

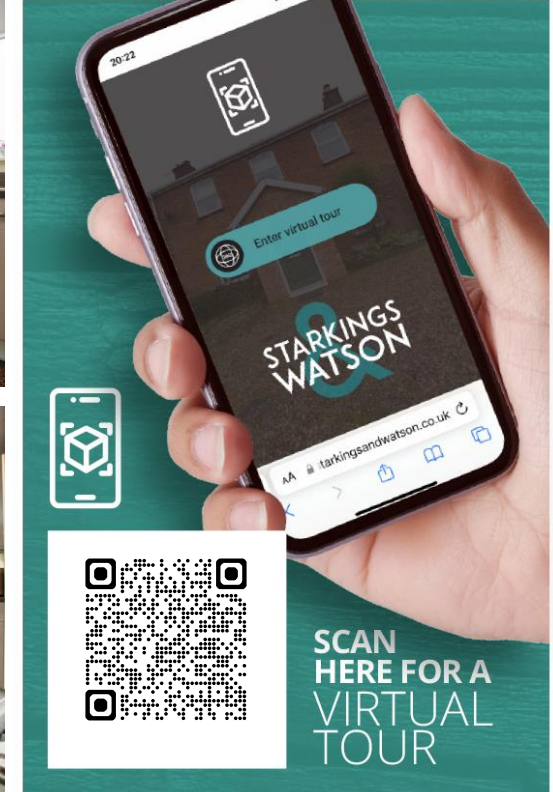
DOVE AVENUE

Wymondham NR18 0GH

Energy Efficiency Rating : B

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STARKINGS
WATSON

- Detached Three Storey Home
- Situated on a Corner Plot
- Immaculately Presented
- Kitchen with Integrated Appliances
- Optional Extras Added When Built
- Accommodation Over Three Floors
- Landscaped Gardens
- Ample Parking & Garage

With WELL PRESENTED ACCOMMODATION, this 1200+ Sq ft (stms) home is situated on a CORNER PLOT, with upgraded EXTRAS when it was built in 2016, and TWO EN SUITES. The OPEN PLAN KITCHEN/DINING ROOM features ALL INTEGRATED APPLIANCES, ample space for a DINING TABLE, with a window and FRENCH DOORS to rear which create a fantastic bright and inviting entertaining space. There is also a door to the UTILITY ROOM and to the ENTRANCE HALL which leads to the CLOAKROOM and SITTING ROOM. The first floor is home to a FAMILY BATHROOM with three-piece suite, three bedrooms with one housing an EN-SUITE with STORAGE. Stairs then lead to the TOP FLOOR which is laid out as a MAIN BEDROOM with velux windows to front and rear, BUILT-IN STORAGE and EN SUITE SHOWER ROOM. The rear garden has been FULLY LANDSCAPED with a PATIO AREA immediately outside the back doors, RAISED DECKING with space for a HOT TUB and beyond this a lawned garden.

LOCATION

The property is located in the market town of Wymondham, and within close proximity to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

DIRECTIONS

You may wish to use your Sat-Nav (NR18 0GH), but to help you...Approaching Wymondham from Hethersett, turn right at the roundabout before you enter Norwich Common onto the Persimmon Development, and take the third left onto Dove Avenue where the property will be found on the left hand side.

The property is approached via a brick weave driveway with lawned front garden and hard standing pathway leading to the main property.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Amtico Flooring, radiator, uPVC double glazed window to side, stairs to first floor landing, built-in storage cupboard, smooth ceiling, doors to

SITTING ROOM

12' 11" x 12' 2" Max (3.94m x 3.71m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, smooth ceiling

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, wall mounted vanity mirror, Amtico Flooring, radiator, coved ceiling with recessed spotlights and extractor fan.

