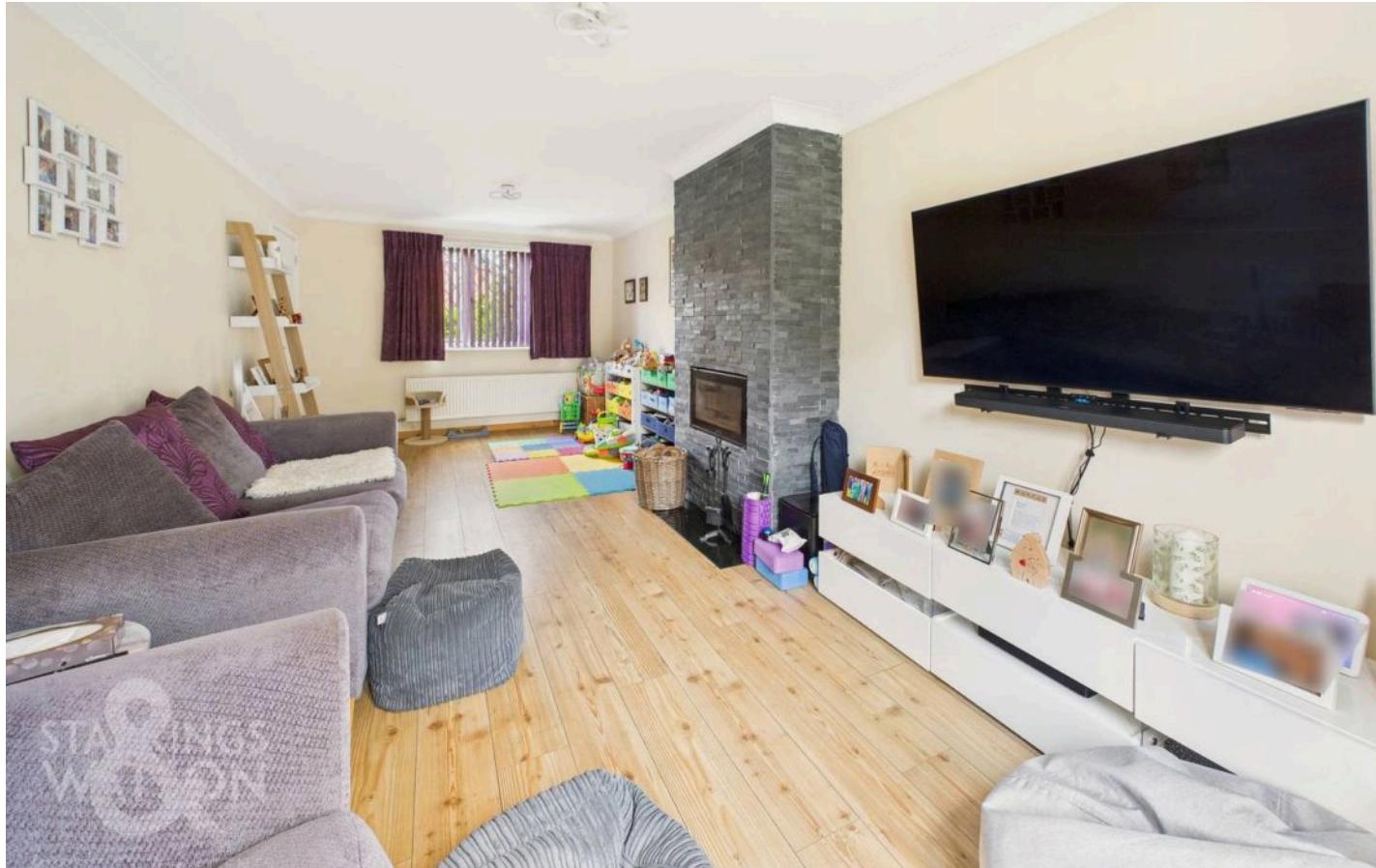




Mallow Way, Wymondham - NR18 0XF

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## Mallow Way

Wymondham

Sitting proudly occupying a CORNER PLOT this DETACHED HOME is perfectly hidden from the street with an EXTENDED DRIVEWAY to the front and side of the home giving AMPLE OFF ROAD PARKING leading towards a DETACHED BRICK GARAGE. The ground floor is home to two well proportioned 21' living spaces the first, a DUAL ASPECT SITTING ROOM features a wood burning fire whilst the KITCHEN/DINING ROOM has been made OPEN PLAN with a handy UTILITY ROOM off to the side giving further floor to ceiling storage. From the first floor landing, a total of FOUR BEDROOMS are on offer all of which having use of the GROUND FLOOR WC, family bathroom suite and EN-SUITE shower room to the main bedroom. The rear garden is FULLY ENCLOSED and PRIVATE due to the position of the home and its mature borders which also add vibrancy to this welcoming space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached House Occupying A Corner Plot
- Dual Aspect 21' Sitting Room Opening Into Rear Garden
- Open Kitchen/Dining Room
- Ground Floor WC & Utility Room Off Kitchen
- Four Bedrooms
- Three Piece Family Bathroom & En-Suite
- Fully Enclosed & Private Rear Garden
- Extended Off Road Parking & Detached Brick 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 can be found tucked away off the street occupying a generous corner plot where tall mature shrub borders create a privacy barrier to the public footpath. The current owners have extended the driveway to offer further brick weave driveway to offer additional parking with a large tandem driveway to the side of the home leading towards the detached brick garage.

