



18 Saffron Avenue  
Wymondham  
NR18 9FW

Guide Price £450,000







- Striking contemporary 4 bed family home
- Stylish interior upgrades evident throughout
- NHBC guarantee
- Spacious layout
- Off road parking and garage
- Edge of development position
- High spec kitchen/breakfast room
- Ensuite and family bathroom
- Close to the centre of town
- **Viewings available from Saturday 26<sup>th</sup> November**

### Location

Located on the highly regarded 'Taylor Wimpey' 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

This generously proportioned detached family home offers both contemporary and generous accommodation. The building itself sits on an edge of development position overlooking green space and with field views to the rear.

On the ground floor the layout features two reception rooms and a high spec kitchen/breakfast room, along with spacious entrance and cloakroom. The kitchen has been designed to be the hub of the house with an array of wall and floor units, integrated appliances, under unit lighting and ample space for dining and soft furnishing.

The first floor comprises 4 double bedrooms. The master suite's layout provides space for fitted wardrobes and has an ensuite shower room. There are a further three light and spacious bedrooms and family bathroom off landing.

## Outside

With the striking and modern frontage of pastel weatherboarding and box windows, the property is approached by footpath. There is an access road to the side which follows round to the rear, with parking and tandem garage. The garden itself is mainly laid to lawn but for a pretty pathway and recently bulbed borders. The garden is fully enclosed and is also accessible from French doors from the sitting room and kitchen. Garage with light and power.

## Services

Mains water, electricity and drainage is connected. Oil 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. After some distance you will see the development entry on to Aspen Way on the right. Saffron Avenue is the first right thereafter.

## Viewing

Strictly by appointment with TW Gaze.

## Freehold


**Council Tax Band – E**

**Ref: 2/19070/SM**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

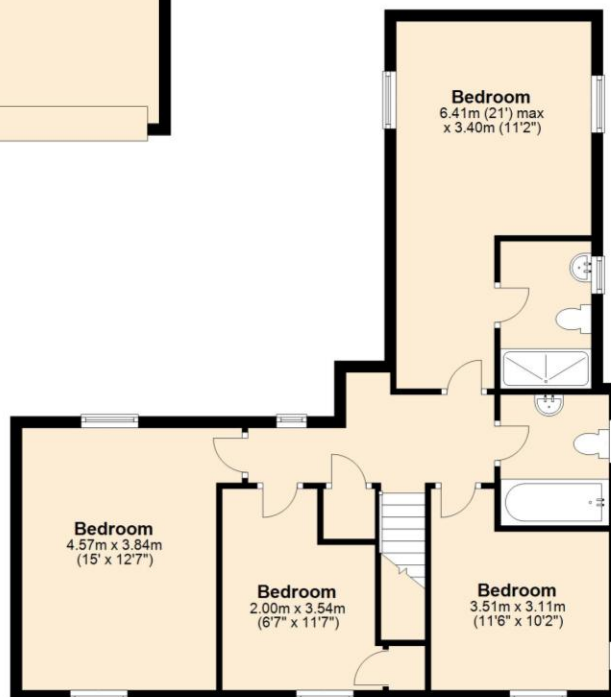
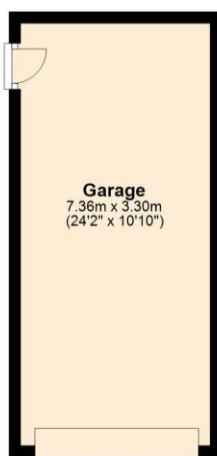
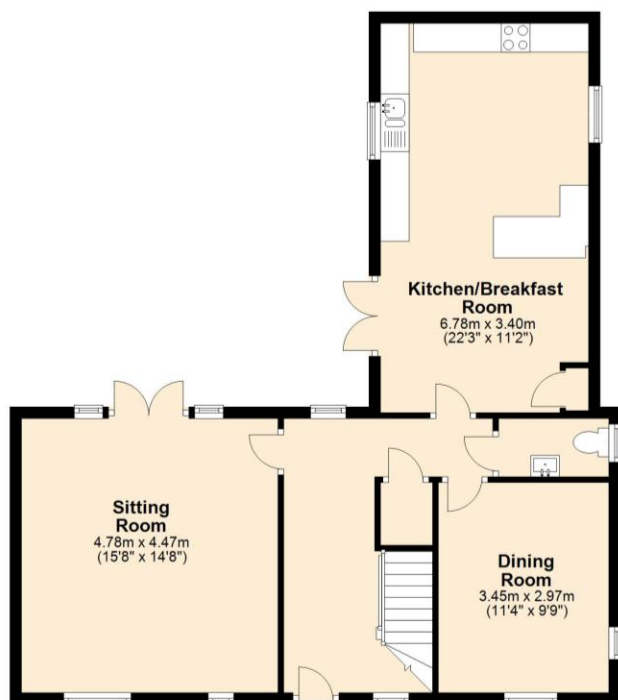
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Total area: approx. 168.2 sq. metres (1810.1 sq. feet)

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