KITCHEN/DINING ROOM

18' 1" x 9' 4" (5.51m x 2.84m) Fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, waste disposal unit, inset electric ceramic induction hob with stainless steel splash back and extractor fan over, integrated fridge/freezer, integrated dishwasher, space for dining table, Amtico Flooring, radiator, uPVC double glazed window to rear, uPVC double glazed French doors to rear, water softener, smooth ceiling with recessed spotlights, door to:

UTILITY ROOM

7' 7" x 5' 4" (2.31m x 1.63m) Fitted range of wall and base level units with square edged work surfaces, space for washing machine, space for tumble dryer, Amtico Flooring, uPVC double glazed door to side, wall mounted gas fired central heating boiler, smooth ceiling with recessed spotlights.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, stairs to second floor landing, built-in storage cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

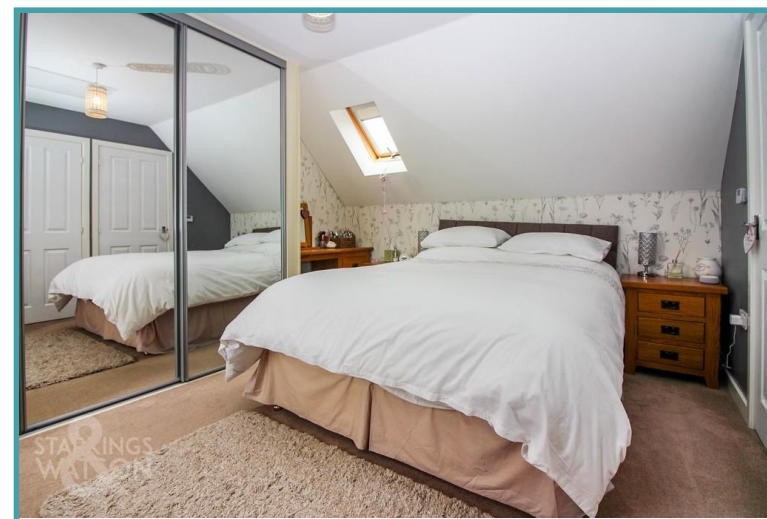
9' 7" x 8' 3" (2.92m x 2.51m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth ceiling.

DOUBLE BEDROOM

9' 6" x 9' 6" (2.9m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

FAMILY BATHROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap and glazed shower screen, tiled walls,



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wall mounted vanity mirror, extractor fan, vinyl flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlights.

DOUBLE BEDROOM

12' 11" x 10' 5" (3.94m x 3.18m) Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, vinyl flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlights and extractor fan.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, door to:

DOUBLE BEDROOM

15' 4" x 11' 3" Max (4.67m x 3.43m) Fitted carpet, radiator, uPVC double glazed window to rear, velux window to front, television point, built-in storage cupboard, built-in double wardrobe, smooth ceiling with loft access hatch, door to:

EN SUITE

Three piece suite comprising pedestal hand wash basin, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, wall mounted vanity mirror, vinyl flooring, radiator, velux window to rear, smooth ceiling with recessed spotlights and extractor fan.

OUTSIDE

Leading from the kitchen/dining room you will find immaculately presented garden which is laid to patio with a brickweave edged lawn area, raised deck ideal for hot tub or something similar and mature beds all enclosed via a brick wall. To the back of the garage you will also find a timber shed providing useful storage.

GARAGE

19' 4" x 9' (5.89m x 2.74m) Up and over door to front, door to side, storage above, power and lighting.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

