



Kingfisher Mead, Wymondham - NR18 9FF

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Kingfisher Mead

Wymondham

NO CHAIN. This SPACIOUS TOWNHOUSE occupies an ENVIABLE POSITION with a stunning TREE-LINED LAKE FRONTAGE, providing a tranquil outlook and a rare sense of privacy. Offering a VERSATILE LAYOUT across approximately 1460 SQ. FT. (STMS), this home is ideal for a variety of lifestyles and family requirements. The ground floor welcomes you with NEWLY LAID FLOORING with two of the THREE RECEPTION ROOMS currently serving as a ground floor bedroom and FAMILY ROOM with a handy UTILITY ROOM and GROUND FLOOR SHOWER ROOM creating potential MULTI-GENERATIONAL LIVING. A LARGE, FREE FLOWING MAIN LIVING SPACE, seamlessly connects the SITTING and DINING ROOMS with a well-appointed KITCHEN, perfect for both relaxed family living and entertaining guests with flawless views over the lake to the front of the home. Currently arranged as THREE BEDROOMS, the property offers excellent POTENTIAL TO RECONFIGURE to FOUR or even FIVE BEDROOMS if desired, allowing you to tailor the accommodation to your needs. There is a SECOND FLOOR FAMILY BATHROOM, and an EN-SUITE SHOWER ROOM to the principal bedroom for further modern convenience. The thoughtful layout ensures flexibility and comfort for all household members, while double glazing and efficient heating provide year-round warmth and energy efficiency.



Externally, the rear garden has been thoughtfully landscaped to create a PRIVATE haven with a raised patio seating area backing onto a private DRIVEWAY and DETACHED BRICK GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain
- Townhouse Occupying An Envidable Position With A Tree Lined Lake Frontage
- Versatile Lay Out With Many Potential Configurations Over 1460 Sq .Ft Of Accommodation (stms)
- Large Free Flowing Main Living Space Comprising The Sitting & Dining Rooms Plus Kitchen
- Currently Three Bedrooms However Holds Potential To Be Four/Five If Required
- Ground Floor Shower Room, Second Floor Family Bathroom & En-Suite Shower Room
- Fully Enclosed & Landscaped Rear Garden With Elevated Patio Seating Area
- Private Driveway & Brick Garage Behind The Home

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 in a tucked away section off this ever popular development with access coming to the rear of the home for off street parking on the driveway and access to the garage with timber swinging gate leading directly into the garden and utility room. The front of the home has footpath access with a leafy tree lined view over the lake to the front of the property with manicured planting beds creating a welcoming outlook with main access door to the front of the home.

THE GRAND TOUR

Once inside, a generously sized entrance hallway is the first place to greet you laid with all hard wearing flooring in a tasteful herringbone pattern, featuring a handy storage cupboard to the left hand side, plus an open space suited to further storage prams or smaller children's bikes. The ground floor is currently occupied by two versatile reception rooms, however due to its layout and configuration it holds the perfect opportunity to create multi generational living. The study at the front of the property is currently functioning as a ground floor bedroom featuring large uPVC double glazed sash windows and carpeted flooring. This room, much like the sitting room at the rear of the property holds a multitude of functions. The sitting room at the very rear backs onto the garden through a door directly onto the patio with carpeted flooring making this the ideal space to be used as a further reception area however currently functioning as the ideal children's playroom. Just to the side of this is a handy utility room with a mixture of base mounted storage units with plumbing for both a washing machine and tumble dryer and wall mounted gas combination boiler. A secondary access door sits here with handy coat and shoe storage courtesy of the access from the rear of the home with potential to create a secondary kitchen if required in time.

The first floor is occupied by the main living space within the home comprising each the sitting room, dining room and kitchen. Towards the rear of the property the kitchen and dining room are laid upon tile flooring where the kitchen boasts a multitude of wall and base mounted storage units with integrated appliances to include an oven and hob with extraction above with tile splashbacks and space with plumbing for freestanding appliances. The flooring then opens up on the opposite side of the room to leave more than enough space for a formal dining table with a set of wooden French doors closing the space off from the main sitting room area. The sitting room, much like the central hallway has benefitted from refreshed herringbone flooring with a full recent redecoration creating a bright and welcoming atmosphere. Two sash windows at the front of the property further enhance the views to the front of this home, adding to its truly unique feel.

