



Dunlin Drive, Wymondham - NR18 9FB

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HYBRID ESTATE AGENTS



## Dunlin Drive

Wymondham

Situated in the heart of a well connected and sought after development within easy access of the town centre and mainline train station, this **MODERN TOWNHOUSE** comes with 5 years remaining NHBC with accommodation spanning over **THREE LEVELS** and amounting to over 1460 Sq. Ft (stms). The ground floor boasts a versatile **STUDY** with ability to turn this into a ground floor bedroom if desired while the **INTEGRAL GARAGE** lends itself to a potential conversion also if required (stp) with handy **UTILITY ROOM** and **WC** also on this level. The first floor gives way to the two main living spaces in the form of a **GENEROUS L-SHAPED** sitting room with **DUAL FRONTAGE** overlooking green space to the front of the home while the **OPEN KITCHEN** and **DINING ROOM** sits towards the rear with **INTEGRATED APPLIANCES** and ample storage. In total, **THREE BEDROOMS** come off the second floor landing with a **THREE PIECE BATHROOM** sat between them and an **EN-SUITE** to the main bedroom. The rear garden is **FULLY ENCLOSED** and due to its position, retains **PRIVACY** while a **DRIVEWAY** at the front of the home offers **OFF ROAD PARKING**.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Townhouse With Remaining NHBC
- Over 1460 Sq. Ft Of Versatile Accommodation Across Three Levels (stms)
- Generous L-Shape Sitting Room With Dual Frontage
- Open Kitchen/Dining Room With Integrated Appliances
- Three Bedrooms With Potential For Fourth Bedroom In Current Study
- Fully Enclosed Rear Garden
- Driveway Leading To Integral Garage
- Well Connected Development Within Easy Access Of All Amenities

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

The property is back from the street sitting adjacent to an open green space with planted hedgerow where a driveway sits at the very front of the home giving off road parking where the current owners have installed EV charging with an up and over door taking you into the integral garage.

## THE GRAND TOUR

The central hallway on the ground floor grants access to all living accommodation with an integral door to the garage and stairs to the first floor as well as a handy storage cupboard. Immediately to your left the ground floor WC is found with a redecoration and low level radiator. At the very end of the hallway, access opens up into a handy utility room with plumbing and space for a washing machine and tumble dryer where the gas central heating boiler is also mounted on the wall alongside a further storage cupboard and access door to the garden. Just off from the space is a versatile ground floor study - due to its position this room could potentially become a ground floor bedroom if required with further potential in converting the garage if further living space is needed.

The first floor landing splits in each direction granting access into each of the main living spaces within the home. To the rear of the property tiled flooring opens up to leave more than enough space for a formal dining suite with a dual rear facing aspect of double glazed windows overlooking the rear gardens creating the ideal space for busy family living. Slightly further into this room and to the left the kitchen emerges with a multitude of wall and base mounted storage units which in turn give way to large open work surfaces with integrated dual oven and four ring gas burner hob complete with extraction fan above and tiled splashbacks. Towards the front of the property through a set of wooden French doors the sitting room emerges again being generous in size making this conducive to a potential choice of layout of soft furnishings.

The carpeted flooring overlooks the green space towards the front of the home with the ability to create a closed off or more free flowing design depending on how you prefer.

The second floor is where all three bedrooms within the home can be found with the smaller of the bedrooms coming just to your left hand side, attractively decorated to create the perfect nursery or smaller bedroom whilst the first of the double bedroom sits just next door to this, again overlooking the rear garden with double built in wardrobes. Towards the front of the home the main bedroom emerges again with a dual front facing aspect through uPVC double glazed sash windows with the added benefit of double built in wardrobes and ensuite shower room complete with low level radiator. Sat between the bedrooms is a modern family bathroom suite again finished with a predominantly tiled surround and low level radiator.

## FIND US

Postcode : NR18 9FB

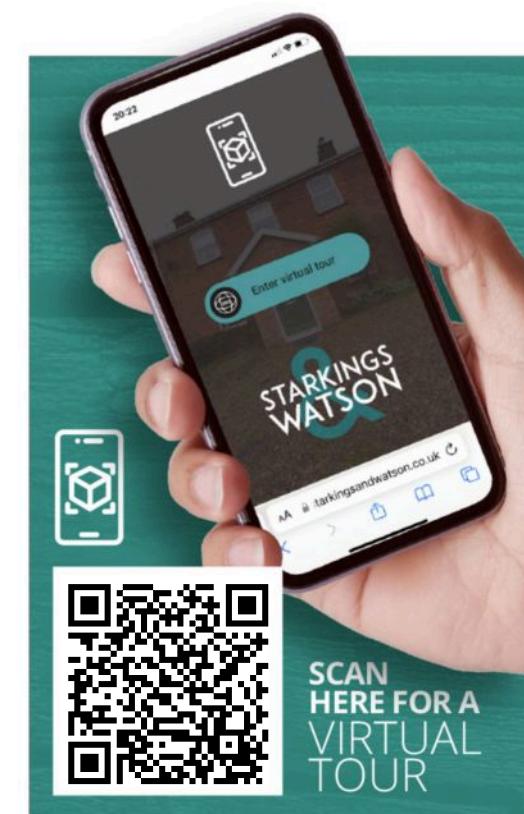
What3Words : //balloons.roughness.plan

## VIRTUAL TOUR

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

## AGENTS NOTES

The agent has been made aware there is a yearly maintenance charge which amounts to £181.04 per annum. This is for the upkeep of communal grounds and green spaces within the development.



