

WOOD AVENS WAY

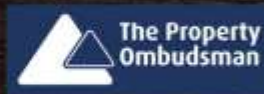
Wymondham NR18 0XP

Freehold | Energy Efficiency Rating : C

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FOR SALE

PROPERTY



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- Detached Bungalow
- Tucked Away Setting
- Sitting/Dining Room with Sliding Doors
- Kitchen & Conservatory
- Two Double Bedrooms
- Shower Room with Three Piece
- Wrap Around Gardens
- Garage, Carport & Parking

IN SUMMARY

NO CHAIN. Occupying a TUCKED AWAY POSITION within the WELL SERVICED MARKET TOWN of WYMONDHAM. With its own hard standing driveway, GARAGE and additional SHINGLE PARKING AREA, this DETACHED BUNGALOW has accommodation which has been WELL MAINTAINED. Leading from the hallway, TWO DOUBLE BEDROOMS have windows facing to FRONT and one has BUILT-IN CUPBOARDS. There is a SHOWER ROOM with THREE PIECE SUITE, kitchen with a door in to the CONSERVATORY and finally a SITTING/DINING ROOM. Outside, the REAR GARDEN wraps around the property, provides access to the SINGLE GARAGE, car port and through a TIMBER GATE to the front.

SETTING THE SCENE

Set back from the main road, this section of Wood Avens Way is only home to six properties. There is a communal turning area which connects to each of the brick weave driveways. With this property in particular, an additional parking area has been created with shingle underfoot. There is a hard

standing footpath to the main property, garage and through a timber gate to the rear garden.

THE GRAND TOUR

You reach the entrance hall by passing through the uPVC obscure double glazed entrance door. Inside, there is fitted carpet underfoot, a useful built-in airing cupboard with shelving, radiator and fuse box with doors leading from here to all the other accommodation. To the left hand side the shower room is finished with a three-piece suite including a walk-in shower, low level W.C and a pedestal hand wash basin. Next is the smaller of the two bedrooms which would still comfortably fit a double bed. The main bedroom has a range of built-in bedroom furniture with over bed storage, wardrobes and a matching vanity unit. Both bedrooms have windows facing to front and views to rear, the sitting/dining room has sliding patio doors which take you into the conservatory where you can also enjoy the view beyond. In the conservatory, you can exit either via the side through the uPVC double glazed doors which open to two patio areas. The fitted kitchen has space for appliances - some of which fit perfectly in between cabinets, whilst there is also space for a cooker or to add a small island/breakfast bar.

THE GREAT OUTDOORS

To rear, a hard-standing patio and pathway, lead to the timber gate at the front, garage adjacent to the property and the lawn garden. There are flowerbeds, mature shrubbery and some hedging/tress within the plot. A separate patio is home to the timber shed with



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a brick wall and some timber fenced boundaries.

OUT & ABOUT

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.

FIND US

Postcode : NR18 0XP

What3Words : ///homeward.nickname.precluded

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

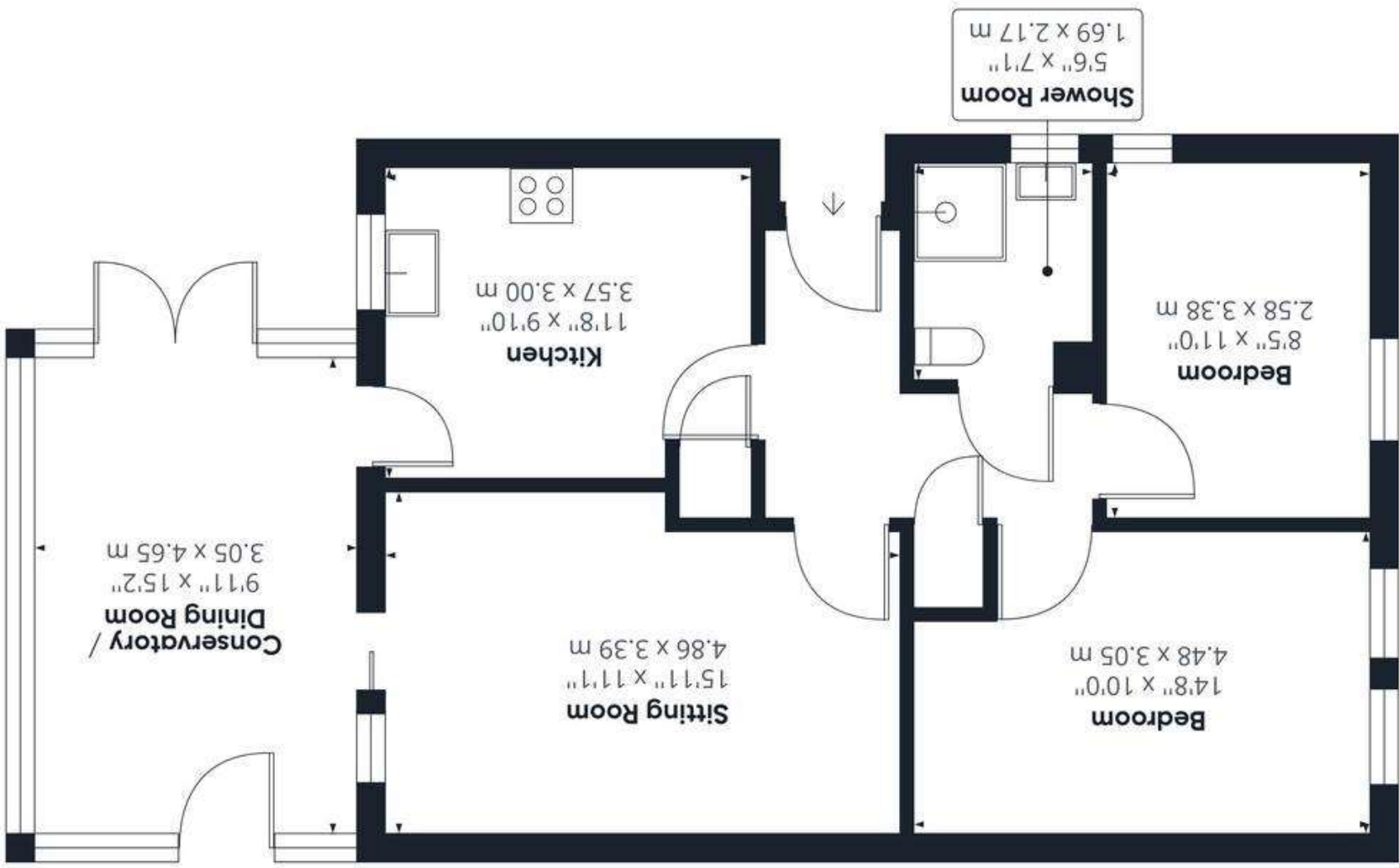
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Price:



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GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
819.06 ft²
76.09 m²