All three current bedrooms sit to the second floor with the two smaller of the room sitting at the very rear of the property, both tastefully decorated and laid with carpeted flooring with the slightly larger bedroom benefiting from double built in wardrobes. The larger of the bedroom sits towards the front of the property yet again with stunning views towards the front of the home with further double built in wardrobes, open carpeted floor space and the added benefits of an ensuite shower room. Sat between both sets of bedrooms is a three piece family bathroom suite with a full surround of tiling, wall mounted radiator and wall mounted shower head.

FIND US

Postcode : NR18 9FF

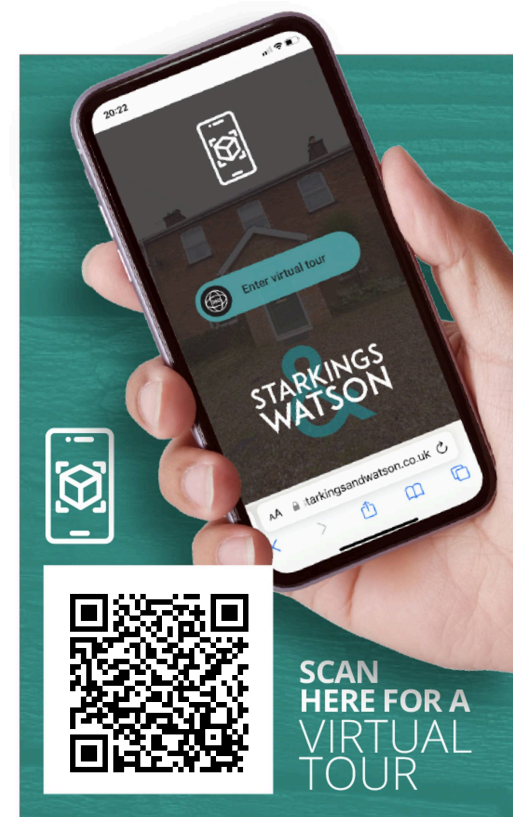
What3Words : //tornado.supper.vessel

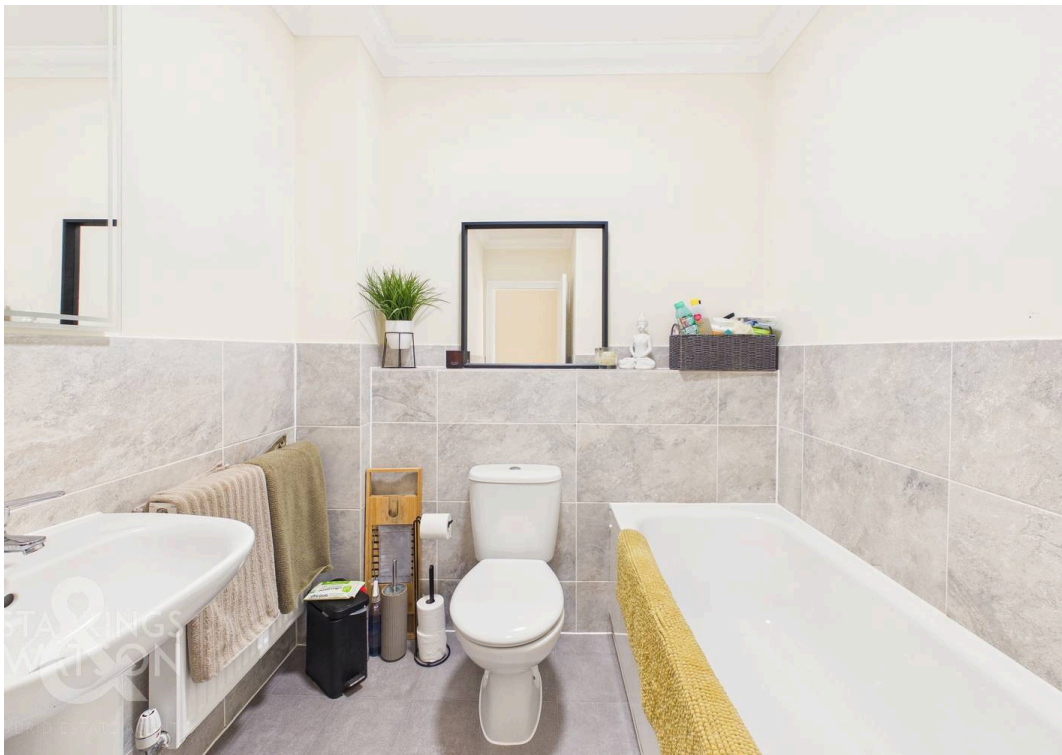
VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge for the upkeep of communal green space is applicable however can vary from year to year. Currently it is approx. £140 P/A.







