



Ferrers Gardens, Wymondham - NR18 9GS



Ferrers Gardens

Wymondham

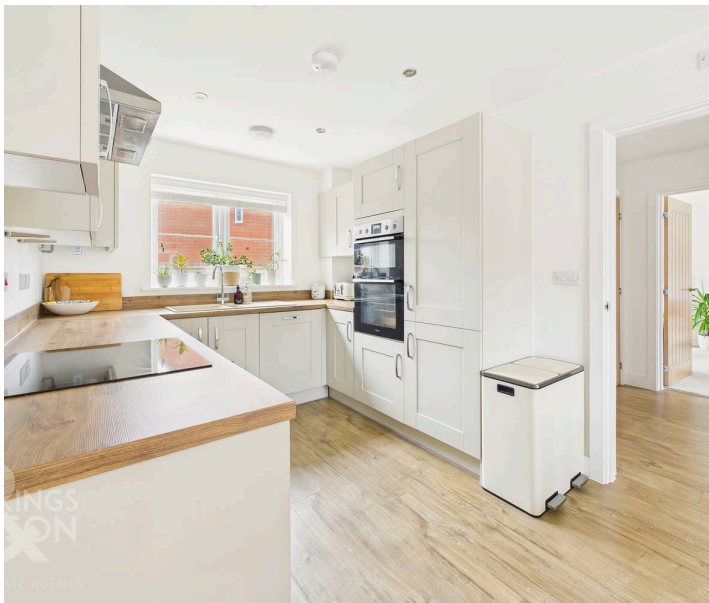
AVAILABLE FROM MONDAY 15TH SEPTEMBER !

Presenting a wonderful THREE BEDROOM DETACHED HOUSE located within a SOUGHT AFTER NEWLY BUILT DEVELOPMENT on the edge of town. This stunning property is only a few years old and epitomises modern living at its finest. This detached home offers over 800SQFT of internal living space (stms) with the ground floor boasting a hallway with W/C and useful UTILITY SPACE, a spacious sitting room that beautifully overlooks the garden, providing a serene retreat for relaxation and tranquillity. Completing the ground floor, there is an inviting KITCHEN/DINING ROOM perfect for hosting gatherings. Upstairs, there are THREE AMPLE BEDROOMS offering comfortable living quarters, with the addition of two bathrooms and a W/C ensuring practicality and comfort for the whole family. Outside, a well-kept corner plot garden beckons you to enjoy outdoor living at its best, further enhanced by a GARAGE and AMPLE DRIVEWAY PARKING, ensuring both style and functionality for day-to-day living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Detached New Build Home
- Sought After Residential Location
- Sitting Room Backing Onto The Garden
- Kitchen/Diner & Separate Utility Space
- Three Ample Bedrooms
- Two Bathrooms & W/C
- Well Kept Corner Plot Garden
- Garage & Driveway Parking
- Available Unfurnished
- EPC - B & Council Tax C

The property is located on the edge of 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

Approached via the end of the residential cul-de-sac there is a block paved driveway to the side providing off road parking for multiple vehicles leading to the single garage. To the front there is a lawned garden and a pathway leading to the main entrance door to the front which is partially covered.



THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with a w/c to the right hand side and the utility space under the stairs straight ahead. Stairs also lead to the first floor landing. To the right of the hallway is the bright sitting room with a dual aspect to the front and rear as well as double doors opening onto the garden. The kitchen/dining room is found on the other side of the hallway with another dual aspect to front and rear, space for a dining table as well as a range of wall and base level units with rolled edge worktops over. You will find an integrated induction hob with extractor fan as well as double oven/grill, dishwasher and fridge/freezer. There is space for the washing machine under counter.

Heading up to the first floor you will find three bedrooms. To the left of the landing there are two bedrooms, one to the front and one to the rear with the main bedroom found to the right of the landing. The main bedroom offers a dual aspect with space for wardrobes and the en-suite shower room with shower, w/c and hand wash basin. The family bathroom provides a bath with shower over, attractive tiling, hand wash basin and w/c.

