



Robin Grove, Wymondham - NR18 9FS

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HYBRID ESTATE AGENTS



Robin Grove

Wymondham

This impressive 2018 built DETACHED FAMILY HOME offers versatile and spacious accommodation, thoughtfully designed for modern living. Set in a SOUGHT AFTER RESIDENTIAL AREA ideal for local schooling, the property benefits from SOLAR PANELS (providing energy efficiency and cost savings), and features a welcoming entrance hall leading to a generous lounge. The heart of the home is the EXCELLENT OPEN-PLAN kitchen/dining room, which boasts contemporary fittings and ample space for both family meals and entertaining. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. Also on the ground floor there is a UTILITY and separate W/C. Upstairs, you will find FOUR GENEROUS BEDROOMS including a principal suite with en-suite shower room, as well as a stylish family bathroom. The property also benefits from plenty of DRIVEWAY PARKING and a GARAGE, providing secure storage and ample off-road parking. A big benefit is the larger than expected rear garden with plenty of space for all the family.

Located within easy reach of excellent local amenities and highly regarded schools, this home is perfect for families seeking comfort, convenience, and a sense of community.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Detached Family Home
- Benefitting From Solar Panels
- Impressive Kitchen/Diner Opening Onto The Garden
- Four Generous Bedrooms
- Two Bathrooms & Downstairs W/C
- Larger Than Average Garden Ideal For A Family
- Driveway Parking & Garage
- Excellent Access For Local Amenities & Schooling

The property is located on the edge of 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

Approached via the hard standing driveway with ample space to parking multiple vehicles which in turn leads to the single garage. From the driveway there is a gate into the garden beyond. The main entrance door is found to the front leading into the hallway.

THE GRAND TOUR

Entering via the main front door there is a welcoming hallway with stairs to the first floor landing as well as wood effect flooring, understairs cupboard and the w/c. To the left of the hallway is the main sitting room with a bright and sunny aspect. To the rear of the house is the impressive 18' kitchen/dining room which opens onto the garden. The kitchen provides a range of wall and base level units with rolled edge worktops over. There are integrated appliances with eye level electric oven and grill, gas hob, fridge/freezer and dishwasher. The kitchen also provides plenty of space for a dining table. Off the kitchen is a small but useful utility room with another range of units as well as space for washing machine.

Heading up to the first floor landing there are four bedrooms and two bathrooms. All the bedrooms of a generous size with plenty of space for wardrobes. The main family bathroom features a bath with shower over as well as w/c and hand wash basin. The en-suite offers a double shower, w/c and hand wash basin.

FIND US

Postcode : NR18 9FS

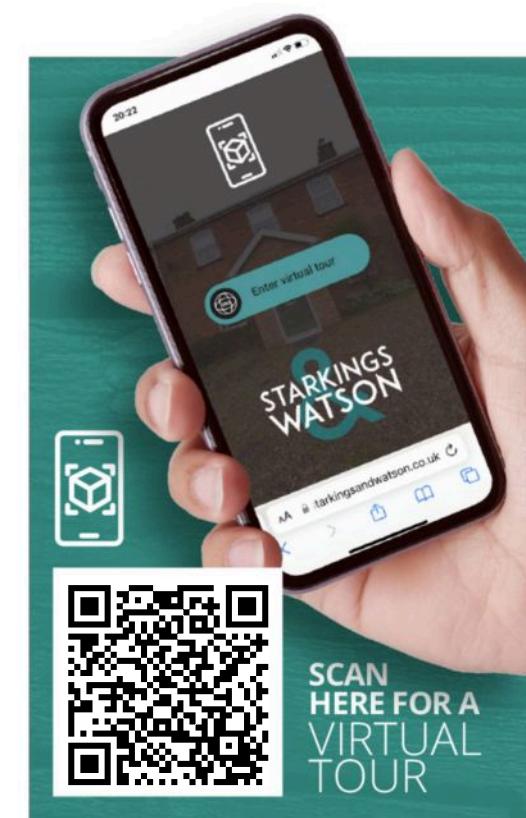
What3Words : ///tones.classics.resonated

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there are solar panel owned by the house. Communal site fees are applicable once the development has been completed in the region of £200 PA.



