



Butler Gardens, Wymondham - NR18 0GE



Butler Gardens

Wymondham

This IMPRESSIVE FOUR BEDROOM DETACHED HOUSE occupies a desirable CORNER PLOT, providing a sense of privacy and space throughout. Step inside to discover a welcoming entrance hallway with UPDATED GROUND FLOOR FLOORING and WELL PRESENTED DECOR, leading to THREE VERSATILE RECEPTION ROOMS (perfect for family living, a home office, or formal entertaining). The heart of the home is the 20' OPEN PLAN KITCHEN/DINING ROOM, seamlessly flowing into a practical UTILITY AREA and convenient GROUND FLOOR WC. The kitchen is designed for modern lifestyles, offering ample storage and workspace for culinary enthusiasts. Upstairs, a LARGE FIRST FLOOR LANDING gives access to FOUR WELL PROPORTIONED BEDROOMS, including a spacious master with EN-SUITE SHOWER ROOM, while the FAMILY BATHROOM is ideal for busy mornings or relaxing evenings. Every detail has been considered to ensure comfort and functionality, making this property an outstanding choice for families seeking flexibility and style including the LANDSCAPED REAR GARDEN which, due to the position of the home, retains PRIVACY from every angle all being served by a DOUBLE WIDTH DRIVEWAY and SINGLE GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain
- Detached House On A Corner Plot
- Three Reception Rooms
- 20' Open Plan Kitchen/Dining Room Into Utility & WC
- Four Well Proportioned Bedrooms
- Family Bathroom & En-Suite
- Fully Enclosed & Landscaped Rear Garden
- Double Width 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

The property sits proudly occupying a corner plot where a well maintained colourful frontage is occupied by well planted shrubbery and colourful beds with further lawn space stretching out to the side of the home at the rear of the property, a double width driveway allows for the parking of multiple vehicles. In front of the detached garage with timber swinging gate leading into the rear garden.



THE GRAND TOUR

Stepping inside the entrance hall is the first place to greet you granting access to all accommodation on the ground floor with a immaculate décor leading from the hallway to the rest of the home, solid wooden flooring is laid underfoot and immediately opens up to the right hand side to a versatile first reception room. This space, much like many other areas within the home occupies a dual facing aspect keeping the property incredibly well lit no matter the time of day. Whilst this area currently functions as a home office space, it has potential to function as a snug sitting room, kids playroom or potential ground floor living accommodation for multi generational living. Slightly further down the hallway and sitting opposite the stairs for the first floor is the main sitting room laid with the same hard wearing wooden effect flooring. This space is fronted by large uPVC double glazed windows with open floor space conducive to a potential choice of fly out of soft furnishings.

The true hub of the home sits at the very rear in the form of an open plan kitchen and dining room - the current owners have kept the space incredibly well decorated with a neat and inviting finish. Immediately to the left the floor space opens up leaving more than enough room for a formal dining table or further seating space ideal for busy families and those who enjoy hosting all sat in front of a set of uPVC double glazed French doors opening directly into the rear garden. The opposite side of the room is home to a mixture of wall and base mounted cabinetry which is accommodated by integrated appliances to include a dishwasher, fridge, freezer, oven and hob with extraction above. Just off from the kitchen is a handy utility area, the continuation of the same kitchen worktops and cabinetry with space and plumbing remaining for a tumble dryer and washing machine with a wall mounted gas combination boiler found within this space as well. An access door takes you to the side of the home and into the rear garden whilst a separate door opens into the ground floor two piece WC tastefully redecorated with a low level radiator.

The first floor landing, much like the rest of the home is generous in size and incredibly well lit part pulling light from each of the rooms leading off this space. Sitting next to a well proportioned storage cupboard, the three piece family bathroom suite is on offer complete with a low level radiator, attractive decor and frosted glass window to the side of the home. The two larger bedrooms sit on the far end home with the main bedroom overlooking the rear gardens with large open carpeted floor space leaving more than enough room for a large double bed and further storage solutions with the added benefits of an ensuite shower room whilst a second well proportioned double bedroom sits just next door to this looking towards the front of the home. Two further bedrooms are also on offer within the property with the smallest being found in the middle currently housing a single bed with further storage solutions however offering the potential to host a double bed if required. The final bedroom again offers a dual facing aspect keeping it incredibly well lit with large open carpeted flooring more then large enough to host a double bed with further soft furnishings.

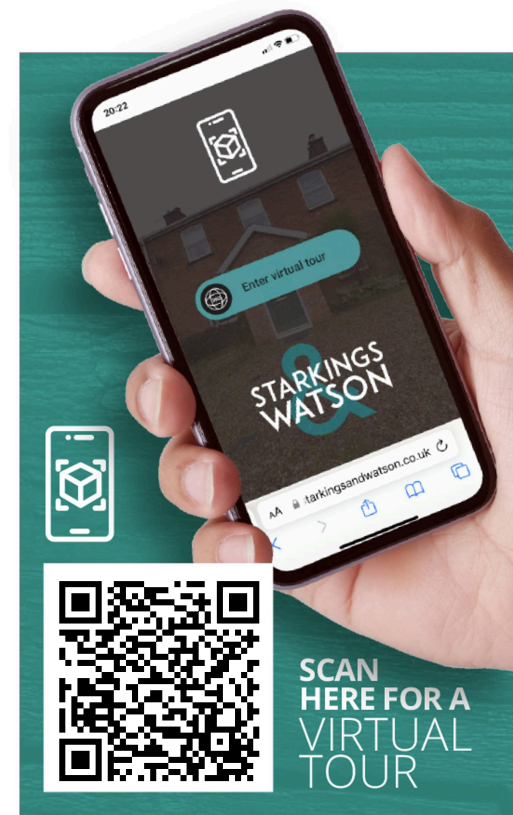
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VIRTUAL TOUR