## THE GRAND TOUR

Once inside the central lobby is the first space to greet you granting access to all living accommodation within the home as well as giving access into a completely redecorated ground floor WC complete with low level radiator. The kitchen and dining room to the right hand side of the hallway has been historically opened up to create a more open plan feel with the room spanning an impressive 21' in length. A fully tiled floor initially opens up to the right hand side in front of the uPVC double glazed window to allow room for a formal dining table whilst a modern high gloss kitchen to the rear of the home currently offers a multitude of base and wall mounted storage units. With further floor to ceiling storage found within the utility room alongside space and plumbing for further white goods and appliances such as a washing machine and tumble dryer making this ideal for family living. The adjacent side of the home is currently used as a dual aspect sitting room laid with hardwearing wood effect flooring. The room offers a potential choice of layout of soft furnishings with a feature wood burning fire built within a textured brick fireplace with solid hearth mounted below ideal for those cosier evenings while French doors lead you into the rear garden.

The first floor landing splits in each direction to take you into all four of the bedrooms as well as the three piece family bathroom suite which has been tastefully decorated with a predominantly tiled surround, shower head and glass screen mounted over the bath with tall mounted towel rail to the left hand side. The smaller of the four bedrooms can be found currently functioning as a nursery however offers potential to be used as a single bedroom or home office setup if desired. Whilst the largest of the four bedrooms comes towards the front of the home on this side again laid with carpeted flooring leaving more than enough room for a large double bed with further storage solutions whilst also benefiting from mirrored built in wardrobes and a fully redecorated en-suite shower room complete with heated towel rail. The adjacent side of the home features two further double bedrooms each of which is immaculately decorated and well presented with the slightly larger again benefiting from beautiful built in storage whilst the room towards the front of the property is used as a home office but could easily hold a double bed with further soft furnishings.

