



152 Tutttles Lane West,  
Wymondham,  
NR18 0JJ

Guide Price : £425,000- £450,000





- Offered with no chain
- Non estate position
- Field views to front
- Brick weave driveway and garage
- Four bedrooms
- En suite shower room off main bedroom
- Family bathroom and separate ground floor w.c
- Good size private enclosed garden
- Some updating required



### Location

The property can be found on Tutts 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 2 hours.





### **The Property**

This prominent four-bedroom detached house can be found in a non-estate location with field views to the front. This large family home could benefit from some updating and with a good size lounge, separate dining room, kitchen these could possibly be knocked through to make a more modern light and airy kitchen/diner. To the first floor there are two double bedrooms with field views and built in wardrobes. The main bedroom is to the rear of the property and has an en-suite shower room. There is a further bedroom and a family bathroom.

### **Outside**

The property is approached via a brick weave driveway offering turning and parking for several cars and access to the brick-built garage. To the rear of the property there is a private enclosed garden with patio area and lawn.

### **Services**

Mains water, electricity, and drainage are connected. There is oil fired central heating.

### **Viewing**

Strictly by appointment with TW Gaze.

### **Freehold**

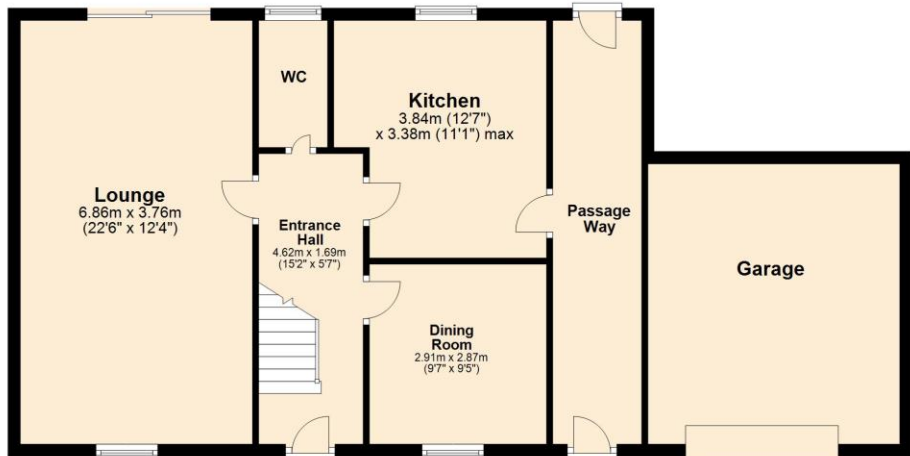
### **Council Tax Band – E**

# **AWAITING EPC**



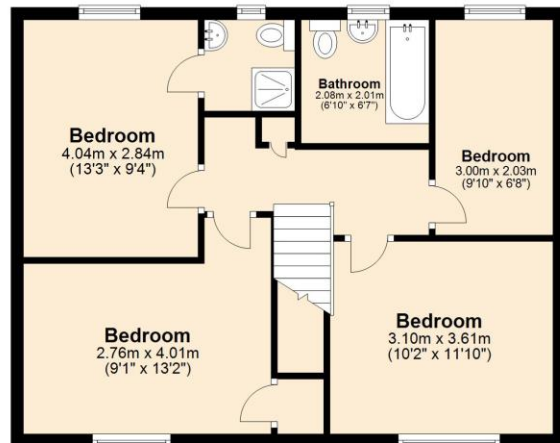
### Ground Floor

Approx. 87.6 sq. metres (943.3 sq. feet)



### First Floor

Approx. 57.1 sq. metres (614.9 sq. feet)



Total area: approx. 144.8 sq. metres (1558.2 sq. feet)

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