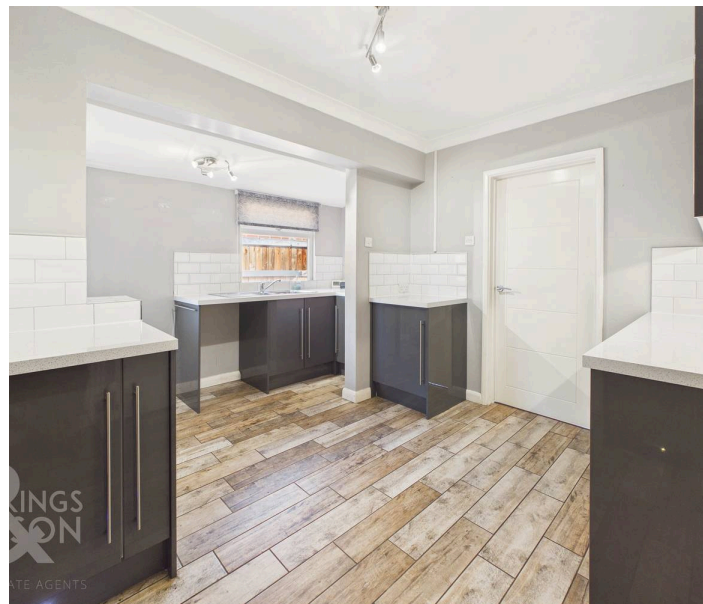




Tuttles Lane West, Wymondham - NR18 0DS



Tuttles Lane West

Wymondham

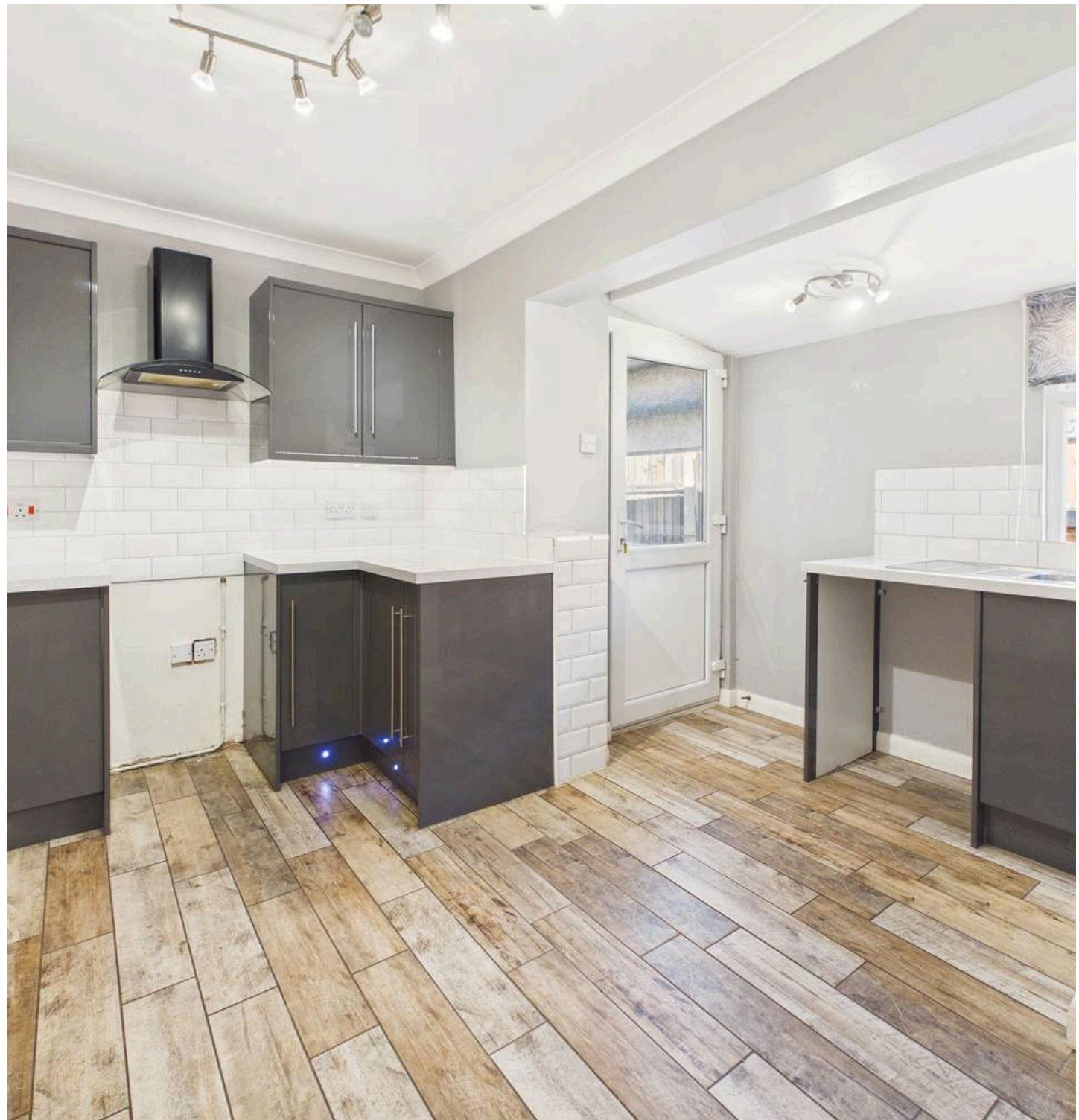
NO CHAIN. This beautifully presented DETACHED BUNGALOW sits in a prime position opposite ROLLING FARMED FIELDS, offering a tranquil rural outlook whilst remaining close to local amenities. Step inside to discover a welcoming ENTRANCE HALLWAY leading into a generous 19' DUAL ASPECT SITTING/DINING ROOM, bathed in natural light and perfectly complimented by a RECENTLY INSTALLED MODERN KITCHEN, fitted with contemporary units and integrated appliances. The property boasts THREE WELL-PROPORTIONED BEDROOMS, each enjoying access to a stylish WALK-IN SHOWER ROOM, ideal for both family living and visiting guests. The bungalow has been DECORATED THROUGHOUT, creating a fresh and inviting atmosphere. The property benefits from a REFURBISHED ROOF, including a COMPOSITE ROOFING on the spacious garage. Practicality is further enhanced by a RESIN DRIVEWAY leading to a remarkable 28' GARAGE with ELECTRIC ROLLER DOORS (offering ample space for parking and storage). This versatile home is thoughtfully designed for easy, single-storey living, combining modern finishes with a peaceful countryside setting with a PRIVATE rear garden offered in a LOW-MAINTENANCE condition.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Bungalow Sitting Opposite Rolling Farmed Fields
- 19' Dual Aspect Sitting/Dining Room Complimented From A Recently Installed Modern Kitchen
- Three Bedrooms Each Enjoying Use Of a Walk-In Shower Room
- Newly Refurbished Roof Including Composite Roofing On The Garage
- Decorated Tastefully Throughout
- Fully Enclosed Rear Garden Enjoying Privacy Due To The Position Of The Home
- Resin Driveway Leading To 28' Garage With Electric Roller Doors

