



Rightup Lane, Wymondham - NR18 9NB

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& WATSON**

HYBRID ESTATE AGENTS



Rightup Lane

Wymondham

Sitting proudly on a CORNER PLOT this DETACHED HOME enjoys views over an open green space with multiple dual aspect living area creating a bright and airy feel throughout. The current owners have given the home MANY UPGRADED FEATURES in many spaces including the kitchen and bathrooms, the garden and even to the hardwearing wooden flooring on the ground floor. The main living space is a welcoming 16' SITTING ROOM with a DUAL FACING ASPECT while a similarly sized KITCHEN/DINING ROOM sits on the adjacent side of the home with INTEGRATED APPLIANCES on offer. The first floor landing gives way to THREE BEDROOMS each having use of the ground floor WC, three piece FAMILY BATHROOM and EN-SUITE to the main bedroom. The rear garden is FULLY ENCLOSED and due to the position of the home, retains PRIVACY from every angle with a gated access leading towards a DRIVEWAY and GARAGE at the side of the home.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached House On A Private Corner Plot
- Multiple Upgraded Features Throughout
- 16' Dual Aspect Sitting Room Backing Onto Rear Garden
- Open Kitchen/Dining Room With Integrated Appliances
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Fully Enclosed & Private Rear Garden
- Driveway & Garage

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 a well connected bus route and is close to the 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 proudly occupying a corner plot sitting adjacent to an open green space giving the front of the home a rare sense of privacy. Colourful planted borders sit around the exterior of the home adding vibrancy to the outside space with driveway and garage sat behind the home.



THE GRAND TOUR

Once inside a central lobby is the first place to greet you laid with all upgraded hard wearing wooden effect flooring, the space grants access to all living accommodation on the ground floor as well as stairs to the first floor, handy built in storage cupboard and two piece WC with a low level radiator. Turning to the left the first principal living space within the home comes in the form of a 16' dual aspect sitting room laid with all carpeted flooring, the space is neutrally decorated and kept incredibly well lit due to the properties position with uPVC double glazed French doors opening onto an extended rear garden patio. The adjacent side of the property is a similarly sized open space where initially the flooring leaves more than enough room for a formal dining table whilst the opposite side of the room is home to a multitude of wall and base mounted storage units with rolled edge work surfaces, one and a half inset chrome sink and integrated appliances to include dual eye level ovens, four ring gas burner hob with extraction above, fridge/freezer, dishwasher and washing machine. The space again, similarly to the sitting room with a dual facing aspect remains incredibly well lit no matter the time of year and has been tastefully decorated and upgraded by the current owners.

The first floor landing splits in each direction to take you into each of the three bedrooms as well as the three piece family bathroom suite with full range of upgraded textured tiling with shower head and glass screen mounted over the bath and low level radiator. The smaller of the bedrooms comes to the very top as you round the stairs - currently functioning as a single bedroom, the room has been decorated by current owners with upgraded carpeted flooring with a larger double bedroom sat just next door again benefiting from upgraded carpets with a dual facing aspect.

The larger of the bedroom sits on the opposite side of the home yet again another immaculately presented and inviting space with the added benefit of an en-suite shower room complete with low level radiator and all wooden effect flooring.

