



Osprey Crescent, Wymondham - NR18 9FJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Osprey Crescent

Wymondham

Extending to OVER 1500 Sq. ft (stms) and situated on the FRINGES of the DEVELOPMENT overlooking GREEN SPACE, this well presented DETACHED FAMILY HOME includes VARIOUS UPGRADES and solar panels to the rear. The internal layout includes OPEN PLAN LIVING and FLEXIBLE ROOMS, ideal for MULTI-GENERATIONAL independent living or HOME WORKING. The ground floor includes the 14' BAY FRONTED SITTING ROOM, study/family room, W.C, utility room and VAST 29' KITCHEN/DINING ROOM with LIVING SPACE and FRENCH DOORS onto the rear garden. Upstairs, FIVE GENEORUS BEDROOMS lead off the landing, with TWO EN SUITE BEDROOMS and the further family bathroom. The SOUTH FACING REAR GARDEN has been neatly landscaped to include a SWEEPING PATIO and central lawn with fenced and WALLED BOUNDARIES. In addition you will find DRIVEWAY PARKING to the side leading to a SINGLE GARAGE larger than most which has been partially converted into an excellent gym space.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Family Home Presented In Excellent Order Measuring Over 1500 SQFT (stms)
- 29' Open Plan Kitchen/Dining/Family Room
- Sitting Room with Separate Study
- Five Generous First Floor Bedrooms
- Two En Suites, Family Bathroom & Ground Floor W/C
- Landscaped Non-Overlooked Rear Gardens
- Driveway Parking & Oversize Garage Partially Converted Into A Gym
- Edge Of Development Position Overlooking Green Space

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

Overlooking green space, a lawned frontage wraps around the property with low level shrubbery and a pathway to the front door. The adjacent driveway offers tandem parking, with access to the garage and rear garden.

THE GRAND TOUR

Stepping inside, the hall entrance offers a welcoming ambiance, with tiled flooring and stairs rising to the first floor. The study/family room sits to the front, complete with bespoke window shutters and fitted carpet. The bay fronted sitting room is also complete with bespoke window shutters, whilst being an ideal shape and size for family living and entertaining. Heading up the hall, the W.C can also be found, with a white two piece suite, with tiled splash backs and flooring. Stretching across the rear, the open plan kitchen/dining room offers ample space for a table and soft furnishings. Tiled flooring runs through the room, with a window and French doors to the rear garden. A u-shape of kitchen units are installed, with wood effect work surfaces, built-in breakfast bar, inset gas hob and built-in eye level electric double oven. Further appliances include a fridge/freezer and dishwasher. The utility room completes the property with further storage, integrated washing machine and a cupboard housing the wall mounted gas fired central heating boiler. A built-in cupboard can also be found, with a door to the driveway.

Upstairs, the five bedrooms lead off the landing, including the main bedroom with a built-in wardrobe. Two bedrooms enjoy en-suite shower rooms - with a three piece suite and tiled splash backs. The family bathroom is a similar style, including a tiled bath to allow for a further shower, with tiled flooring under foot and a heated towel rail.

FIND US

Postcode : NR18 9FJ

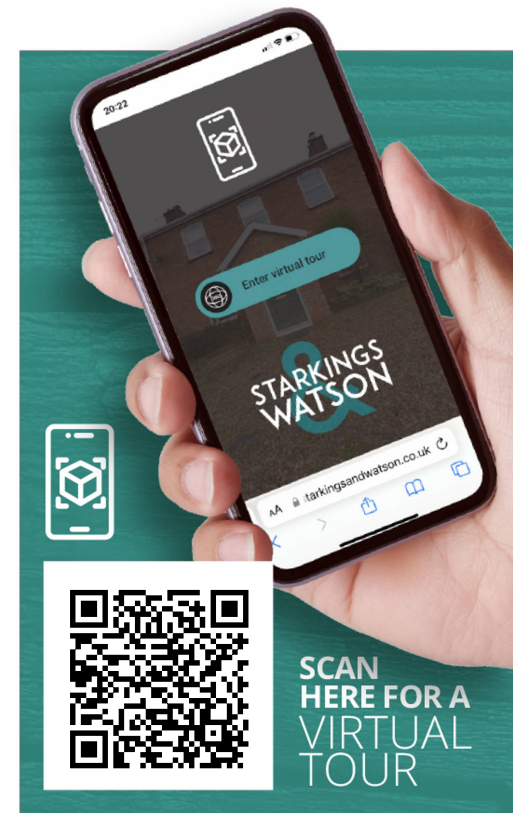
What3Words : [///untruth.profile.watched](https://www.what3words.com/untruth.profile.watched)

VIRTUAL TOUR

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

AGENTS NOTES

A monthly service charge for the upkeep of the communal green space on the development is chargeable.



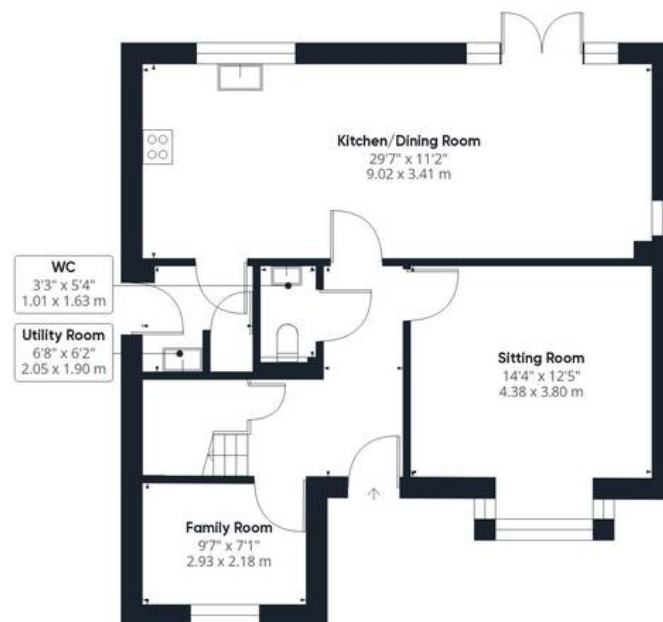




THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed with brick walling and timber panelled fencing. Mainly laid to lawn, the patio has been created with curved edges, sweeping to the rear where a raised patio sits behind the garage. A side gate leads to the driveway, with a door to the garage, with an up and over door to front, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1525.06 ft²

141.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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 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.