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 has a 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 is set back from the street where a low level brick wall is accompanied by mature planted shrubbery and raised beds featuring flowering plants and a gentle step down towards open off road parking space. The driveway has been recently re-laid with resin coating providing ample space for friends and family with an electric door to the front of the oversized garage beyond.

THE GRAND TOUR

Once inside, the central hallway is the first place to greet you where updated tiled flooring leads you through to all accommodation within the home. Turning to your right as you enter, the first living space emerges in the form of an impressive 19' dual aspect sitting and dining room. The hard wearing wood effect flooring here is conducive to a potential choice of layout of soft furnishings and can easily accommodate both a sitting and formal dining room suite if desired. The uPVC double glazed window to the front of the home encapsulate the views over the farmed fields beyond. Accessed from either the hallway or the rear of the sitting room, a modern kitchen is offered with a mixture of walnut base mounted cabinetry where a full remodel has made the space more user friendly. High gloss cabinetry is accompanied by plinth lighting and ample space for freestanding white goods and appliances such as an oven and hob with fitted extraction above and plumbing for either a dishwasher or washing machine amongst other things. The hallway then leads you through to all three bedrooms towards the rear of the home with the smaller being the first you will encounter on your left hand side complete with a fresh redecoration and updated carpets whilst two double bedrooms sit towards the very back of the property, each benefiting from bespoke built in storage.

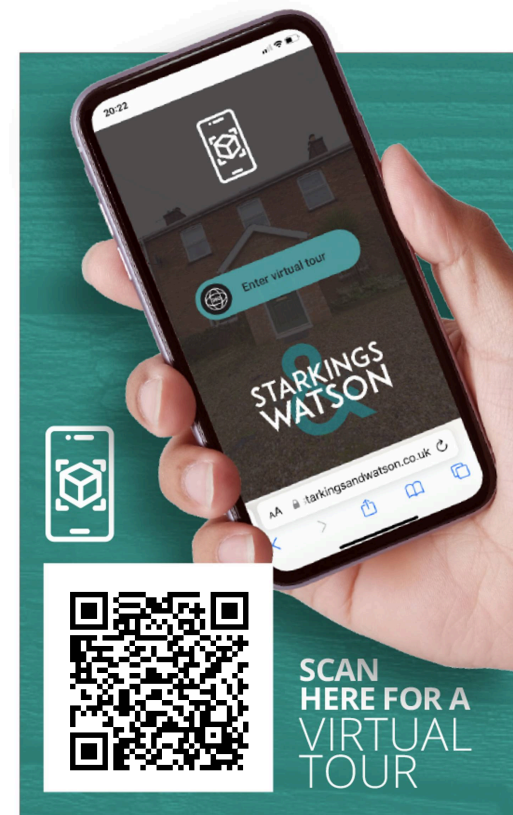
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VIRTUAL TOUR