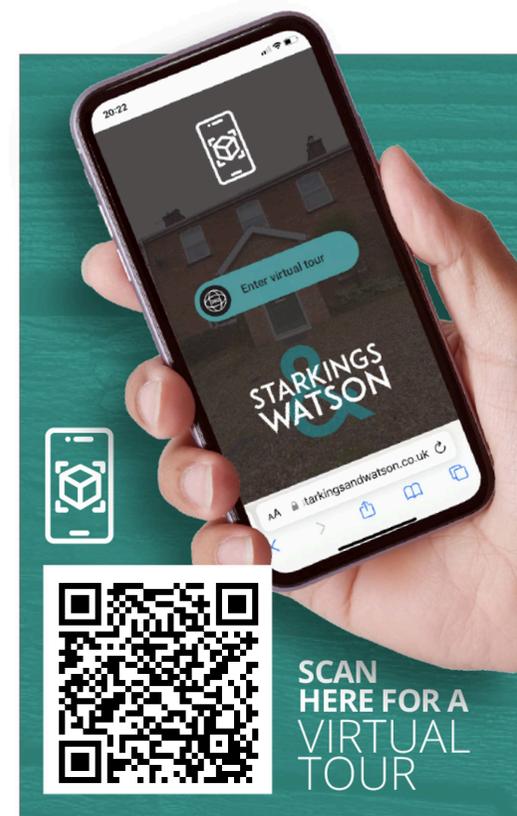
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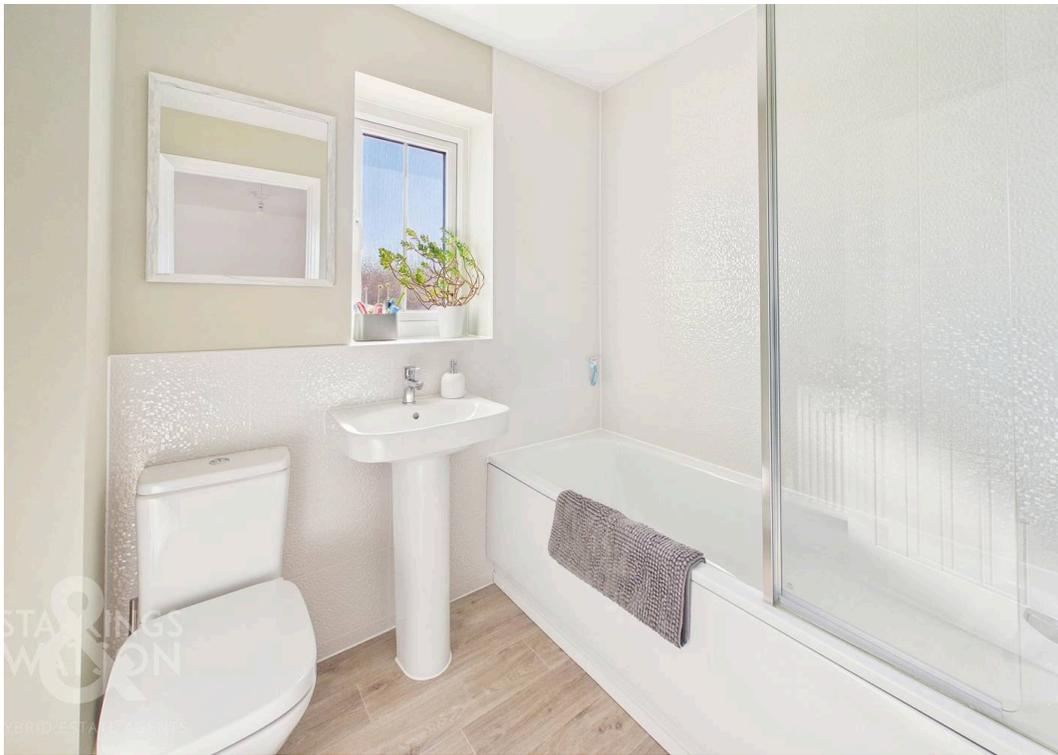
Postcode : NR18 9NB

