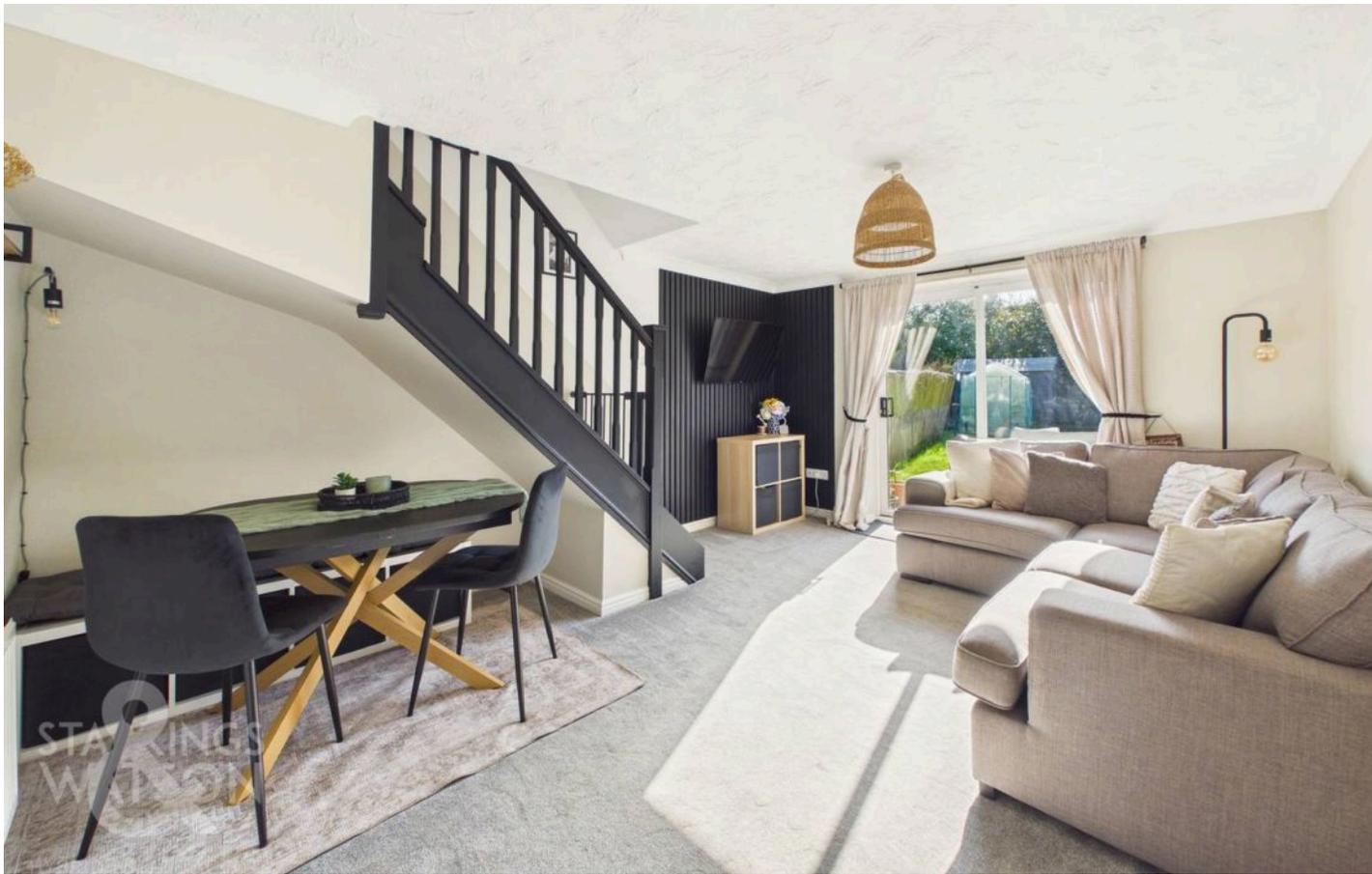




Esprit Close, Wymondham - NR18 9LY

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HYBRID ESTATE AGENTS



Esprit Close

Wymondham

Set in a QUIET CUL-DE-SAC this TERRACED HOME is presented in flawless condition courtesy of a FULL REDECORATION to include NEW CARPETS and FLOORING all done tastefully creating a welcoming feel. The kitchen, much like the rest of the home, has been updated to include new worksurfaces, INTEGRATED APPLIANCES and ample storage while an OPEN LIVING ROOM sits to the rear of the home creating the ideal sitting and dining room backing onto the rear garden through sliding doors. The first floor landing gives access into a FULLY RENOVATED BATHROOM suite, complete to a high standard and serving TWO BEDROOMS both accessed from the central landing. The rear garden is FULLY ENCLOSED and mostly laid to lawn while through an opening to the left of the front of the home, ALLOCATED OFF ROAD PARKING is on offer for two vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Terraced House
- Fully Redecorated Throughout Including Flooring & Carpets
- Updated Kitchen With Integrated Appliances
- 15' Open Sitting & Dining Room
- Newly Fitted Modern Bathroom
- Two Bedrooms
- Fully Enclosed Rear Garden
- Allocated Off Road Parking

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 found at the very top of this quiet cul-de-sac where off road parking can be found through an opening to the left hand side of the home where an open courtyard gives way to two allocated parking spaces.



THE GRAND TOUR

Once inside, a central hallway is the first space to greet you granting access to all living accommodation on the ground floor where all newly fitted wooden effect flooring is laid underfoot. Immediately to the left, a fully updated kitchen suite is presented with a mixture of wall and base mounted storage units partnered with integrated appliances to include an oven and hob with extraction above featuring all tiles splashbacks and remaining space for further