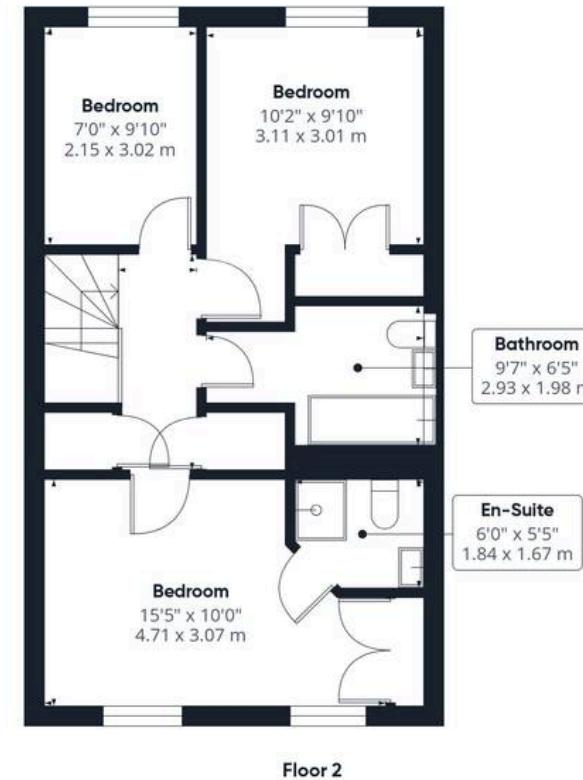
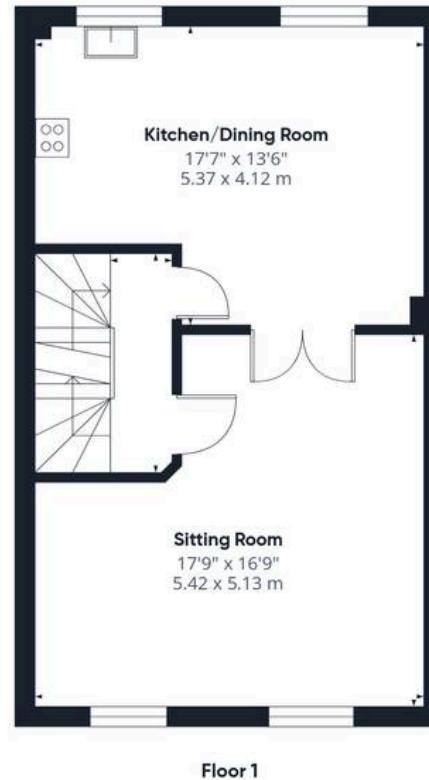
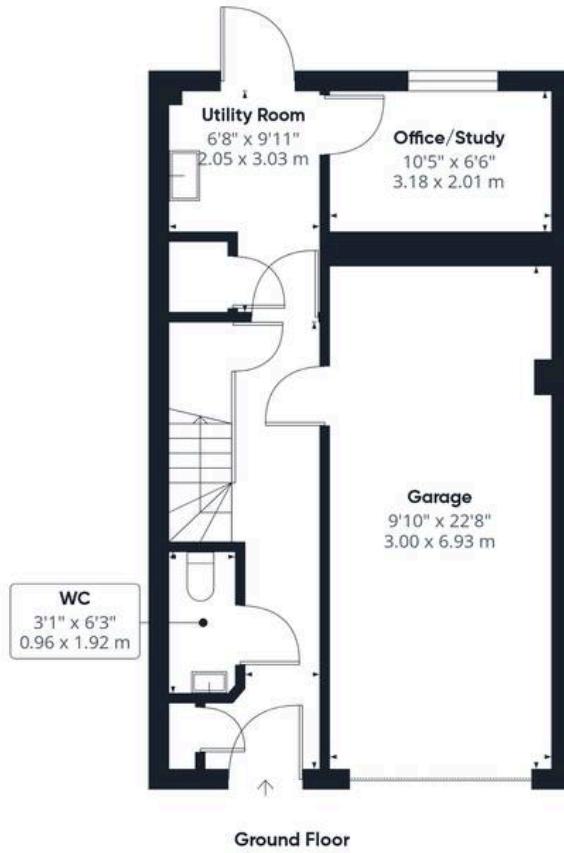




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing, and finished with a colourful raised planting bed in the very top of the garden. Initially, as you exit from the utility room, a flagstone patio creates the ideal space to sit and enjoy the warmer months, with lawn space reaching up beyond this to a swinging timber gate taking you directly onto the courtyard behind the home.





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

1467 ft<sup>2</sup>  
136.3 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.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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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.