What3Words : ///keener.distilled.skater

VIRTUAL TOUR

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



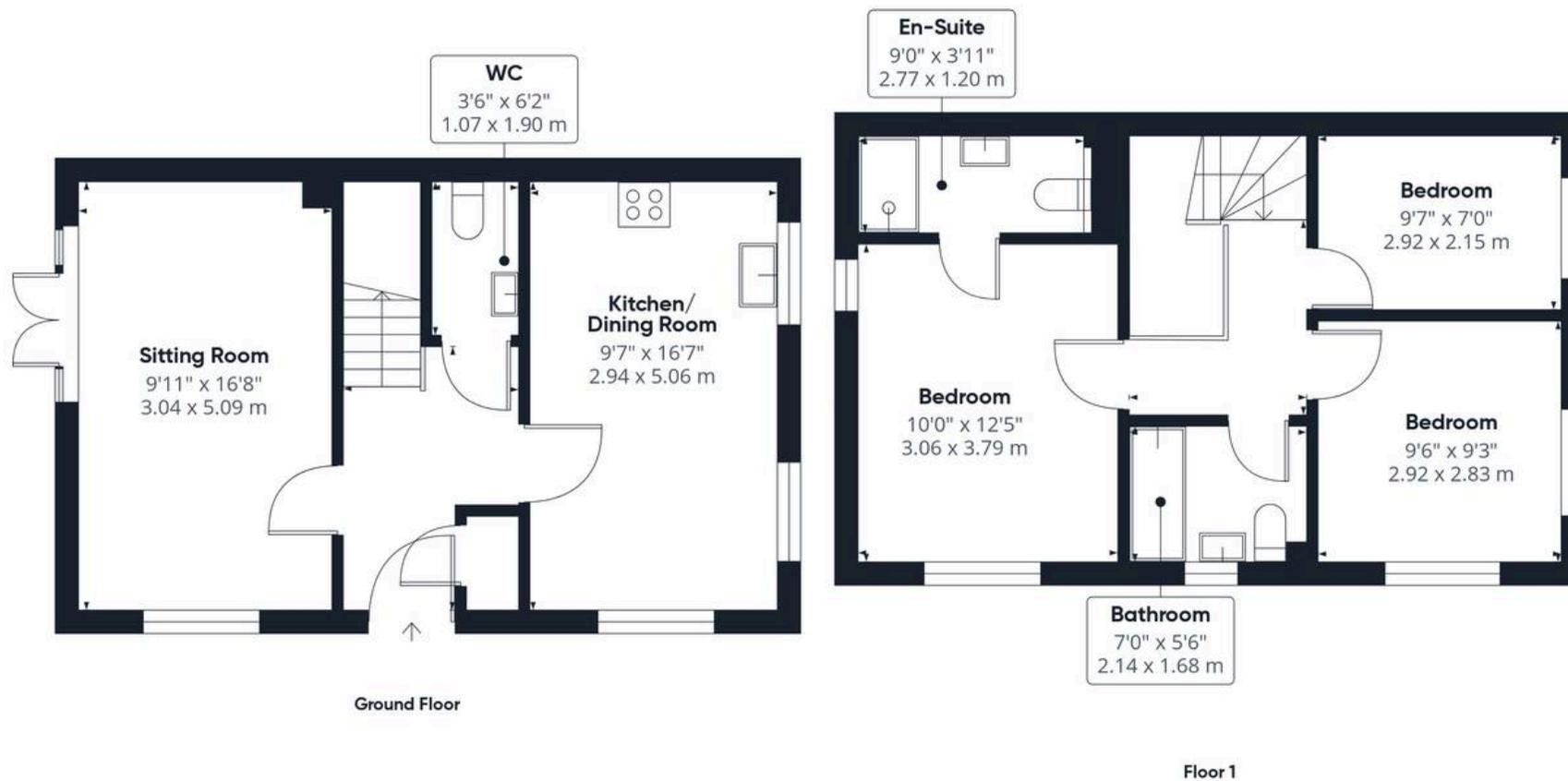




THE GREAT OUTDOORS

The rear garden is fully enclosed to the side and very rear with a mixture of timber panel fencing and brick wall from the garage. The owners have opted for a personal door into the garage to the side with swinging timber gates taking you towards the driveway and front door. The rest of the garden is predominantly laid to lawn with the colourful planting border running to the side, extended patio space, all perfectly positioned to enjoy the warmer months whilst retaining privacy from every angle.





Approximate total area⁽¹⁾
843 ft²
78.1 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.

GIRAFFE 360





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