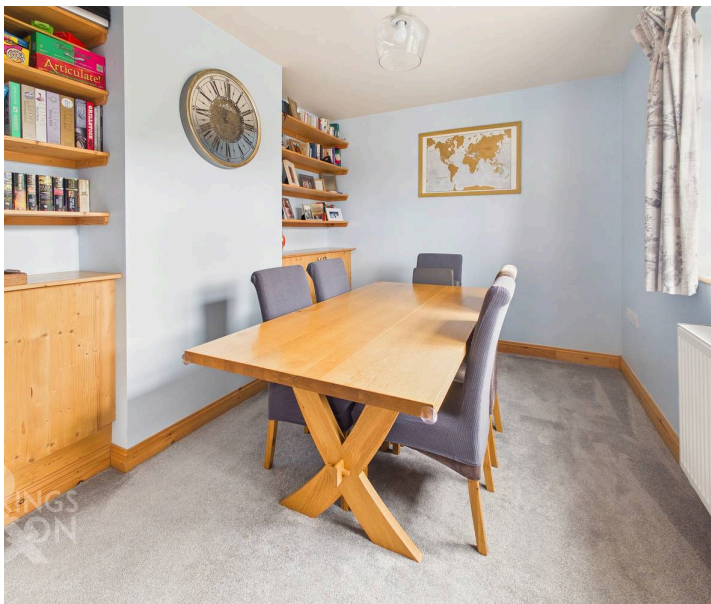




Green Lane, Wymondham - NR18 9AD

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



20 Green Lane

Wymondham, Wymondham

NO CHAIN. Benefitting from a multitude of improvements this SEMI-DETACHED HOUSE sits on a GENEROUS PLOT offering a wealth of potential both inside and out where the current owners have APPROVED PLANNING for both a side and rear extension with ground already broken on the project. The ground floor enjoys an open feel with a large hallway and kitchen to the rear with ground floor WC to the side. The home boasts both a SEPARATE SITTING and DINING ROOM with updated electrics in much of the home alongside USB plug and charging points. The first floor landing gives way to THREE BEDROOMS all enjoying use of the tastefully MODERNISED FAMILY BATHROOM complete with vanity storage and rainfall showerhead over the bath. The rear garden is generous in size leaving more than enough room to enjoy with family and friends being all FULLY ENCLOSED with large timber workshop and external kitchen and large DRIVEWAY to the front giving OFF ROAD PARKING.

Council Tax band: B

Tenure: Freehold

- No Chain
- Greatly Improved Semi-Detached House
- Planning Approved For Side & Rear Extension With Ground already Broken
- Separate Sitting & Dining Rooms
- Three Bedrooms
- Fully Modernised Family Bathroom
- Ample Off Road Parking
- Large & Private Rear Garden With External Workshop & Outdoor Kitchen

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 set back from the street where a tall mature shrub border gives privacy to the front of the home where an open shingle driveway allows for the parking of multiple vehicles.



THE GRAND TOUR

Once inside, an open central hallway is freshly decorated and laid with all carpeted flooring granting access to all living accommodation on the ground floor as well as stairs for the first floor. Immediately to your right, the formal dining room is fronted by uPVC double glazed windows and laid with all carpeted flooring with interchangeability between this and the current sitting room depending on potential wants and needs. The hallway itself has had preparatory works carried out for the approved extension where the kitchen has been made open plan with a mixture of wall and base mounted storage units, accompanied by tiled splashbacks with space remaining for freestanding appliances. A door to the side of the kitchen opens into a secondary lobby space with access to a ground floor two piece WC and large storage room with front and rear access. The main sitting room sits towards the rear of the property, with views into the large and private garden - this space, much like most of the home has had all updated electrics with USB plug sockets fitted and a bright and neutral decal throughout.

The first floor landing grants access into each of the three bedrooms as well as the modernized three piece family bathroom suite. The smaller of the bedrooms comes towards the front of the home currently functioning as a spare room with fitted air conditioning. This space becomes multifunctional as the ideal single bedroom or nursery / home office space or additional storage room. The first of the double bedrooms sits just next door to this at the front of the home, again benefiting from a bright and airy redecoration, all carpeted flooring and updated electrics. The larger of the bedroom sits towards the rear of the home enjoying views over the rear garden with a large open carpeted floor space conducive to a potential choice of layout of soft furnishings.

The three piece bathroom suite has been fully modernized by the current owners with an attractive modern tile surround, rainfall shower head and glass screen mounted over the bath with recessed storage spaces alongside ample vanity storage, lighted mirror and tall heater towel rail.

