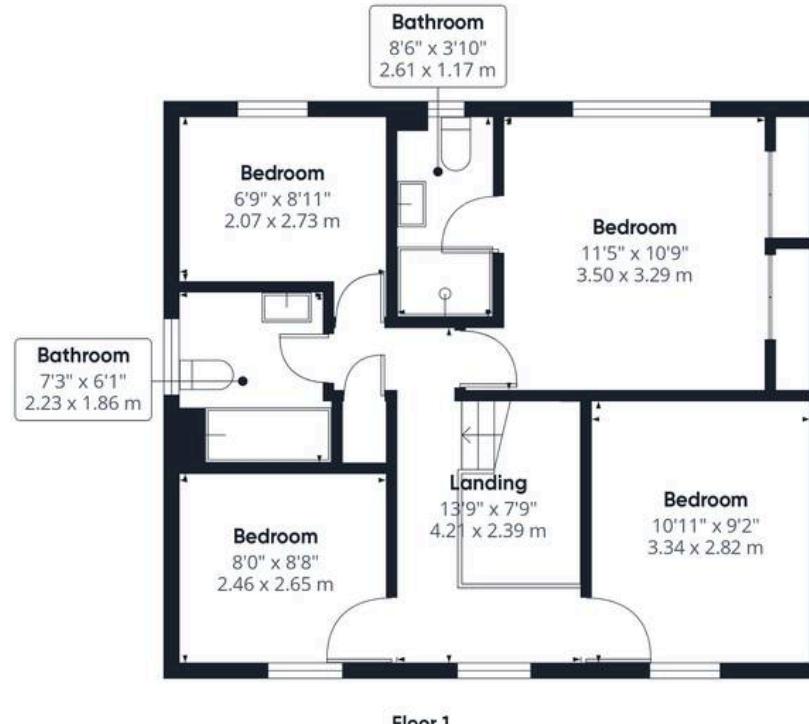
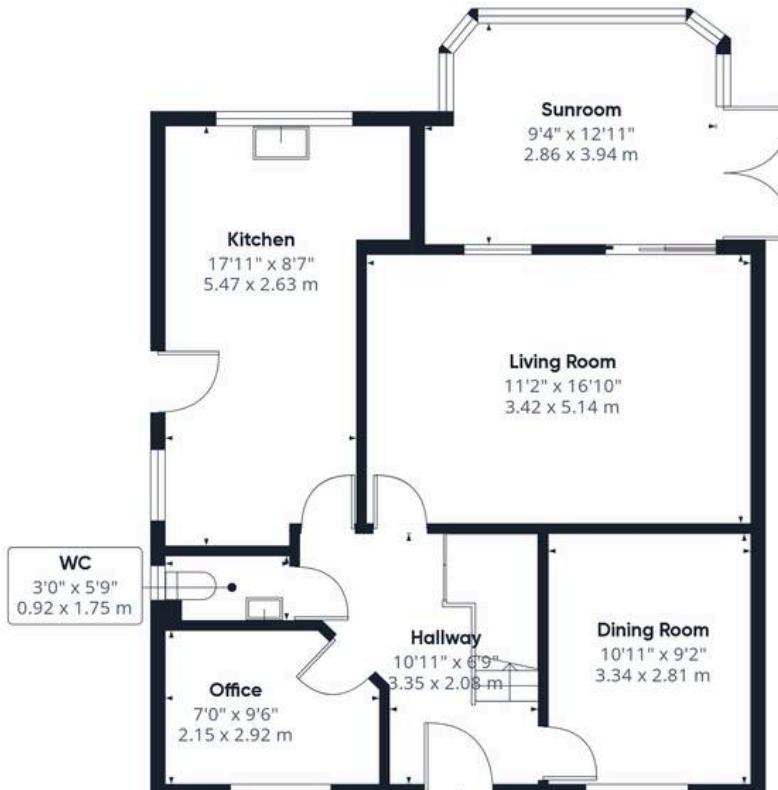




## THE GREAT OUTDOORS

The rear garden is slightly larger than most with a flagstone patio seating area sitting just off from the conservatory where a large lawn space stretches out beyond, all fully enclosed with tall brick wall and timber fencing for privacy and security. Colourful planting borders have been lovingly maintained by the current owners with a personal door taking you into the detached garage towards the left hand side of the home.





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

1282.2 ft<sup>2</sup>  
119.12 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 are based on RICS IPMS 3C standard.



## 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 and 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.