



High Street, Wicklewood - NR18 9QE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



20 High Street

Wicklewood, Wymondham

Set back from the street behind a LARGE SWEEPING DRIVEWAY, this LINK-DETACHED home offers a WEALTH OF INTERNAL LIVING SPACE paired with PRIVATE external living and a flawless interior to create the ideal family home. The main living spaces comes in the form of a 27' OPEN PLAN sitting room, dining room and kitchen area with SOLID WOODEN FLOORING, ideal for modern living, alongside a tasteful décor giving the space a welcoming feel. Due to its large size, a choice of layout can be had by any buyer while the kitchen also benefits from INTEGRATED APPLIANCES with a handy UTILITY ROOM to the side also. From the central hallway, a PORCH STYLE ENTRANCE gives way to the internal hallway and a ground floor SHOWER ROOM and WC. The first floor landing grants access in to each of the THREE DOUBLE BEDROOMS each having use of a beautifully refurbished FOUR PIECE FAMILY BATHROOM suite. The rear garden, due to its position, retains PRIVACY while being FULLY ENCLOSED while to the front of the home from the driveway access come to the ELECTRIC GARAGE.



Council Tax band: D

Tenure: Freehold

- Link-Detached House
- Approx. 1240 Sq. Ft (stms) Including Integral Garage With Potential To Convert (stp)
- Well-Lit 27' Open Plan Living Space With Solid Wood Flooring
- Contemporary Kitchen With Integrated Appliances & Utility Room
- Three Double Bedrooms
- Ground Floor WC & Separate Shower Room Plus 2025 Fitted Four Piece Family Bathroom
- Private & Fully Enclosed Rear Garden
- Large Sweeping Driveway & Single Garage

The village Wicklewood, is located on the outskirts of the market town of Wymondham, just off the A11. Ideal for families, excellent schooling can be found close by, including Wicklewood Village Primary School which received an outstanding OFSTED report in 2015. The village has a family orientated public house, whilst more extensive shopping, medical centres, modern library, various banks and sports leisure centre featuring an indoor swimming pool can be found in Wymondham. Further schooling includes the highly regarded Wymondham High Academy and Wymondham College. Wicklewood is conveniently placed for access to Norwich, Dereham, Watton and Attleborough and the A11 and A47.



SETTING THE SCENE

The property can be found set back from the street where a very large brick weave driveway allows for the parking of multiple vehicles with colourful planting borders running down the right hand side. An access gate to the right of the home takes you towards the rear garden whilst the garage can also be accessed from the driveway leading directly into the utility room, at the rear of the home.

THE GRAND TOUR

Stepping inside, a porch style entrance is the first place to greet you, with handy built in storage ideal for coats and shoes, before heading into the remainder of the home. Glass panelled French doors are positioned before the hallway allowing a flow of natural light to spill into the central hallway where the current owners have laid all solid wooden flooring, leading through to the majority of the ground floor. Immediately to your right, a handy ground floor double shower room and WC is on offer with a predominantly tile surround, vanity storage and wall mounted heated towel rail giving the home potential for an alteration in the garage to create multi-generational living capabilities (stp). Heading beyond the stairs for the first floor with handy under stair storage, the main living space emerges on your left hand side in the form of a open plan 27' L-shaped living area. Again, consideration to natural light are had within the home with a glass panelled door leading into the space. It's dual facing aspect allows natural light to penetrate every corner with a potential choice of layout of soft furnishings being available due to the large and conventional size of this living area, a tasteful redecoration is on show courtesy of the current owner further adding to the bright and airy feel within the home. Just off to the side of what is currently the dining area is the fitted kitchen where a mixture of wall and base mounted cabinetry are on offer with integrated appliances to include a dishwasher, oven and hob with extraction above plus tall fridge/freezer with ample worktop space. Stepping past the uPVC double glazed French doors, leading onto the rear garden patio and to the side of the home, is a utility room with an extension of the kitchen worktops and cabinetry with space and plumbing remaining for both a washing machine and tumble dryer with rear personal door leading directly into the garage.

The first floor landing splits in each direction to take you into each of the three double bedrooms as well as the recently renovated four piece family bathroom suite and built in storage cupboard. The first two double bedrooms come towards the front of the home with the slightly smaller bedroom, currently functioning as a home office space. The largest of the bedrooms sits just next door to this, a well proportioned double bedroom laid full carpeted flooring leaving more than enough room for further soft furnishings and storage solutions. A third double bedroom is located at the very rear of the home overlooking the gardens with bespoke fitted wall to wall mirrored wardrobes set upon carpeted flooring with further built in storage cupboard leading towards the landing. The current owners have fully modernized the four piece family bathroom suite creating the ideal space for modern living where a separate shower and bath are on offer with tall wall mounted heated tile rail vanity storage and a predominantly tile surround.

