



Rustens Manor Road, Wymondham - NR18 0NF

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HYBRID ESTATE AGENTS



Rustens Manor Road

Wymondham

Found at the end of a QUIET CUL-DE-SAC, this DETACHED BUNGALOW offers a beautifully modernised and tranquil retreat, perfect for those seeking comfort and convenience. The property has been GREATLY IMPROVED throughout, boasting NEW WINDOWS AND DOORS as well as a recently installed CENTRAL HEATING SYSTEM ensuring year-round warmth and energy efficiency. Step inside to discover the LARGE SITTING ROOM, a welcoming space that flows seamlessly through FRENCH DOORS onto the rear garden, creating an ideal setting for entertaining or relaxing. The property features TWO DOUBLE BEDROOMS, both tastefully REDECORATED and flooded with natural light, while the FULLY MODERNISED BATHROOM impresses with contemporary fittings and a fresh, stylish finish. The KITCHEN/BREAKFAST ROOM is designed for both practicality and sociability, opening into a RECENTLY ERECTED CARPORT providing sheltered access and extra convenience. Every room has been FULLY REDECORATED, offering a clean, bright, and inviting atmosphere throughout with the



rear garden also offering a PRIVATE setting with newly erected fencing and ample external storage spaces. The front of the home gives AMPLE OFF ROAD PARKING with further parking available if desired in time.

Council Tax band: C

Tenure: Freehold

- Detached Bungalow In A Quiet Cul-De-Sac Location
- Greatly Improved With Nealy Fitted Windows & Doors Plus New Central Heating
- Bathroom Fully Modernised
- Large Sitting Room Backing Onto The Rear Garden Through French Doors
- Two Redecorated Double Bedrooms
- Kitchen/Breakfast Room Opening Into A Recently Erected Carport
- Large Rear Garden With Ample External Storage/Work Spaces
- Driveway Giving Ample Off Road Parking With Potential To Extend This If Required

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 towards the end of this quiet cul-de-sac where initially a low level brick wall gives way to a manicured lawn frontage allowing for further off road parking in time if required. Currently a tandem brick weave driveway sits to the right hand side leading towards a recently erected carport which seamlessly flows towards the rear garden and into the kitchen.

THE GRAND TOUR

Stepping through the main access door at the front of the home, a fully redecorated interior is the first thing you will notice with carpeted flooring being partnered with a bright yet neutral décor creating a welcoming atmosphere. Each of the double bedrooms sit towards the front of the home with the slightly smaller to the right hand side and larger to the left, each of which benefiting from newly fitted uPVC double glazed windows much like the rest of the home whilst enjoying views over the front garden. Each bedroom is more than large enough to accommodate a double bed with further storage solutions and soft furnishings. Slightly further down the hallway, a fully modernized bathroom suite offers vanity storage, a tall heater, towel rail with newly tiled surround and shower mounted over the bath.

The sitting room creates potential for a choice of layout of soft furnishings courtesy of its size and design with oversized French doors opening into the rear garden and allowing natural light to flood the room.

The kitchen features a recently updated gas combination central heating boiler mounted on the external wall with flooring open to leave space for a breakfast table with a mixture of wall and base mounted storage units accompanied by fully upgraded tile splashbacks. An access door takes you towards the newly erected carport for easy access and into the rear garden.

FIND US

Postcode : NR18 0NF

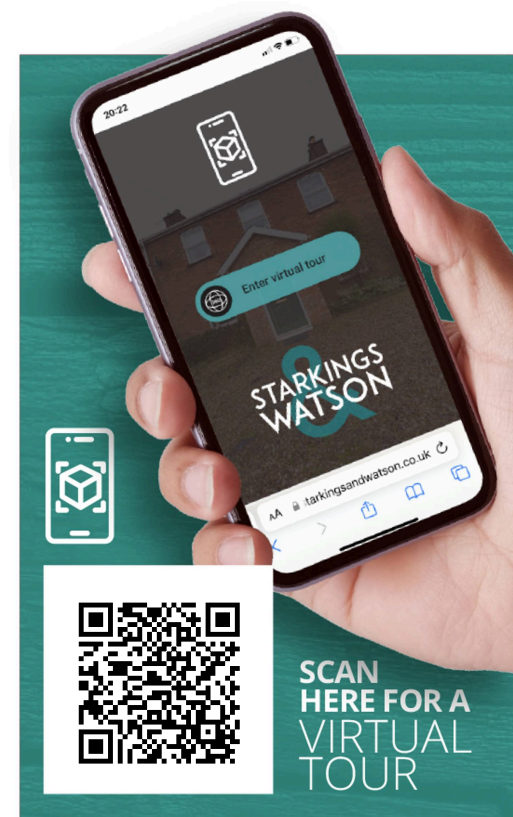
What3Words : ///maple.forge.milk

VIRTUAL TOUR

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

AGENTS NOTES

Please note - the neighbouring home is in the process of erecting new timber fencing to the side of the garden with works expected to be finished imminently therefore fully enclosing the rear garden.