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



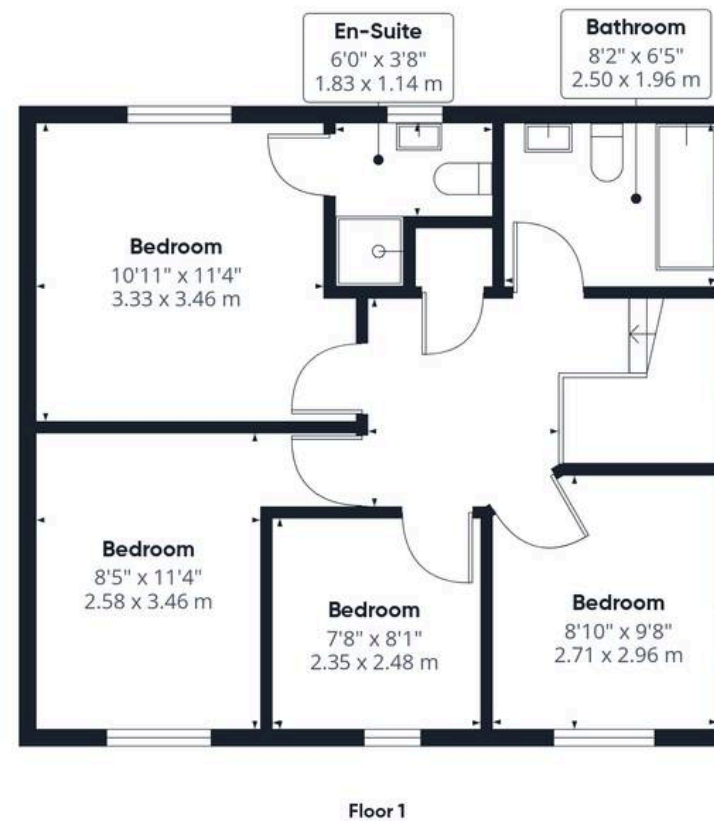
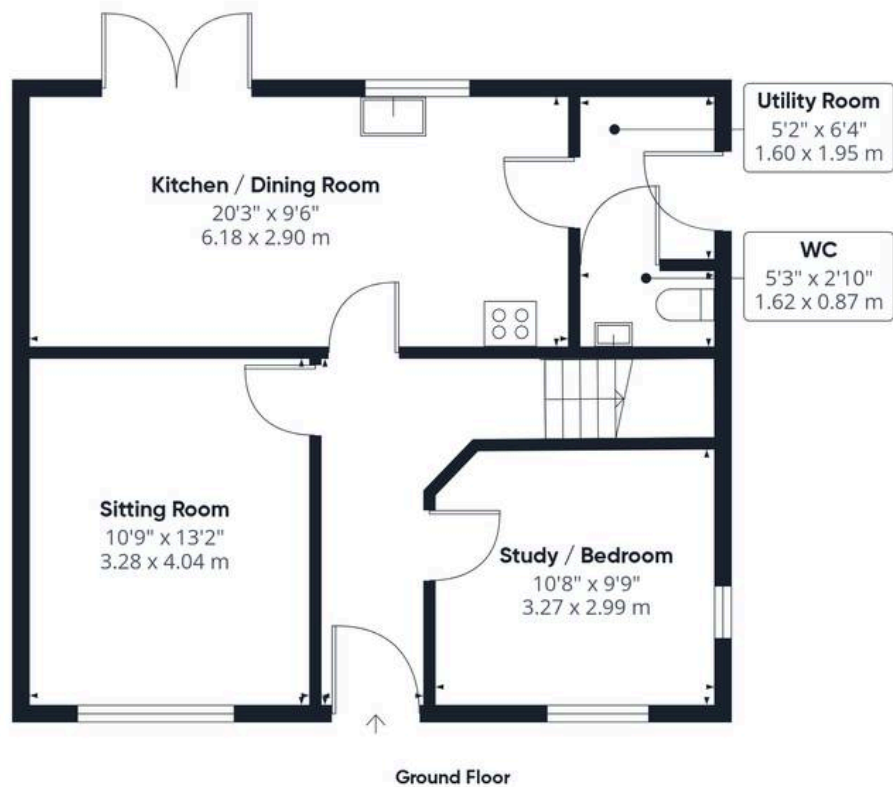




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with a mixture of timber panel fencing and low level brick wall. A large section of the garden is laid to lawn with the addition of a shingle patio and raised wooden deck patio seating area. The garden has been meticulously planted to offer both privacy and vibrancy with multiple flowering beds and cleverly positioned shrubbery creating a perfect haven to enjoy the warmer months with friends and family.





Approximate total area⁽¹⁾
1117 ft²
103.8 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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