



14 Avocet Way
Wymondham
NR18 9FE

Guide Price £315,000

No Onward Chain





- **Highly regarded Hopkins home**
- **Completed to a high specification**
- **Stylish interior upgrades evident throughout**
- **NHBC Guarantee**
- **Spacious accommodation**
- **Three bright bedrooms**
- **Surprisingly large front and rear gardens**
- **Single garage and off-road parking**
- **Popular Birch Gate Development**

Location

Located on the highly regarded Birch Gate 'Hopkins' development in a favoured residential location offering convenience for the town centre, popular for its access to the railway station and local schools. Wymondham is home to a fine range of local shops and retailers, including a Waitrose and Morrisons store, there is also a weekly market and monthly farmer's market. The train station lies on the Norwich to Cambridge line with commuter connections onto London Kings Cross. Norwich is home to a thriving business community, leading shopping centres, cinemas, theatres, restaurants, and other leisure facilities. Several fine Norwich institutions such as the Norwich and Norfolk Hospital; the UEA; John Innes Centre and Research Park are within easy reach. The A11 is just minutes away by car and is now fully dualled down to the M11 to enable swifter access to such destinations as: Cambridge, Stansted airport and London itself in around 2 hours.





The property

'The Chet' designed Hopkins home, built 2021 to an exceptional level of specification. The current owners have implemented many interior upgrades to create a both visually and practically stunning home.

Hall entrance with high gloss ceramic tiling, downstairs cloaks, staircase and storage cupboard, access to all primary rooms. The sitting room to the front elevation is bright and neutrally decorated, making for a blank canvas for interior design phases. The striking full width kitchen/breakfast room has again benefitted from a statement and very contemporary upgraded suite, drop lighting for pendants and some integral appliances. French door access to the sitting room, providing flowing accommodation throughout the ground level.

The first-floor landing gives way to three well-presented and bright bedrooms and a fully tiled family bathroom. Master bedroom with the added advantage of a fitted shower room ensuite and a built-in wardrobe.

Outside

Approached a manicured front lawn, setting the property back a pleasant distance and leaving ample room for off road parking and access to the single garage with lighting and power. Side gate providing access to the rear passage, owned by this property and allowing rear access to the neighbour's garden for works.

The pleasant West facing rear garden (40'6" x 32'5") is surprisingly large and allows for a large lawn, patio area, rear door to the garage and a further al-fresco dining space.

Services

Mains water, electricity and drainage is connected. Gas fired boiler providing heating to radiators.

Directions

Leave the town centre via Avenue Road and continue over the traffic light junction into Station Road. Follow this around under the railway bridge onto Silfield Road. Enter the Hopkins Birch Gate development at Heron Rise, pass the lake and turn in to Dunlin Drive on your right. Pass Kingfisher Mead and Avocet Way will be the next right turning. * Sat-Nav instructions have been reported to direct incorrectly. Please follow written directions*

Viewing


Strictly by appointment with TW Gaze.

Freehold

Council Tax Band – C

Ref: 2//SM

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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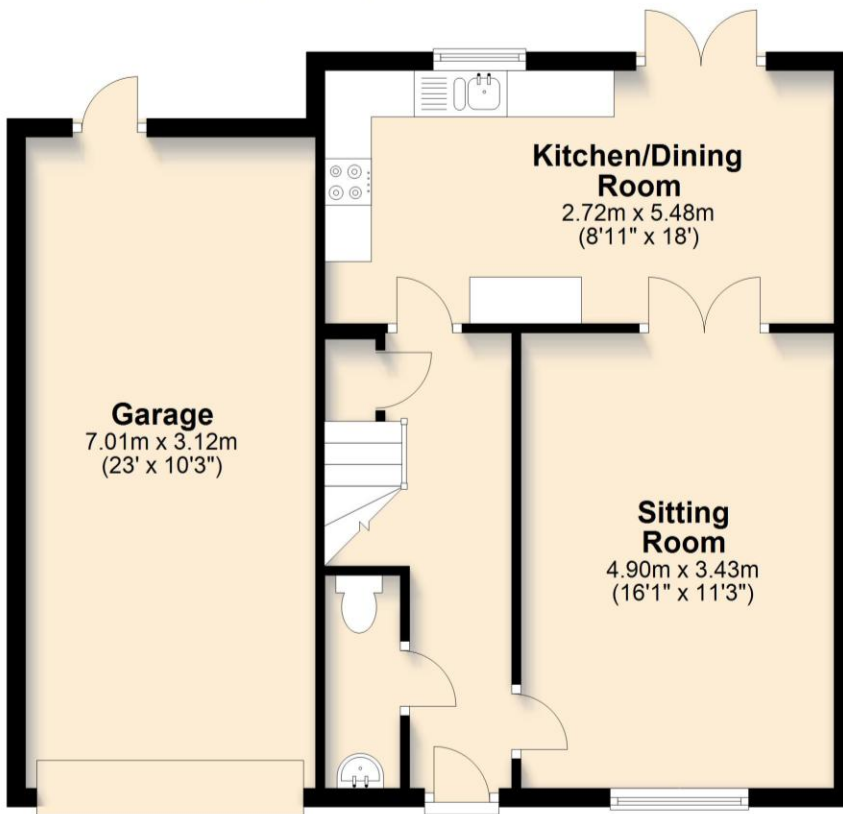
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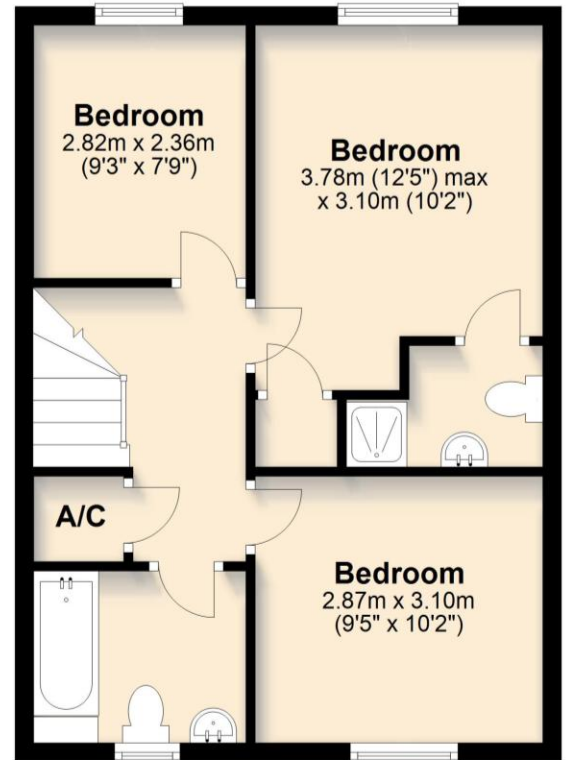
Ground Floor

Approx. 65.2 sq. metres (702.3 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 107.8 sq. metres (1159.8 sq. feet)



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