

Station Road, Wymondham - NR18 0JX

STARKINGS WATSON

HYBRID ESTATE AGENTS







Station Road

Wymondham

This STUNNING SEMI-DETACHED PERIOD COTTAGE offers an appealing blend of character, space and versatility, with EXTENDED ACCOMMODATION of almost 900 SQFT (stms). The welcoming layout flows from the SITTING ROOM, where a FIREPLACE creates an attractive focal point, into the OPEN PLAN KITCHEN/DINING ROOM. This sociable arrangement brings the living and dining spaces together, offering a setting for everyday life and entertaining. The kitchen and dining area provides room to prepare meals and gather around the table or central island, while the sitting room offers a comfortable place to relax. An ADDITIONAL RECEPTION ROOM to the side (formerly the garage) adds flexibility to the ground floor, with potential to suit a variety of needs, whether as a further sitting room, a home office or a hobby space. The extended accommodation is complemented by a UTILITY ROOM, and a convenient GROUND FLOOR W/C. Upstairs, TWO AMPLE BEDROOMS provide comfortable accommodation, accompanied by a FIRST FLOOR BATHROOM.

The combination of period cottage appeal and a practical, extended layout makes this a home with plenty to offer, from its inviting reception spaces to the versatility of its additional room. With generous proportions throughout, the property presents an opportunity for those seeking a characterful home with space to adapt to their lifestyle. A real feature of the home are the wonderful rear gardens providing plenty of private space backing onto meadows beyond in addition to the all important DRIVEWAY PARKING to the front.

Council Tax band: B
Tenure: Freehold
EPC Energy Efficiency Rating: TBC

- Stunning Semi-Detached Period Cottage
- Extended Accommodation Of Almost 900 SQFT (stms)
- Sitting Room With Fireplace Into Open Plan Kitchen/Dining Room
- Additional Reception Room With Flexible Usage
- Utility Room & Ground Floor W/C
- Two Ample Bedrooms & First Floor Bathroom
- Very Generous & Private Rear Gardens Backing Onto Tolls Meadow
- Much Requested Driveway Parking



The property is located on the edge of 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

Approached using Station Road within close proximity to the town centre you will find a resin driveway providing off road parking to the front for two vehicles leading to the main entrance door to the front. There is a small front garden as well as a gated access leading to the rear garden.

THE GRAND TOUR

Entering via the main entrance door to the front there is a small entrance lobby with stairs ahead to the first floor and a door into the main sitting room. The front facing sitting room benefits from a wood floor with open fireplace, fitted storage and built in shutters. The sitting room is semi-open plan to the kitchen/dining room beyond. The attractive kitchen offers a range of wall and base level cabinetry with wooden worktops over and an island breakfast bar. Appliances include a dishwasher, eye level oven and induction hob. There is space for a large table in the dining area as well as bi-folding doors leading out to the garden and an understairs cupboard for storage. Off the kitchen is access to the rear lobby and utility with W/C as well as a sliding door into the second reception space. Previously the garage, the second reception room has been converted into excellent living quarters suitable for a number of possible uses with exposed brick wall and an attractive wood burner. The rear lobby provides double door access to the garden as well as fitted storage, ground floor W/C and the utility area beyond. The utility is a great addition with further storage units, wooden worktops over, a second butler style sink and space for white goods.

Heading up to the first floor landing there are two ample double bedrooms and a family bathroom off landing. The stylish family bathroom has been well fitted with a four piece suit comprising a roll top bath, separate shower with rainfall shower head, w/c and hand wash basin. The smaller bedroom located to the rear overlooks the garden with the master at the front. The master offers a feature fireplace with storage built in either side and a further walk in storage cupboard as well as fitted shutters.

FIND US

Postcode : NR18 0JX

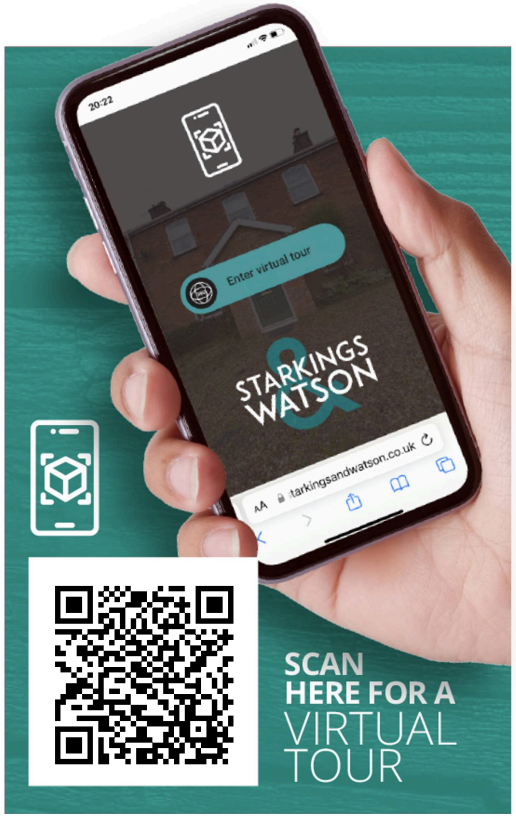
What3Words : ///expiring.confining.drones

VIRTUAL TOUR

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

AGENTS NOTES

Historic planning permission was obtained for a third bedroom when the garage was converted.