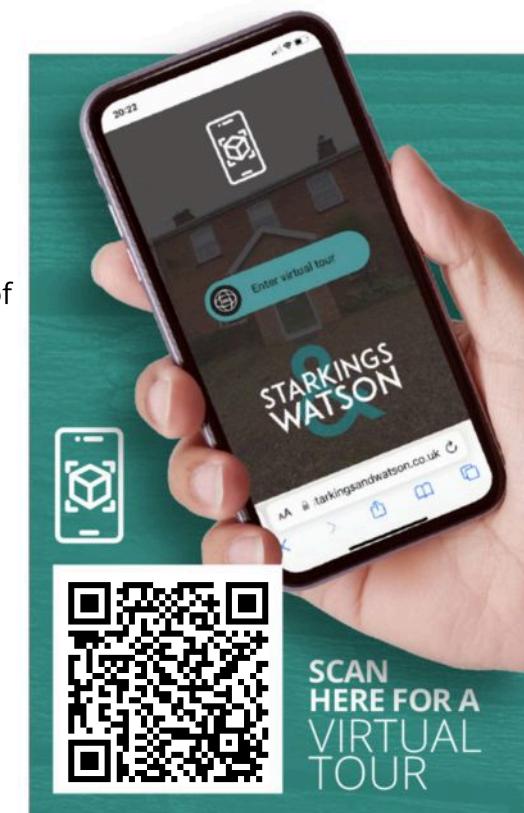
## FIND US

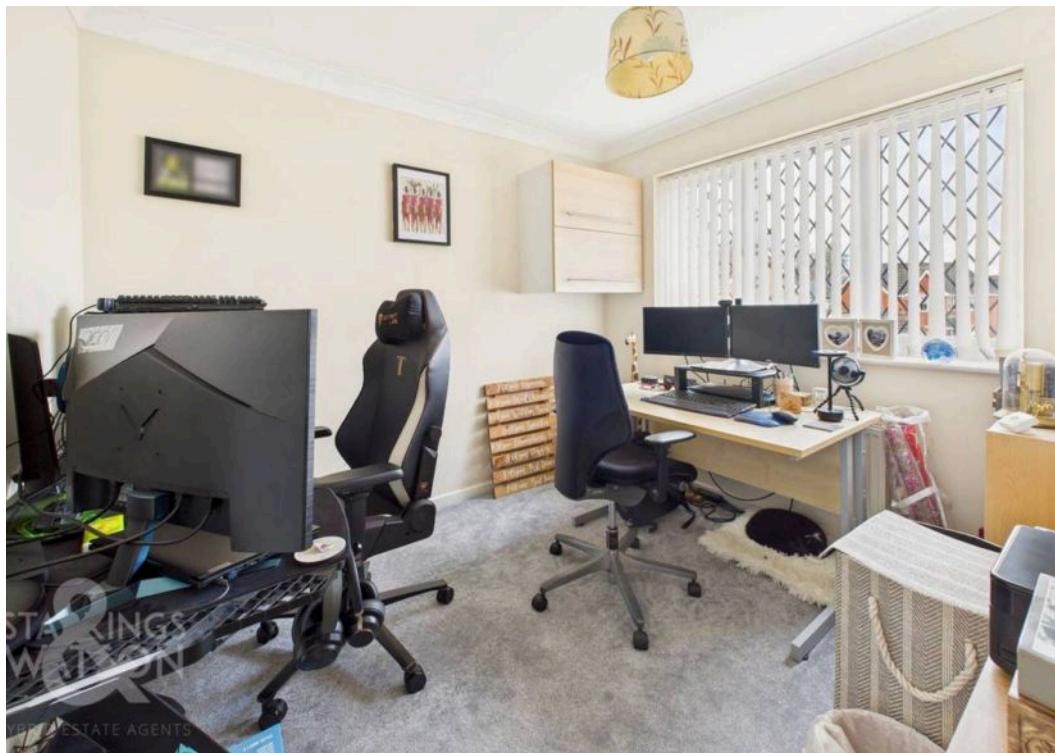
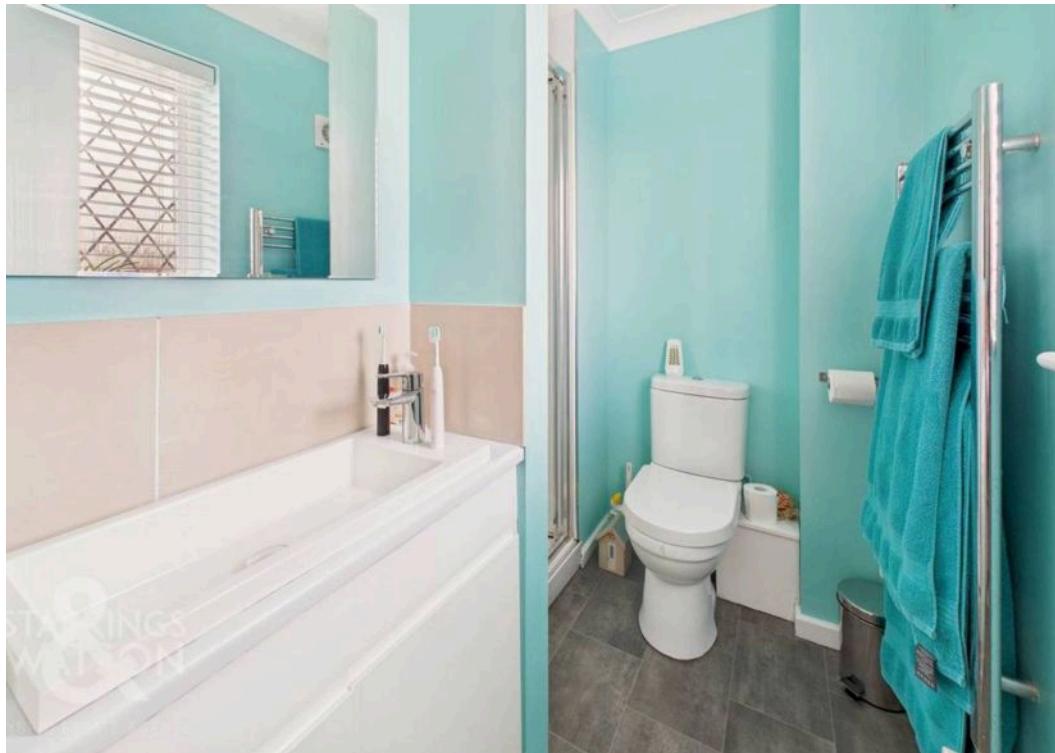
Postcode : NR18 0XF