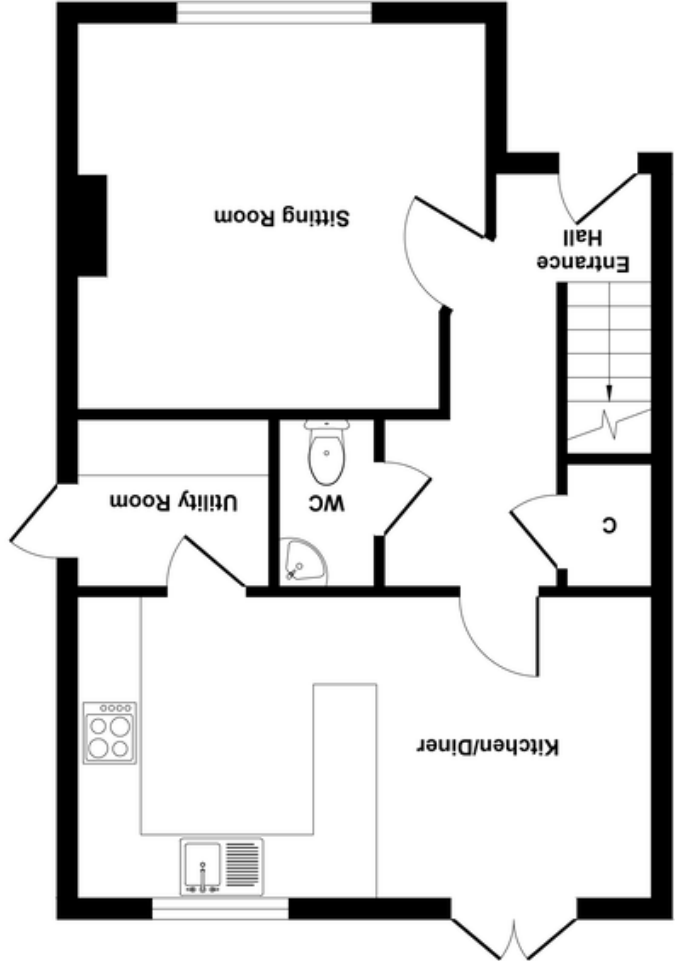
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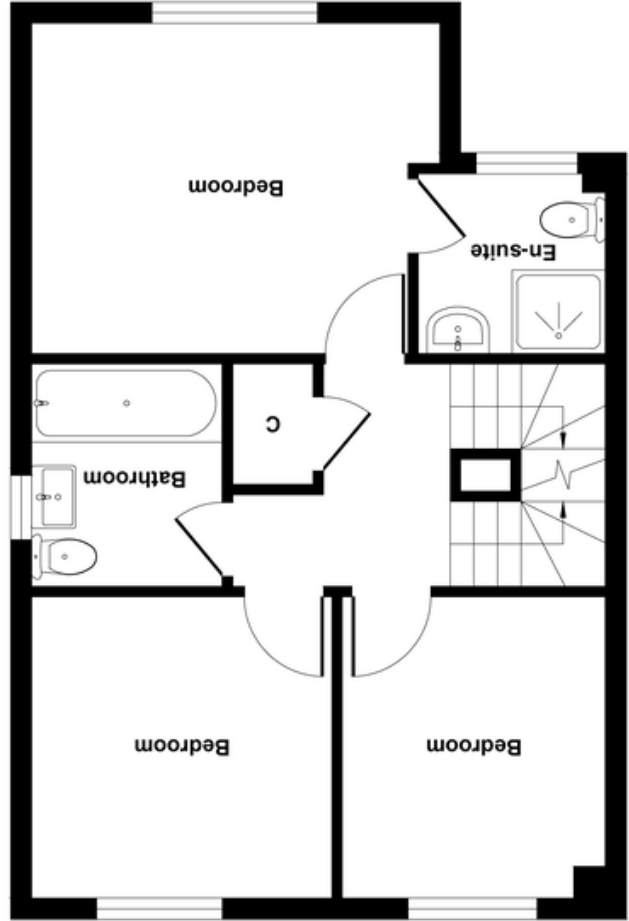
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Ground Floor
Approximate Floor Area
476 sq. ft
(44.22 sq. m)



First Floor
Approximate Floor Area
476 sq. ft
(44.22 sq. m)



Approx. Gross Internal Floor Area 1218 sq. ft / 113.15 sq. m

Second Floor
Approximate Floor Area
266 sq. ft
(24.71 sq. m)

