



Speedwell Road, Wymondham - NR18 0XQ

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HYBRID ESTATE AGENTS



Speedwell Road

Wymondham

Immaculately presented, this 3 bed SEMI-DETACHED HOUSE offers a superb blend of comfort and contemporary style, having been thoughtfully updated throughout and with the benefit of the addition of a stylish orangery. Step inside to a welcoming ENTRANCE HALLWAY that seamlessly flows into a LARGE AND COMFORTABLE SITTING ROOM, perfect for relaxing or entertaining. The heart of the home is the FREE-FLOWING KITCHEN AND DINING AREAS, beautifully appointed for family gatherings and featuring modern fittings. A standout feature is the GARDEN ROOM/ORANGERY ADDITION, complete with bespoke FITTED BLINDS and a UV DOUBLE GLAZED CEILING ideal for year-round use and letting in plenty of natural light. Upstairs are THREE WELL-PROPORTIONED BEDROOMS, each enjoying access to a STYLISH FAMILY BATHROOM, while the MAIN BEDROOM having its own PRIVATE EN-SUITE for added modern convenience. Updated GAS CENTRAL HEATING ensures warmth and efficiency throughout, and the property benefits from a MOTIVATED VENDOR with a CHAIN FREE ONWARD PURCHASE already secured, making for a smooth transition for the next owners.



The TANDEM DRIVEWAY provides ample parking and leads to a GARAGE, which features a convenient UTILITY ROOM fitted at the rear. The private south facing rear garden is a good size and tastefully landscaped creating the ideal private haven.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Immaculately Presented & Greatly Improved Semi-Detached House
- Garden Room/Orangery Addition With Fitted Blinds & UV Double Glazed Roof
- Updated Gas Central Heating
- Large Sitting Room Leading Into The Free-Flowing Kitchen & Dining Rooms
- Three Bedrooms With A Large En-Suite To The Master & an Attractive, Spacious Family Bathroom
- Private South Facing Professional Landscaped Rear Garden
- Tandem Driveway Leading To Brick Built Garage With Side Access & Utility To The Rear
- Motived Vendor With A Chain Free Onward Purchase Already Lined Up



The property is situated on the desirable Harts Farm development located in the market town of Wymondham, within walking distance of excellent facilities which include supermarkets, leisure centres and a medical centre. The sought-after Wymondham High School and Wymondham College are close by along with excellent infant and junior schools. Situated approximately 10 miles south of Norwich, there is excellent access into the City, with the property being on a regular bus route into Wymondham and the City as well as easy access to the A11 for both Norwich, the North Norfolk coast or Cambridge. The town has a railway station with direct trains to Norwich and Cambridge.

SETTING THE SCENE

The property is set back from the road with a low maintenance lawn and a tandem driveway allowing the parking of multiple vehicles. At the end of the driveway is the detached brick garage with custom made timber gate to the right directly into the rear garden.

THE GRAND TOUR

Stepping inside the property, the hall provides space for coats and shoes, with a door to the right into the sitting room. Wide stairs to the first floor are found directly ahead. An immaculately presented and incredibly inviting sitting room emerges with a large carpeted floor space and featuring an attractive fireplace with a Dimplex Optimist electric woodburning fire. Careful thought has been made to the flow of natural light with each of the doors into the sitting room having glass panels. Sat just beyond the sitting room is an attractive and functional dining room with tiled flooring creating the ideal space for a formal dining suite opening through an archway into the modern kitchen. The kitchen boasts a mixture of wall and base mounted cabinetry set around rolled edge wooden effect work surfaces with integrated Zanussi appliances to include a self cleaning oven and a hob with extraction above, large fridge freezer, built in microwave and dishwasher

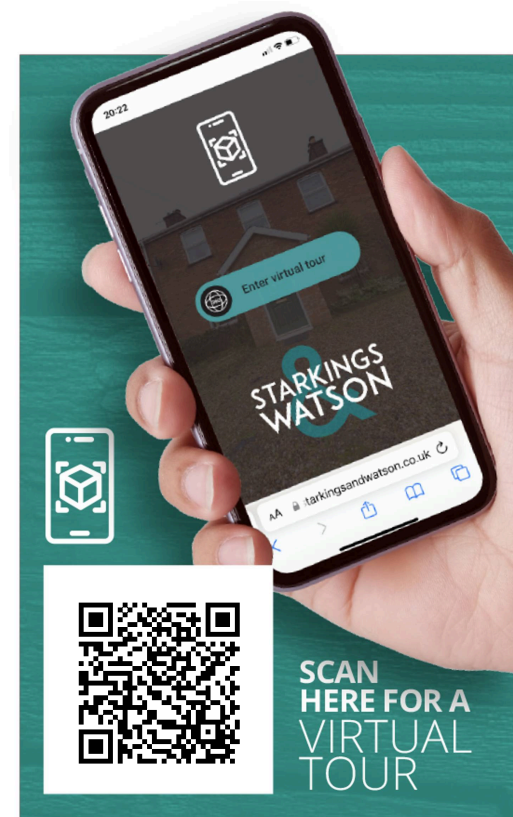
with tile splashbacks and double glazed window overlooking the rear garden. At the rear of the property is a fantastic addition in the form of a high end orangery. The room features all uPVC double glazed windows with a UV protected glass ceiling and French doors opening into the rear garden. With recess lighting and heating, this space is an attractive and functional reception room all year round.