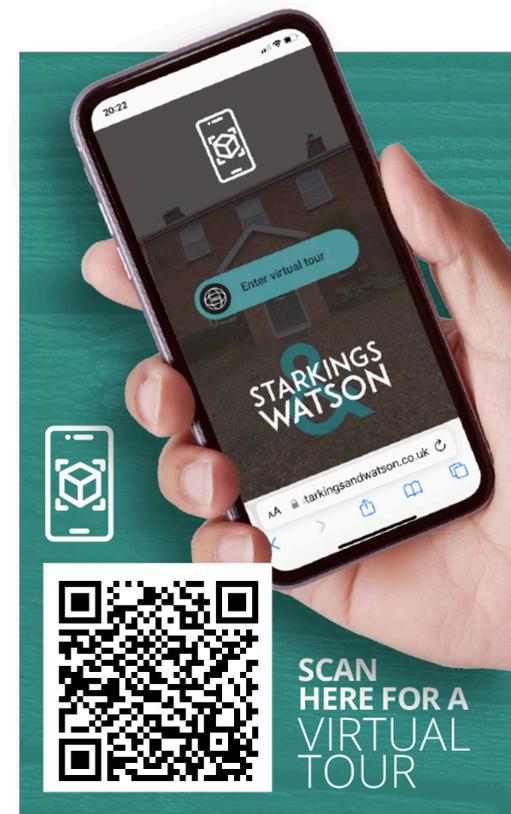
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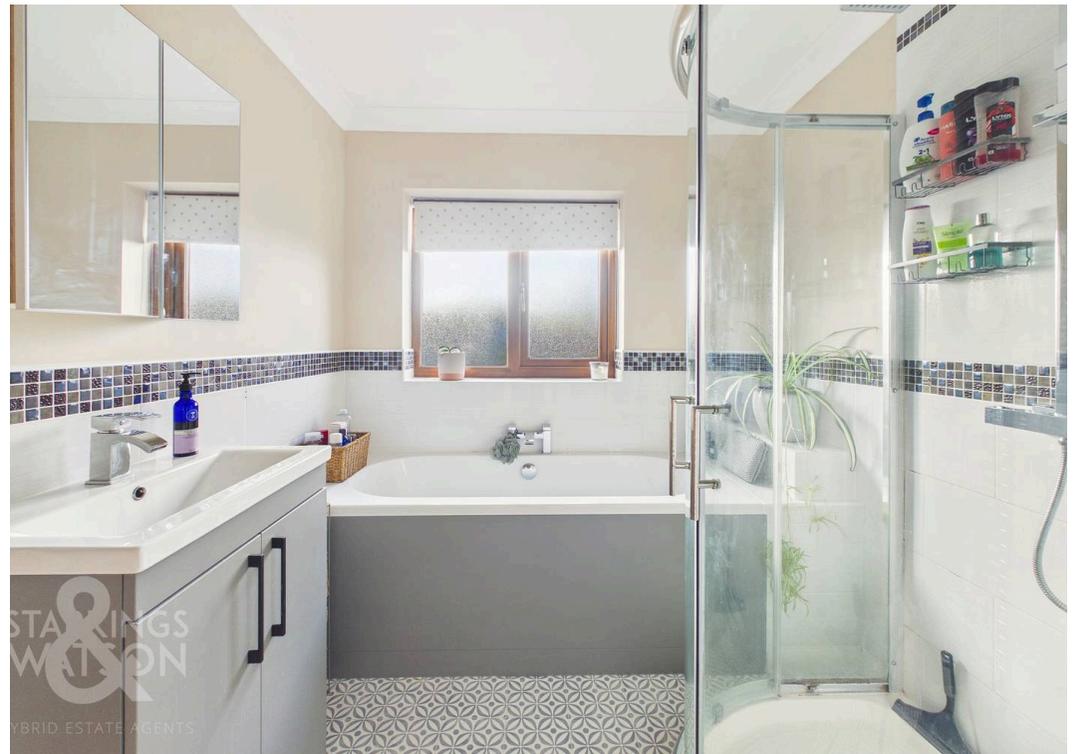
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VIRTUAL TOUR