freestanding appliances such as a fridge, freezer and plumbing for a washing machine. Towards the rear of the home, the property opens up to reveal a generously sized living space suited to both a sitting and formal dining room suite. The room is laid with all carpeted flooring and due to its large conventional size can accommodate a host of soft furnishings while natural light is able to flood the room courtesy of large uPVC double glazed sliding doors at the very rear of the home leading onto the rear garden patio.

The first floor landing grants access into each of the bedrooms within the home with the larger coming towards the very rear of the property benefiting from built in wardrobes and large open carpeted floor space suited to a potential choice of soft furnishings and further storage solutions where the owners have immaculately decorated the space and incorporated decorative wall panelling adding texture to the room. The smaller of the bedrooms sits towards the front of the property, again attractively decorated with decorative panelling. The space is laid with carpeted flooring and currently functions as the ideal nursery however can hold multiple potential uses. Sat just next door to this is a fully renovated bathroom suite complete with a predominantly tile surround and rainfall shower head with glass screen mounted above the bath and low level radiator.

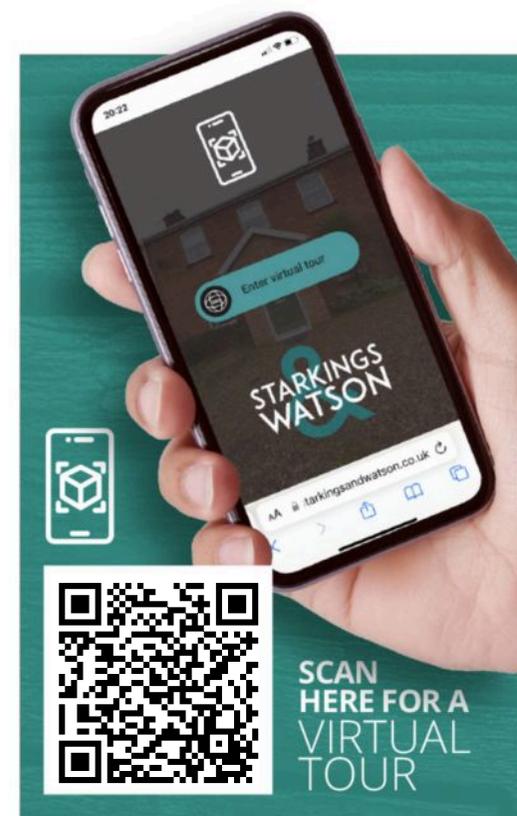
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VIRTUAL TOUR

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 low level timber picket style fencing with taller timber fencing at the very rear. A small flagstone patio reaches out at the very rear of the home with the ability of this to be extended if desired whilst the rest of the space is laid to lawn.





Approximate total area⁽¹⁾

533 ft²
49.5 m²

Reduced headroom

14 ft²
1.3 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.

GIRAFFE360





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 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.