

Tuttles Lane West, Wymondham, NR18

Guide Price of **£300,000 - £325,000**

DONNA VINCENT

eXp

- Ref: DV1198
- Well-presented three-bedroom detached bungalow
- Sought-after non-estate location in Wymondham
- Offered with no onward chain
- Spacious lounge/diner to the front
- Modern kitchen/breakfast room
- Practical wet room
- Recently installed resin driveway providing ample parking
- Double-length garage with recently re-roofed rubber covering
- Low-maintenance garden with resin pathways and paving

Council Tax Band: C

Tenure: Freehold

Introduction

Situated in a popular non-estate location within the sought-after town of Wymondham, this well-presented three-bedroom detached bungalow is offered with no onward chain, making it an ideal opportunity for those looking for a smooth and straightforward move.

The property has undergone a number of recent enhancements, including a newly fitted kitchen/breakfast room, a resin driveway providing ample parking, and a double-length garage which has been recently re-roofed with durable rubber roofing.

Internally, the accommodation is both spacious and practical, comprising a generous lounge/diner to the front, a modern kitchen, three bedrooms, and a well-appointed wet room.

Externally, the low-maintenance garden has been thoughtfully designed with resin pathways and paved areas, creating an attractive and easy-to-manage outdoor space.

This delightful bungalow is perfectly suited to downsizers or retirement buyers seeking comfortable, single-level living in a convenient and desirable location.

Accommodation Comprises:

Entrance Hall uPVC side entrance door opening into an L-shaped hallway, featuring a radiator and doors leading to all rooms.

Lounge/Diner A light and bright double-aspect room, featuring two radiators and ample space for both living furniture and a dining table and chairs, creating a comfortable and versatile living area.

Kitchen/Breakfast Room Refitted with a range of grey high gloss matching wall and base units, complemented by tiled splashbacks and a one-and-a-half bowl sink unit. There is space for a freestanding electric cooker, washing machine, and under-counter fridge. The room also benefits from a radiator, wall-mounted gas boiler, and space for a small breakfast table. A uPVC door leads through to the rear utility porch.





Utility Porch A useful additional space providing storage, with a uPVC door leading out to the rear garden.

Bedroom 1 A comfortable double bedroom enjoying a rear aspect, featuring a fitted wardrobe suite including two double wardrobe cupboards, overhead storage, and two bedside cupboards with drawers. Radiator.

Bedroom 2 A well-proportioned bedroom enjoying a rear aspect, with a radiator.

Bedroom 3 A versatile smaller room with a side aspect, featuring a radiator. Ideal for use as a study, home office, or occasional bedroom.

Wet Room Fitted with a shower enclosure and glass screen, WC, and wash hand basin. The room is fully tiled and benefits from a radiator, access to loft space, and built-in cupboards with shelving, providing useful storage.

Outside The property is situated in a non-estate location and is approached via a stone resin driveway providing parking for 3–4 cars, leading up to the garage. To the front, there is a low-level brick wall boundary.

A resin pathway runs along the right-hand side of the property, leading to a timber gate providing access into the rear garden.

To the rear, the garden is designed for low maintenance with paved areas and a continuation of the resin pathway. There is a raised flower bed with decorative plants and flower borders. The garden is fully enclosed by fencing, offering a good degree of privacy and is not overlooked.



Garage A double-length garage fitted with an electric roller door, benefitting from light and power. The roof has been recently re-covered with a durable rubber roofing system. A uPVC side door provides convenient access into the rear garden.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

Important Information Regarding Referral Fees

In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

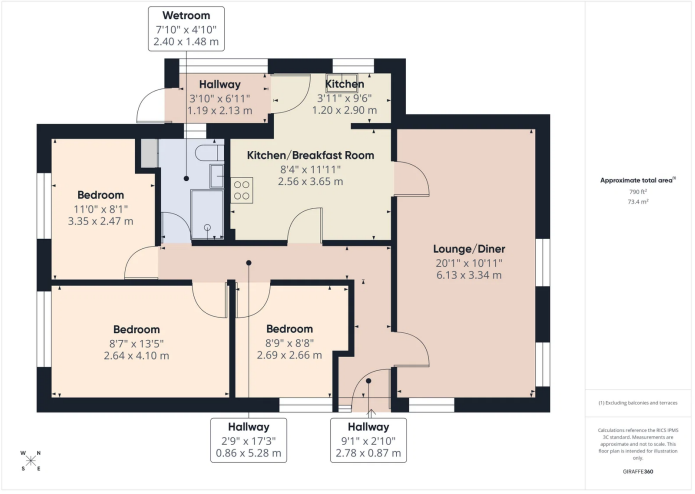
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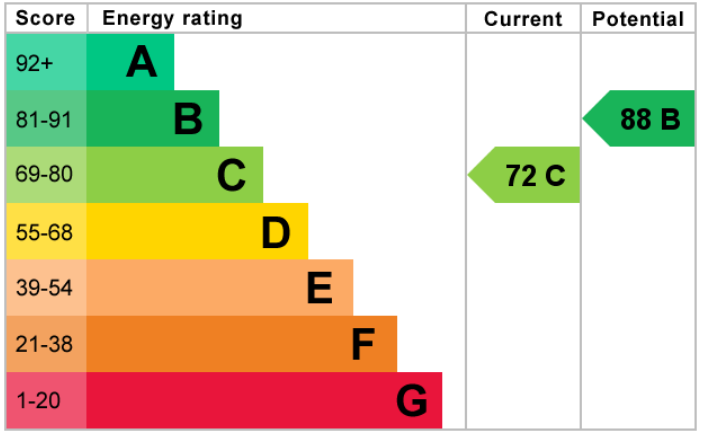
For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT).
For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.








Wetroom
7'10" x 4'10"
2.40 x 1.48 m
Hallway
3'10" x 6'11"
1.19 x 2.13 m
Kitchen
3'11" x 9'6"
1.20 x 2.90 m
Kitchen/Breakfast Room
8'4" x 11'11"
2.56 x 3.65 m
Bedroom
11'0" x 8'1"
3.35 x 2.47 m
Lounge/Diner
20'1" x 10'11"
6.13 x 3.34 m
Bedroom
8'7" x 13'5"
2.64 x 4.10 m
Bedroom
8'9" x 8'8"
2.69 x 2.66 m
Hallway
2'9" x 17'3"
0.86 x 5.28 m
Hallway
9'1" x 2'10"
2.78 x 0.87 m
Approximate total area(1)
790 ft²
73.4 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.
GIRAFFE360


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
72 C
88 B