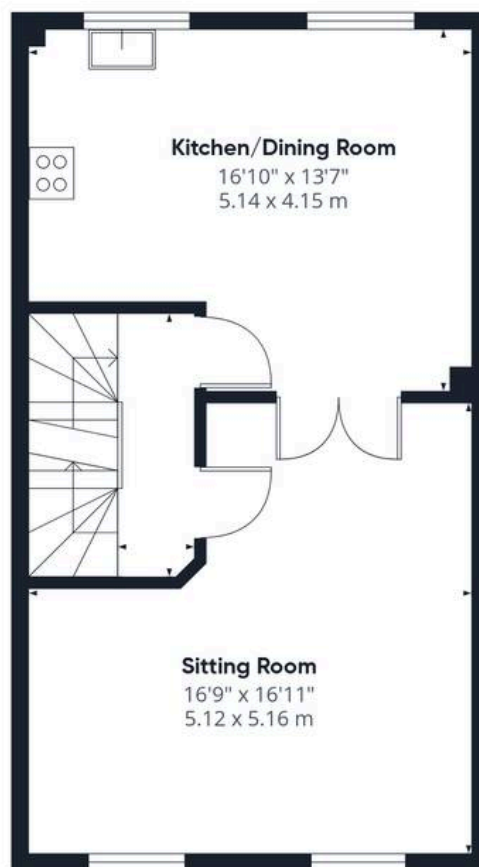
THE GREAT OUTDOORS

The rear garden has been tastefully landscaped to offer a private haven during the warmer months. A smaller patio area sits behind the ground floor sitting room door with a larger raised patio seating area perfectly positioned to make the most of the summer sunshine. Colourful planting beds run to each side of the home with open lawn space in the middle.

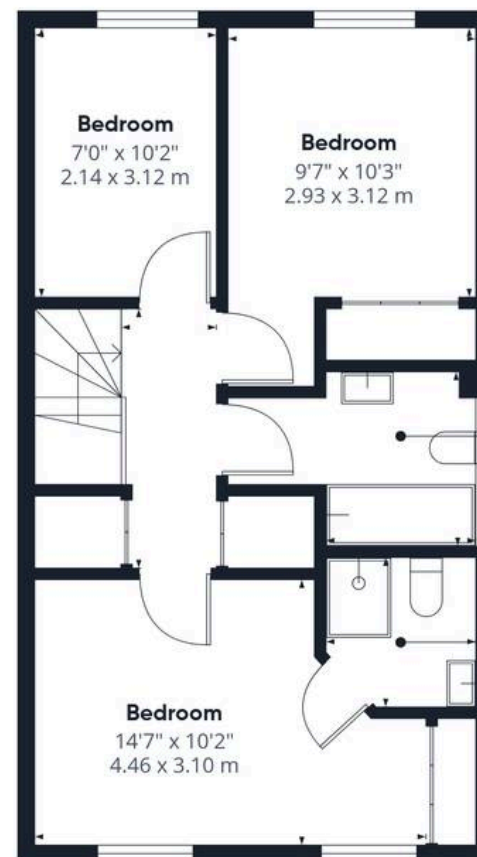




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1460 ft²
135.6 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





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.