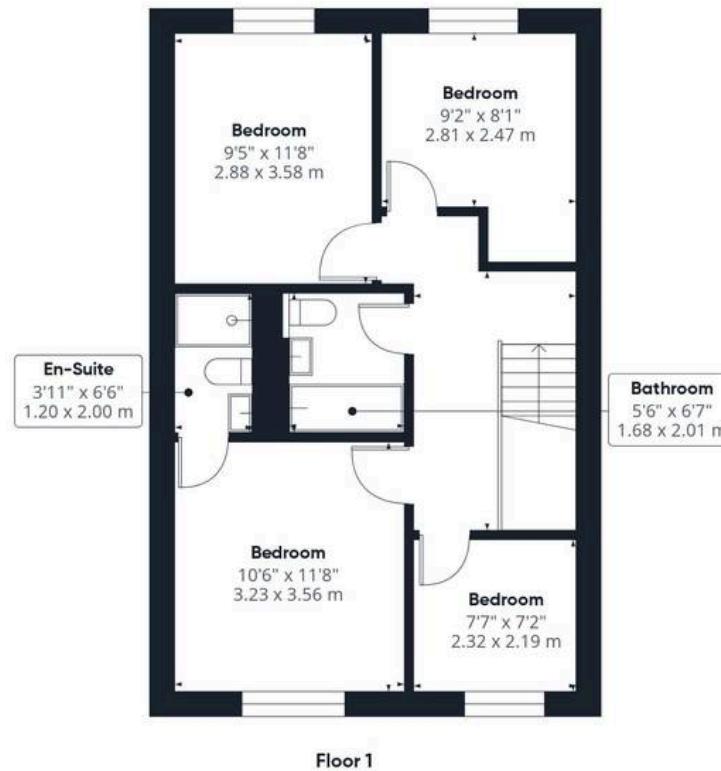
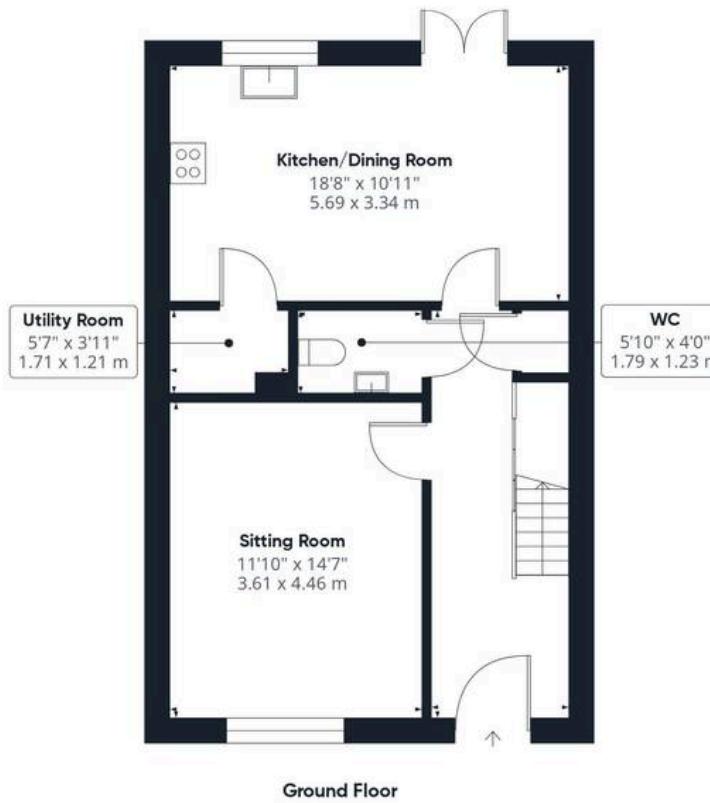




THE GREAT OUTDOORS

The impressive rear garden provides plenty of space for all the family to enjoy with a large paved terrace with perfect space for a table and chairs. The main portion of the garden is laid to lawn with timber fencing and brick walls enclosing. From the garden there is a personnel door into the garage.





Approximate total area⁽¹⁾

1065 ft²
98.7 m²

(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 • 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.