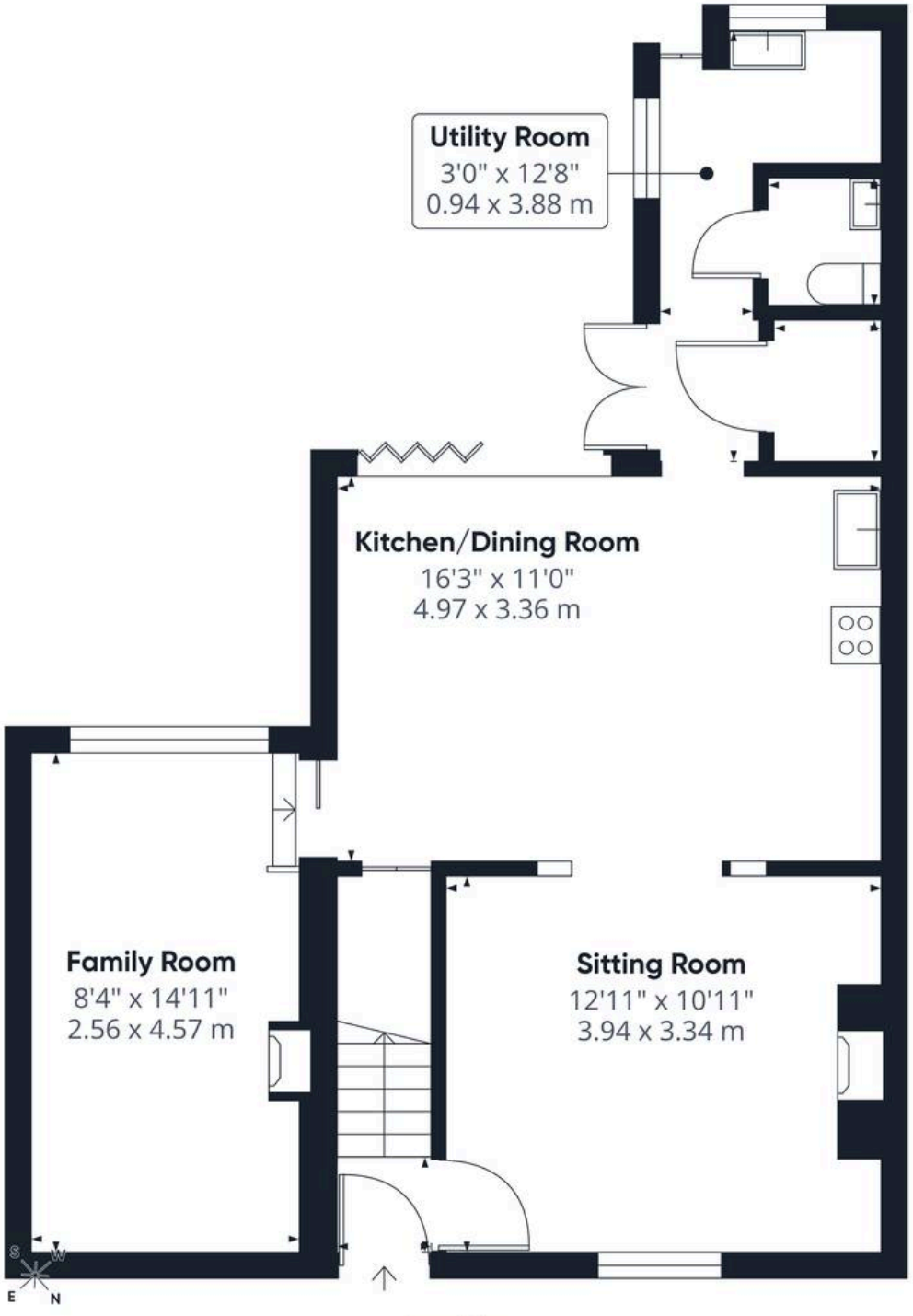






THE GREAT OUTDOORS

The rear garden can be accessed via either the kitchen/dining room bi-folding doors or the utility room. A small decked area leading onto a flag stone patio is the first space to greet you, Ideal for a bistro set to enjoy a coffee looking over the length of the garden. Descending a stone step, you will find another patio space and a shed perfect for garden furniture. The remaining garden is laid to lawn, stretching the length of the boundary to another wooden shed. Mature hedging boarders both sides of the garden and also a brick path to the right hand side all secured by wooden panel fencing. Back to the top of the garden you will find external lighting and water tap.



Ground Floor



Floor 1

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Approximate total area(1)

880 ft²

81.7 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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