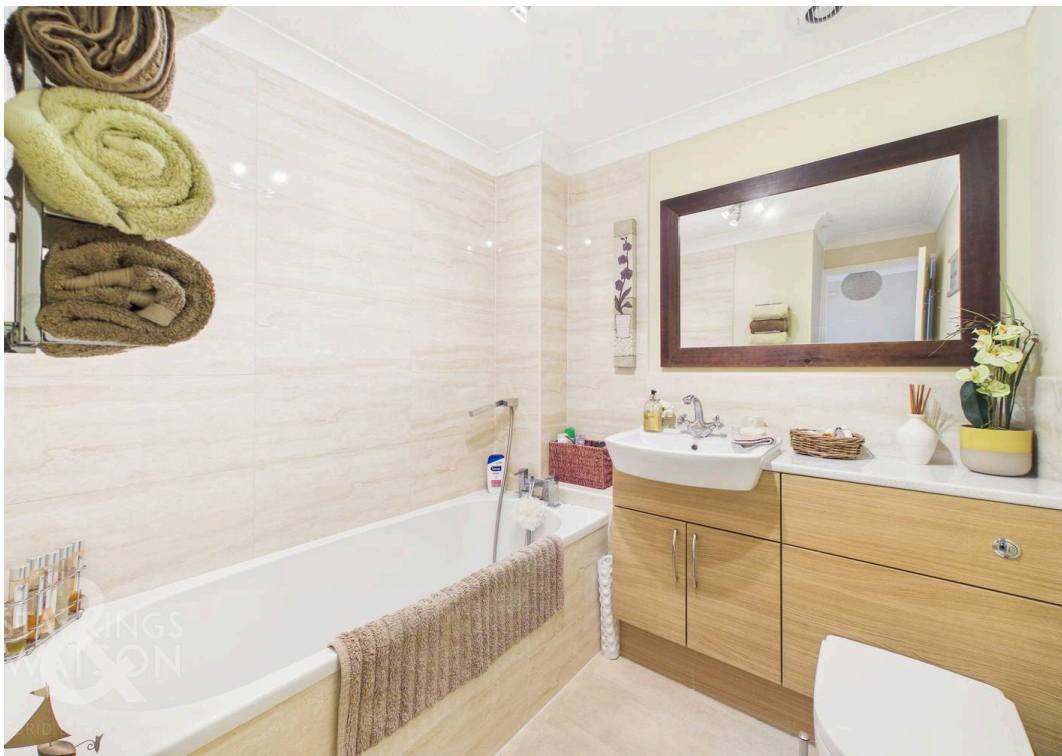
The first floor landing splits to grant access into each of the three bedrooms with the main bedroom sat towards the rear of the home benefiting from two sets of built in storage units with the added addition of a large en-suite shower room complete with vanity storage and a wall mounted radiator. The two remaining bedrooms sit at the front of the property with the larger being a well proportioned double bedroom and the smaller being the ideal single bedroom, home office or nursery. The attractive family bathroom suite comes complete with a tile surround over the bath, vanity, storage and heated towel rail

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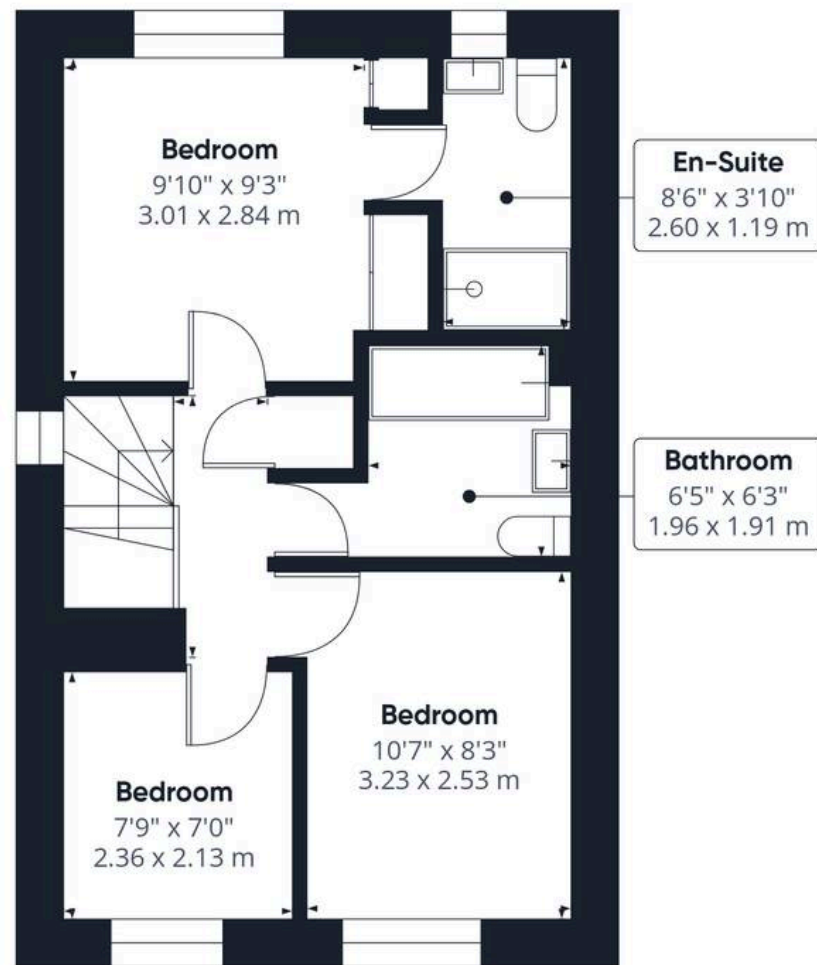




THE GREAT OUTDOORS

The rear garden has been professionally landscaped to create a private south facing space. A large flagstone patio creates the ideal spot for garden furniture to sit and entertain friends or dining al fresco, with a circular lawn and colourful planted borders. A secondary patio is tucked away in a corner of the garden, complete with a timber pergola and power.





Floor 1

Approximate total area⁽¹⁾
835 ft²
77.8 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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