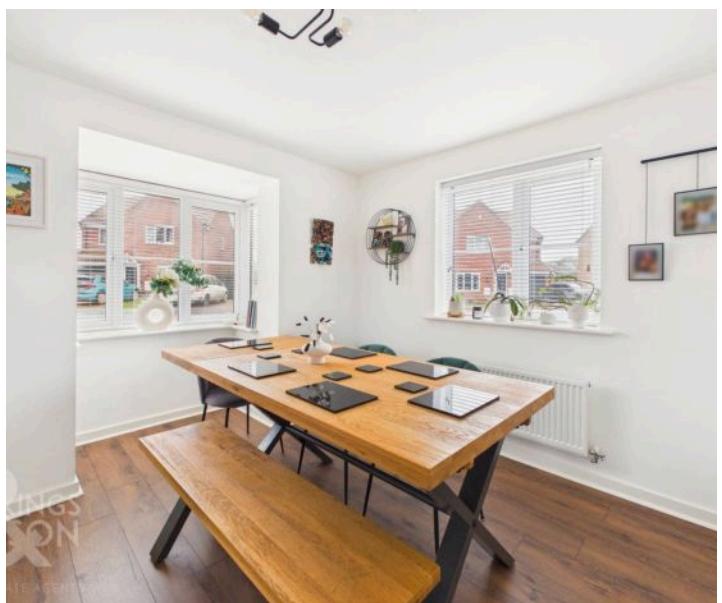




Sheppard Drove, Wymondham - NR18 0GT



## Sheppard Drove

Wymondham

NO CHAIN. Occupying a CORNER PLOT this DETACHED HOUSE offers SPACIOUS living spaces with TREE LINED VIEWS to the front of the home. The ground floor offers two well proportioned living spaces measuring 18' in length each with the SITTING ROOM offering French doors backing onto the rear garden and the kitchen/dining room offering a MULTI-ASPECT where NEW FLOORING has been added by the current owner to leave space for a formal dining table and fitted kitchen to include INTEGRATED COOKING APPLIANCES with a UTILITY ROOM just off to the side. The first floor landing gives access to THREE BEDROOMS each having use of the GROUND FLOOR WC, three piece bathroom and EN-SUITE to the main bedroom. The rear garden, due to the position of the home, RETAINS PRIVACY while being FULLY ENCLOSED creating the ideal space to enjoy the warmer months. To the side of the home, a DOUBLE DRIVEWAY gives ample OFF ROAD PARKING in front of the GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain
- Modern Detached House
- 18' Multi-Aspect Kitchen/Dining Room Leading To Utility Room
- Large Sitting Room With French Doors Into Garden
- Three Bedrooms
- En-Suite, Family Bathroom & WC
- Private Rear Garden
- Double Driveway & Single 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

Occupying a corner position, this property offers a wealth of external space where wrap around lawned frontage reaches from side to side with low maintenance planting borders. At the very front of the home, the property overlooks a green space with tree lined views at the very front whilst at the side of the home a double brick weave



driveway allows for off road parking and in front of the garage with up and over door and swinging timber gate giving access directly into the rear garden.

#### THE GRAND TOUR

Once inside, the central hallway is the first space to greet you recently laid with hard wearing wood effect flooring, the ground floor splits in each direction with stairs for the first floor found directly to your left. The first of the generously sized living spaces emerges in the form of an 18' sitting room complete with a dual facing aspect of uPVC, double glazed windows and French doors which open directly into the rear garden. The adjacent side of the home benefits from a more unique design with oriel window to the side leaving more than enough space for a formal dining suite upon the open flooring. To the rear of the home a mixture of wall and base mounted storage units offer ample worktop space with worktops extended out to create breakfast bar seating and space for integrated appliances to include dual low level ovens with a four ring gas burner hob and extraction above whilst leaving room for further freestanding appliances such as a fridge, freezer and a dishwasher. Just off to the side of the space is a handy utility room again with further base mounted storage and wall mounted gas central heating boiler with the addition of a two piece WC tastefully redecorated featuring a low level radiator.