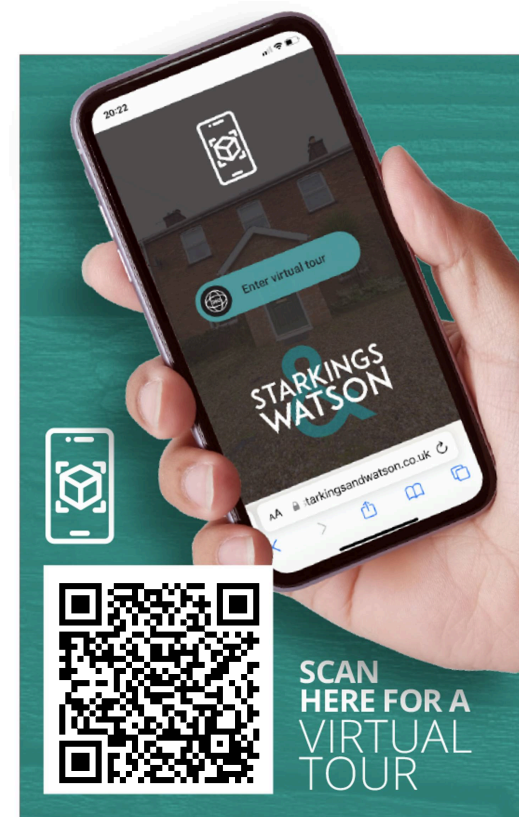
FIND US

Postcode : NR18 9AD

What3Words : ///skim.placed.snap

VIRTUAL TOUR

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

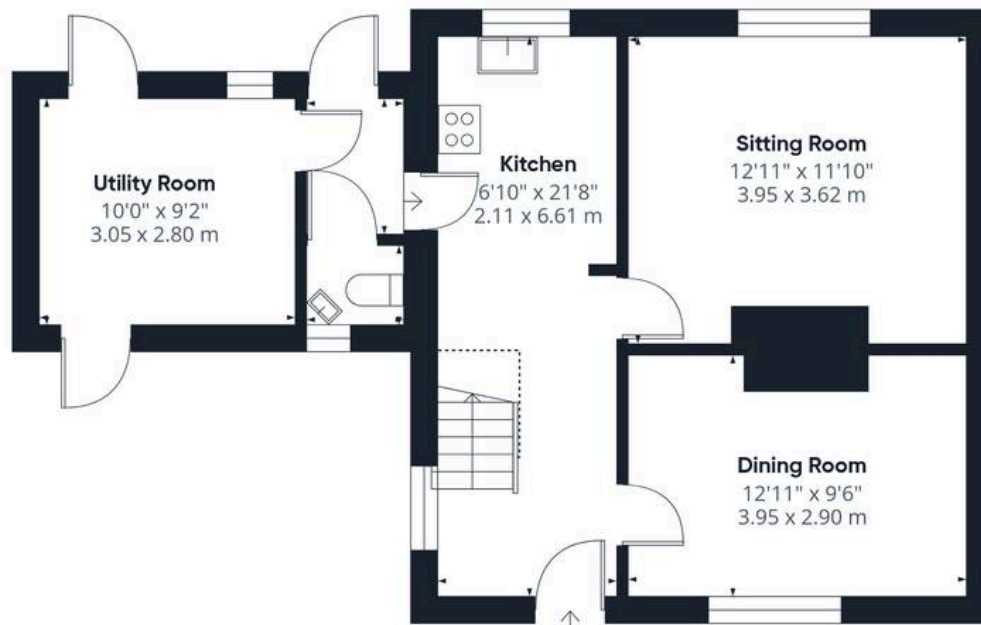




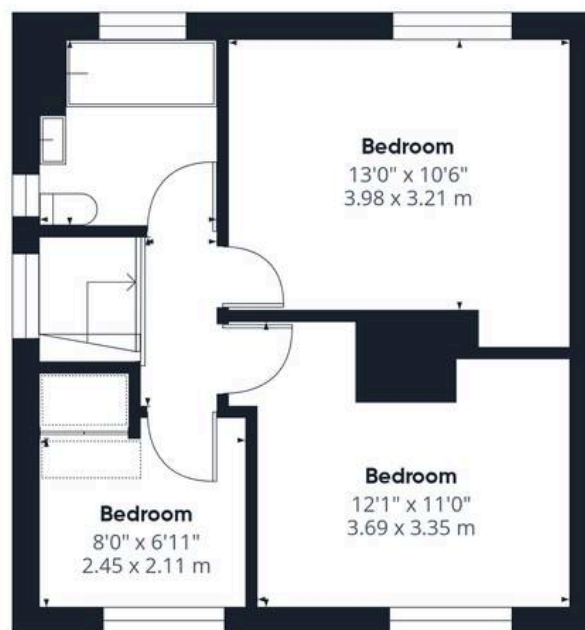
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where initially a flagstone patio reaches out the rear of the home with further brick weave seating area accompanied by a timber pergola. The rest of the garden is predominantly laid to lawn and reaches out to the very rear of the home where the current owners have fitted a bespoke external kitchen area with large lockable workshop complete with insulation and power.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

925 ft²

86 m²

Reduced headroom

12 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.