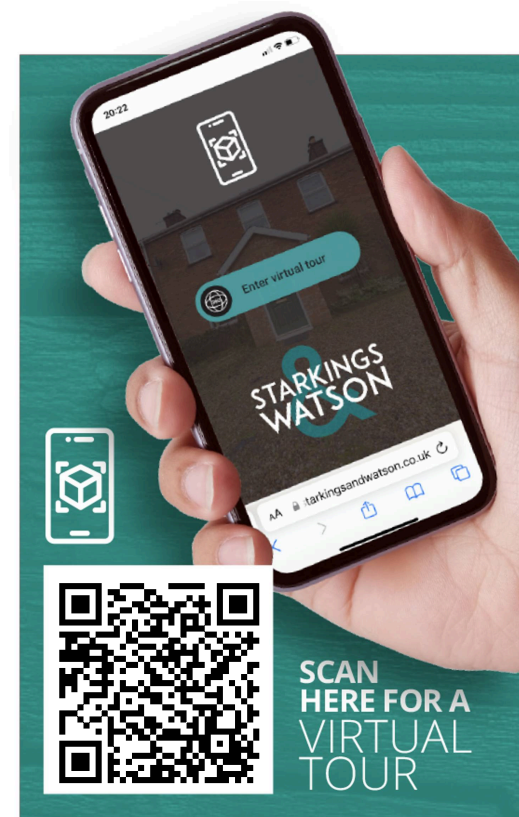
FIND US

Postcode : NR18 9GS

What3Words : ///heartache.most.dishes

VIRTUAL TOUR

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







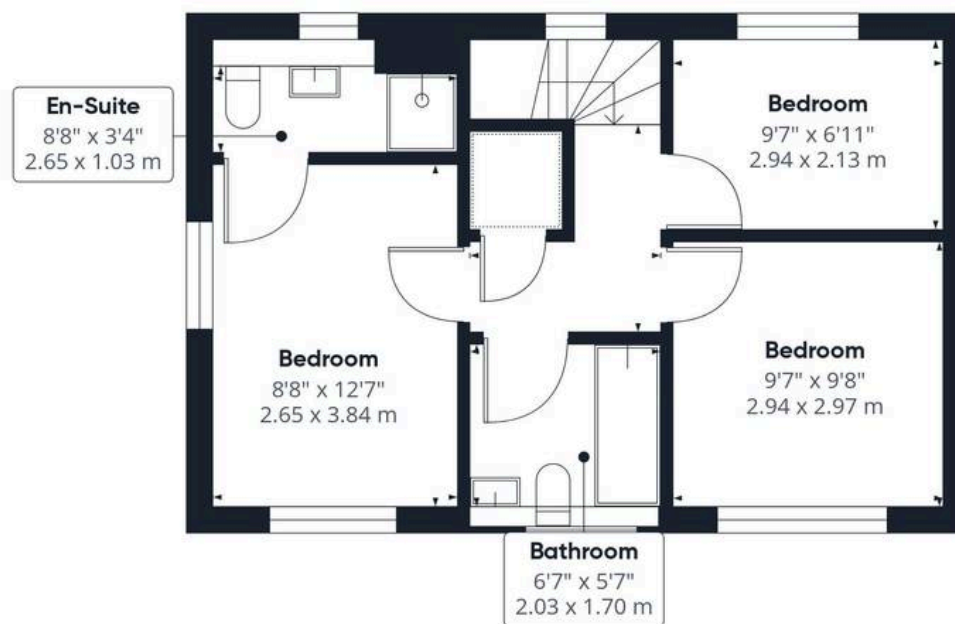
THE GREAT OUTDOORS

The enclosed rear garden is larger than average with well kept lawns and a paved patio area ideal for outside furniture. The garden is enclosed with timber fencing as well as a gate to the side driveway. From the garden there is a side door into the garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

806 ft²
75 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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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.