

Tuttles Lane West | Wymondham | NR18 0DS

Asking Price £375,000 - £400,000

twgaze

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A beautifully extended detached family home, offering versatile 3/4-bedroom accommodation arranged with modern living in mind. At the heart of the property lies an impressive open-plan family space, perfectly suited to both everyday living and entertaining, complemented by a separate study providing an ideal work-from-home environment or peaceful retreat.

- Flexible accommodation
- Open plan lounge/diner
- Main bedroom with en-suite
- Private garden
- Four Bedrooms
- Ground floor study
- Off road parking







The Location

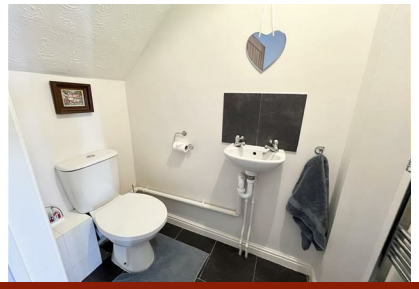
The property can be found on Tuttles Lane West on the edge of Wymondham. Wymondham itself is an historic market town just 10 miles south of Norwich city centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham College in particular boasting an 'outstanding' Ofsted rating. There are good supermarkets, including Waitrose and numerous small businesses in the town. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around two hours.















The Accommodation
An impressive and substantially extended family home, ideally suited to the requirements of a growing household, offering versatile and well-proportioned accommodation throughout. At the centre of the property is a generous open-plan living arrangement comprising a lounge, dining area, kitchen and family room, enhanced by a vaulted ceiling and a feature wood-burning stove, creating an attractive focal point and a welcoming sense of space. The ground floor further benefits from a flexible additional bedroom, presently utilised as a sports and entertainment room and there is a separate study enjoying pleasant views over open fields to the front elevation. To the first floor, the principal bedroom features built-in wardrobes and a private en-suite shower room. There are two further bedrooms, complemented by a well-appointed family bathroom, completing the first-floor accommodation. Overall, a highly adaptable home offering generous space both inside and out, with a pleasing rural outlook to the front.

The Outside
To the front of the property is generous off-road parking providing space for at least four vehicles. To the rear, a patio area offers an ideal space for outdoor dining and entertaining, with steps rising to a well-maintained lawn bordered by a range of established flower and shrub beds, creating a private and attractive garden setting, well suited to outdoor enjoyment throughout the seasons.

Agents Note
Buyers are advised the single storey kitchen extension was underpinned in 2011 due to inadequate foundations. Remedial works were carried and no repercussions occurred since.

Freehold

Services: Mains electric, mains water, mains drains and gas central heating

How to get there: what3words///cove.grasp.shortens

Viewing: Strictly by appointment

Council Tax Band D

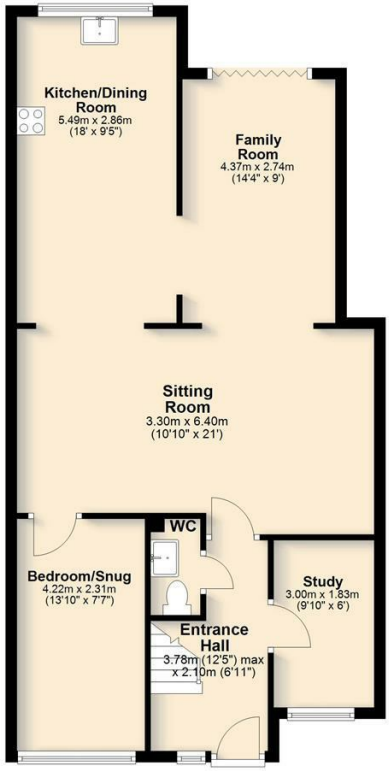
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each proposed purchaser. Payment is required Prior to the transaction being formally instructed with solicitors.

Ref 2/20164

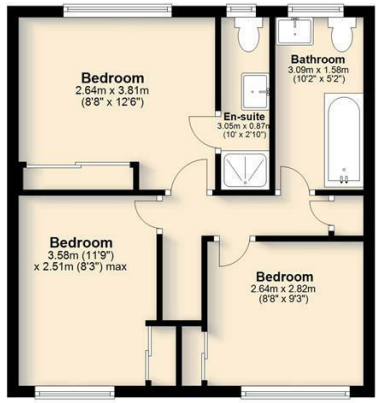






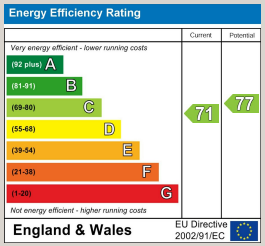


Ground Floor
Approx. 75.3 sq. metres (810.5 sq. feet)



First Floor
Approx. 40.6 sq. metres (436.9 sq. feet)

Total area: approx. 115.9 sq. metres (1247.4 sq. feet)



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