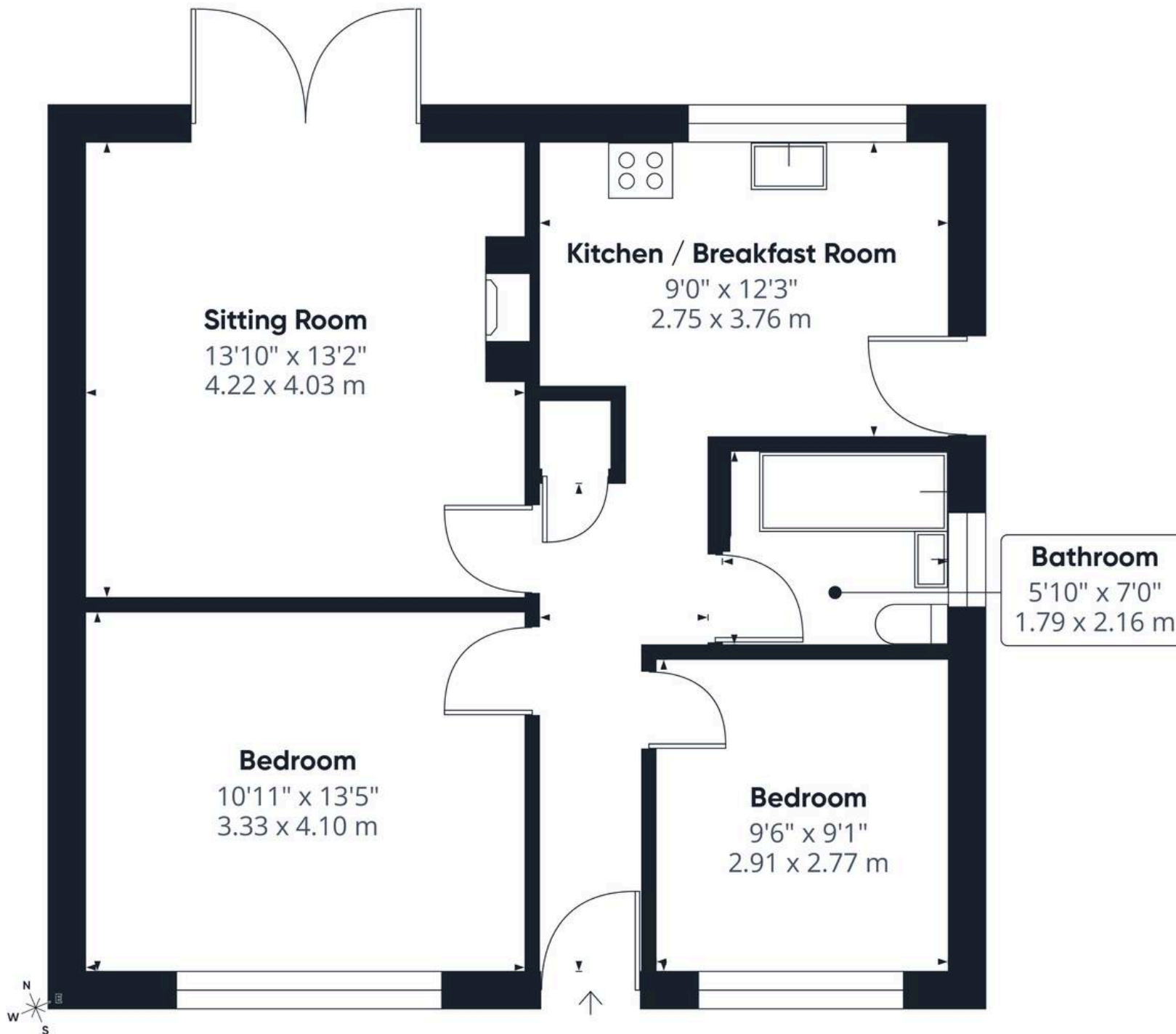




THE GREAT OUTDOORS

The rear garden offers a tiered lawn space with ample storage to the rear of the property in the form of two timber sheds and an additional timber summer house. Fencing to the right hand side of the garden is currently under refurbishment by the neighbouring home with the rest of the garden soon to be fully enclosed creating both a private and secure space to sit, enjoy the warmer months with friends and family.





Approximate total area⁽¹⁾

640 ft²
59.5 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.

GIRAFFE 360



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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 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.