What3Words : ///subway.wiggles.dorms

## VIRTUAL TOUR

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



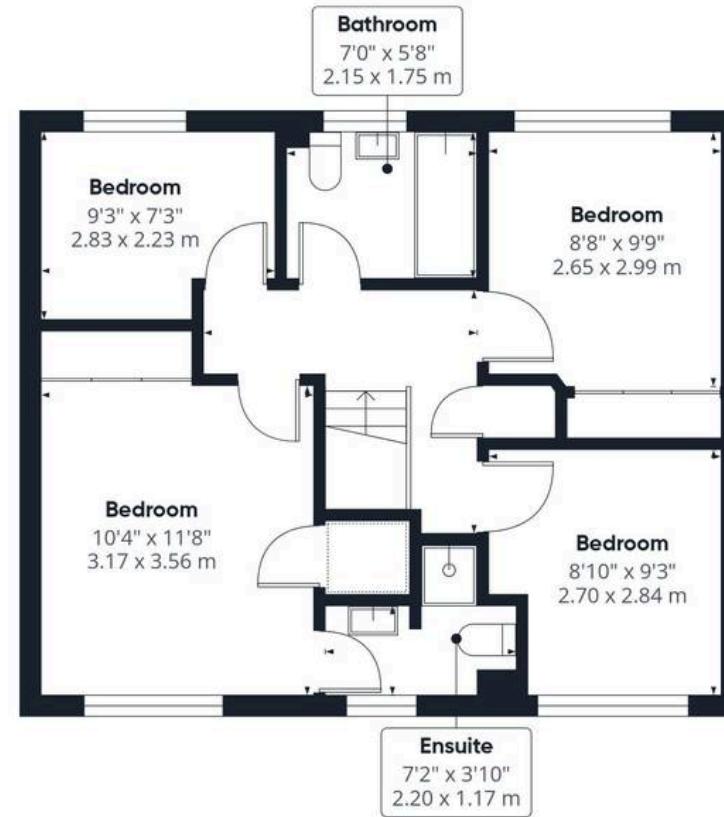
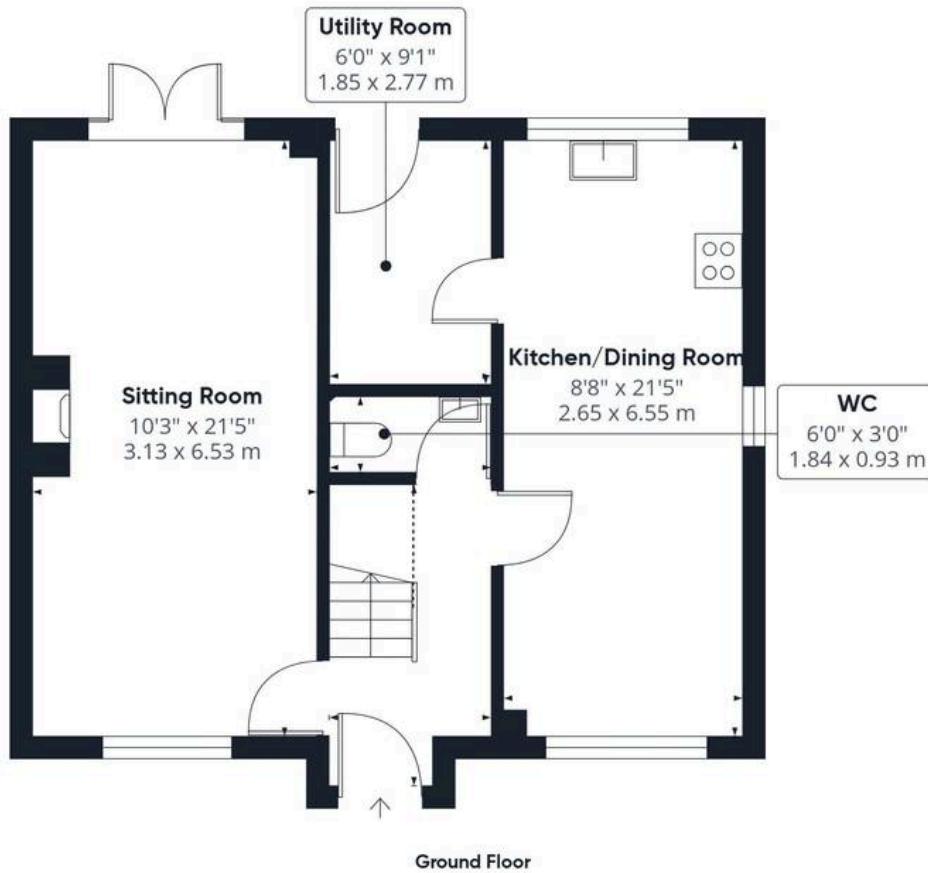




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with a mixture of timber panel fencing and brick wall. The garden is presented in an attractive yet low maintenance condition with a mixture of flagstone patio tiles and artificial lawn, whilst mature planted borders create privacy within the outside space. Large external storage spaces are currently found with a personal access door taking you directly into the garage and swinging timber gates leading you onto the driveway.





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

1048 ft<sup>2</sup>  
97.3 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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.

GIRAFFE360





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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.