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



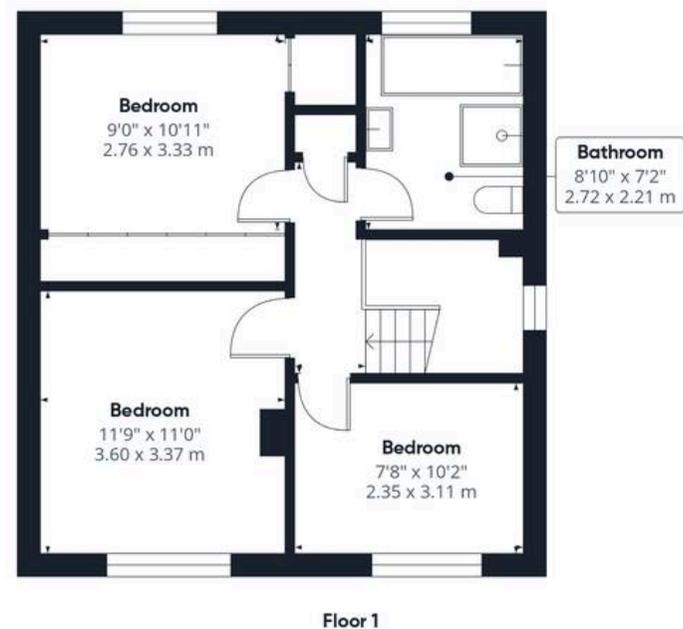
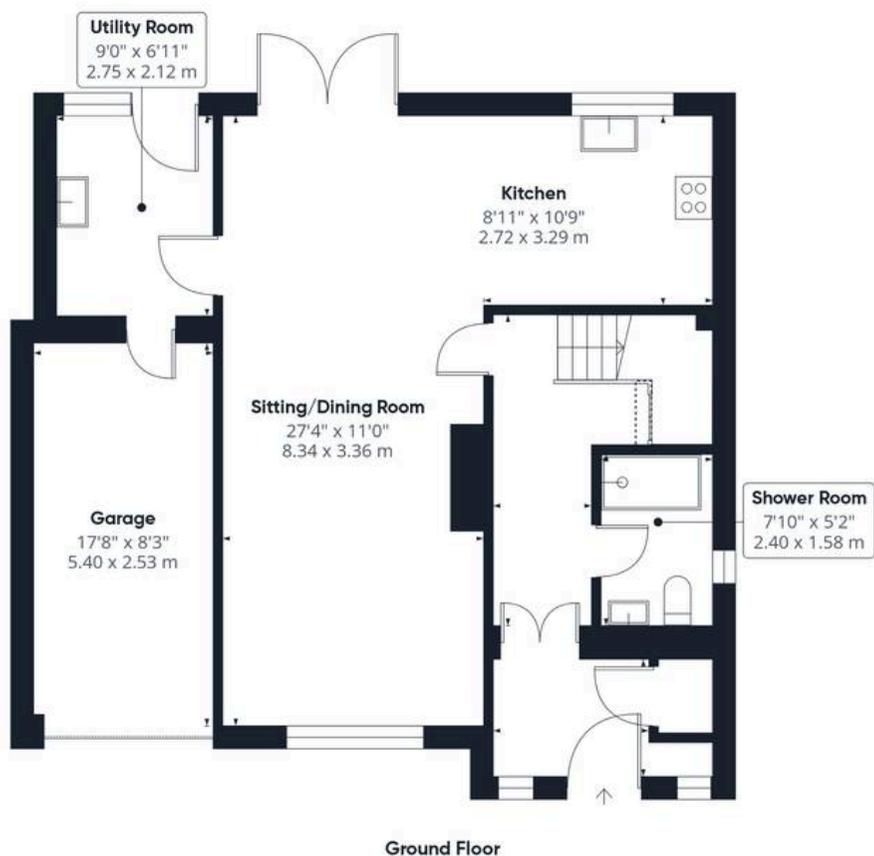




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing with privacy being on offer from the rear and side of the home. A bark and wood chip planted border runs around the perimeter of the lawn creating the perfect home for colourful planting borders and shrubbery with open lawn space giving way to a flagstone patio making this the ideal haven to enjoy the warmer months with family and friends.





Approximate total area⁽¹⁾

1240 ft²
115.2 m²

Reduced headroom

2 ft²
0.2 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 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.