

5 Papillon Road, Wymondham, NR18 0WD
£435,000 (Freehold)





- * Three storey detached house built in 2003
- * Two storey extension & compliant loft conversion
- * Approximately 1614 sqft of internal living space
- * Five bedrooms plus a first floor study
- * Luxurious bathroom & en suite
- * Kitchen with high quality integrated appliances
- * 34 ft lounge/diner * Driveway & garage
- * Located within walking distance of schools

Location...

Wymondham is a South Norfolk gem situated approximately nine miles south west of Norwich city centre. This rapidly expanding, yet charming, historic market town enjoys a full range of services including:- Waitrose, Morrisons and Lidl supermarkets, three medical centres, four dentists, veterinary practice, a wide choice of pubs, restaurants and cafes, leisure and sports facilities, a full range of local schools including Wymondham College and Wymondham High Academy, both having excellent reputations. The town has an award winning railway station with regular services to Norwich, London, Cambridge and many other destinations via connections at Ely. Landmarks include the impressive Abbey, the Market Cross and the Bridewell Museum. The University of East Anglia, John Innes Institute, Food Research Institute and Science Park, Norfolk and Norwich Hospital, Norfolk Police Headquarters and Lotus Cars are all local employers served by the town.

The property...

This remarkable family home is situated on a small development in the heart of Wymondham, within easy walking distance of the town centre and schools. It offers spacious accommodation with luxurious presentation throughout. Originally built in 2003, the property has been enhanced by a two-storey rear extension and a compliant loft conversion, providing approximately 1,614 square feet of internal living space. Subtle, high-quality touches include oak veneer doors throughout and wooden flooring in the hallway, which flows into an impressive 34-foot lounge/diner.

The centrepiece of the ground floor is a stunning kitchen featuring oak work surfaces, shaker-style units and high-quality integrated appliances including eye-level Neff double ovens, a full-height fridge and full height fridge/freezer, wine fridge, dishwasher, and washing machine. On the first floor, the luxury continues with a grand principal bedroom suite, complete with a private dressing room and en-suite shower room featuring a rainfall shower. This level also houses generously sized bedrooms, a study (or 6th bedroom) and contemporary bathroom. Two additional double bedrooms are located on the second floor.

The home maintains high energy efficiency with a combination boiler and double glazing throughout. Outside, a brick-weave driveway provides off-road parking for two vehicles and leads to a detached garage. The rear features a good-sized, low-maintenance garden that enjoys privacy from neighbouring homes, complete with established planting, a patio, and shingle areas.

What3Words - operating.defender.rudder



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Hall

Composite entrance door, wooden flooring, radiator and storage cupboard.

Lounge/Diner

Double glazed windows, wooden flooring, French doors to garden, gas fire with marble surround and radiators.

Kitchen

Double glazed windows and door to garden. Kitchen fitted with shaker style units, oak work surfaces and upstands, eye level 'Neff' double ovens, ceramic hob, glass effect splash back, stainless steel 'Neff' extractor fan, sink/drain, stainless steel mixer tap, integrated full height fridge, full height fridge/freezer, wine cooler, integrated dish washer and washing machine, tiled floor and radiators.

WC

Wash hand basin, wc, LVT flooring and radiator.

First Floor Landing

Stairs from ground floor, radiator, stairs to first floor and boiler cupboard housing double combination boiler.

Bedroom One

Double glazed windows and radiator.

Dressing Room

Fitted open wardrobes with hanging rails, low level drawers and radiator.

En Suite Shower Room

Double glazed window, shower cubicle with rainfall shower head, flexible hose, glazed screen, tiled splash backs, wc, wash hand basin housed in unit, illuminated mirrored cabinet, tiled floor, extractor fan and towel rail.

Bedroom Two

Built in wardrobe, double glazed windows and radiator.

Study/Bedroom

Double glazed windows and radiator.

Bathroom

Double glazed window, bath with rainfall head shower over, attached flexible hose, glazed screen, tiled splash backs, wc, wash hand basin, low level vanity unit, LVT flooring, extractor fan and vertical radiator.

Bedroom Three

Built in wardrobe, double glazed windows, and radiator.

Second Floor Landing

Roof style window and eaves storage.

Bedroom Four

Roof style windows, eaves storage and electric heater.

Bedroom Five

Roof style windows, eaves storage and electric heater.









Outside

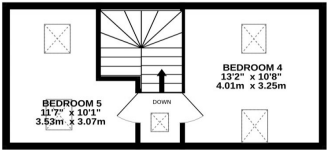
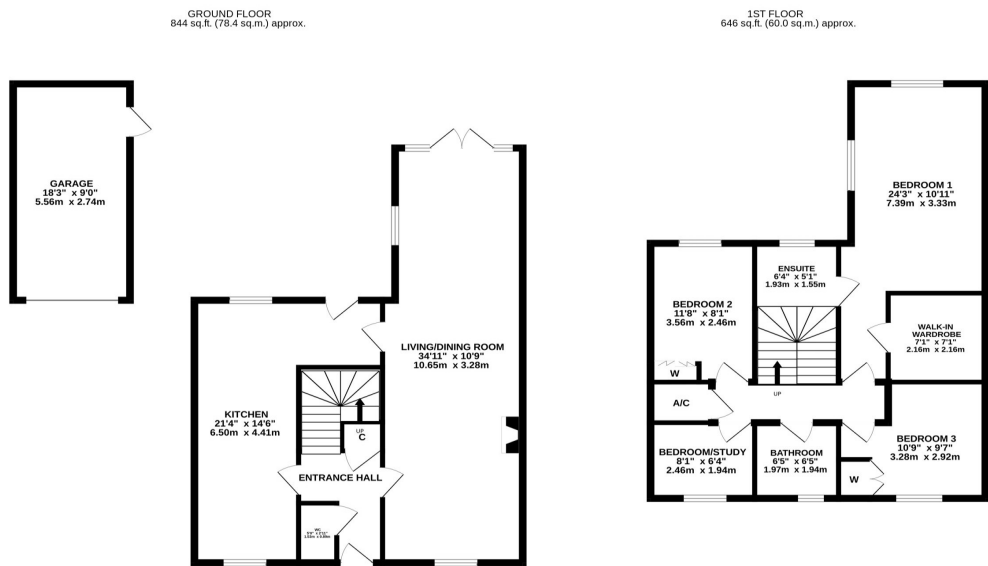
To the front is a shingle garden, pathway to entrance and brick-weave driveway to the side leading to a DETACHED GARAGE.

To the rear is a low maintenance garden with a selection of planting, patio, and shingle areas, gated access to driveway and door to garage.

Agents Note:- The two storey extension was granted planning permission in 2014 and construction is modern timber frame within brickwork. The loft conversion has building regulations completion certificate, planning permission wasn't required.

Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.

South Norfolk Council Tax Band D

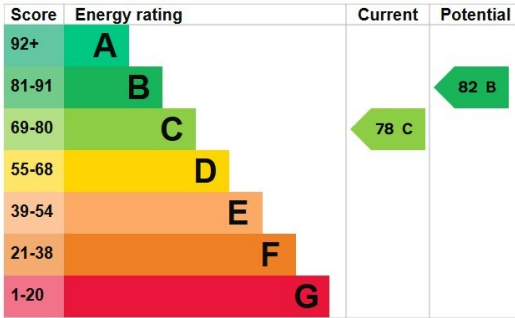


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TOTAL FLOOR AREA: 1777 sq.ft. (165.1 sq.m.) approx.
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