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



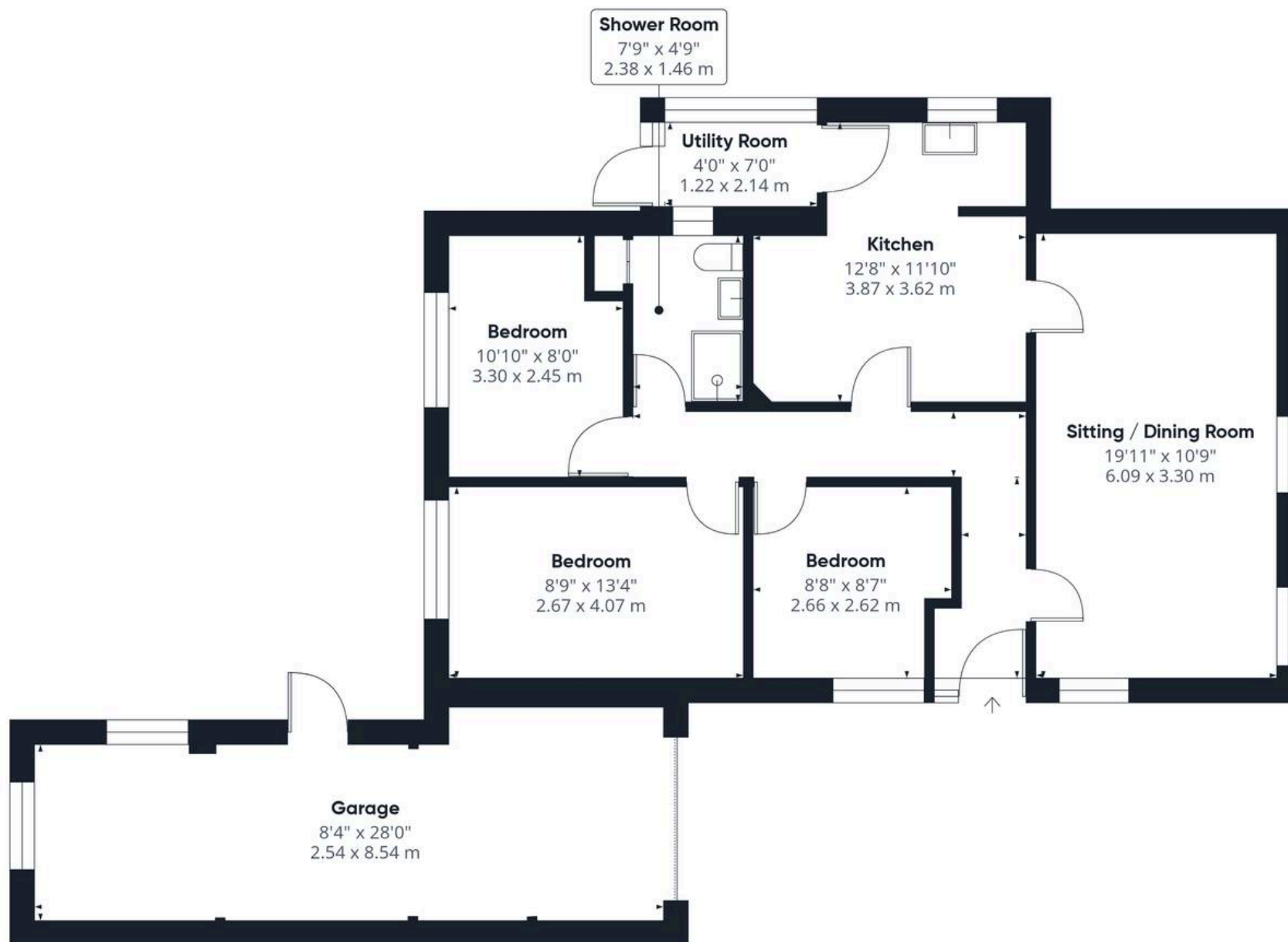




THE GREAT OUTDOORS

The rear garden is offered in a low maintenance yet attractive condition where the space is fully enclosed by timber panel fencing. The rejuvenated resin flooring extends out to the rear garden as well with side access space taking you towards the driveway. The rest of the garden is laid with flagstone patio tiles and features raised planted flower beds and mature shrubbery creating a vibrant outlook from the rear of the home. The garage is an impressive 28' in length offering a wealth of potential to be used as a workshop or home office workspace with further potential to convert and incorporate for separate living requirements (stp) if required.





Approximate total area⁽¹⁾
1032 ft²
95.8 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





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.