The first floor landing splits in each direction to grant access into all three of the bedrooms within the home as well as generously sized storage cupboard over the stairs and three piece family bathroom suite complete with low level radiator and frosted glass window. The two smaller of the bedrooms sit to the left hand side of the stairs where initially a double bedroom at the very front of the home makes the most of the views towards the front of the property with carpeted flooring leaving more than enough room for a formal double bed with further soft furnishings whilst a slightly smaller room sits just behind this.

Currently functioning as a home office space, this room is more than capable of hosting a single bed with additional storage solutions and soft furnishings whilst overlooking the rear garden. The main bedroom sits on the opposite side of the home - being impressive in size, this room measures the length of the home and is laid with carpeted flooring. The room initially opens up to leave more than enough space for a double bed, whilst towards the rear further storage space is accompanied by an ensuite shower room with walk in shower unit and low level radiator.

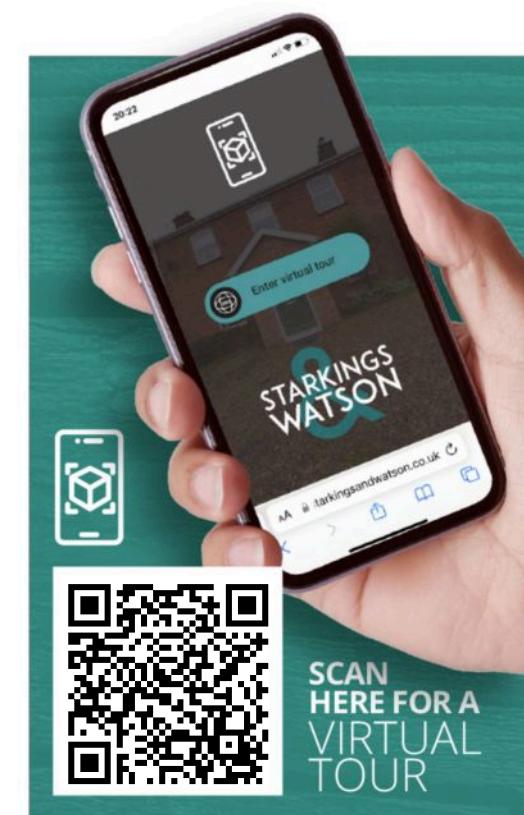
#### FIND US

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What3Words : //binders.whirlpool.stage

#### VIRTUAL TOUR

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







## THE GREAT OUTDOORS

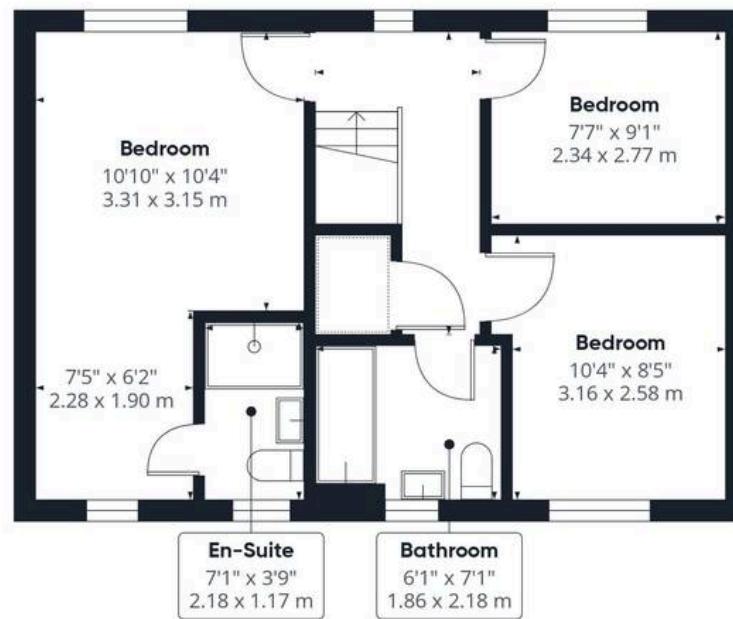
The rear garden is fully enclosed to both sides and the very rear with timber panel fencing which is accompanied by colourful planting borders and two separate patio seating areas alongside lawn spaces offering the ideal space to entertain family and friends, whilst a personal door takes you directly into the garage from the garden.





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

925 ft<sup>2</sup>  
86 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.





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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 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.