

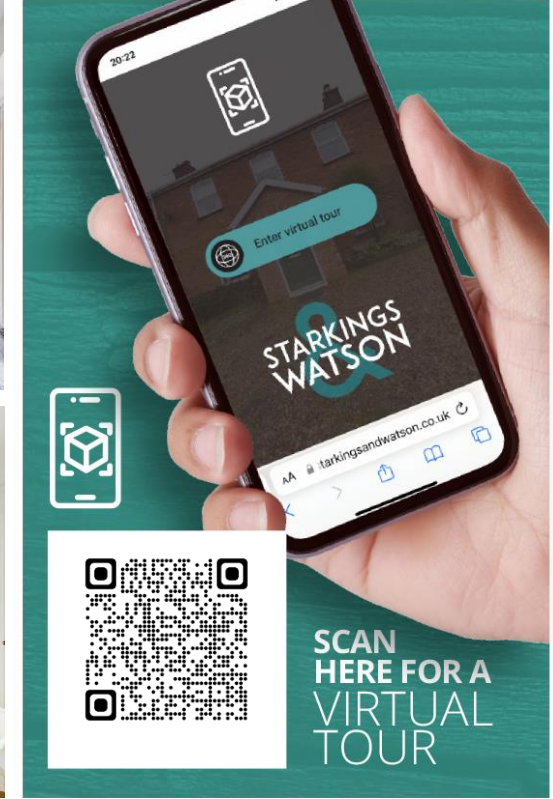
SAFFRON AVENUE

Wymondham NR18 9FW

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01953 438838

FOR SALE  
PROPERTY



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- Detached Family Home
- Recently Built With NHBC Remaining
- Two Receptions With Kitchen/Dining Room
- Four Generous Bedrooms With Wardrobes
- Two Bathrooms & W/C
- Impressive Plot & Gardens
- Driveway Parking & Garage
- Sought After Development Opposite Green Space

#### IN SUMMARY

This MODERN FOUR BEDROOM DETACHED FAMILY HOME in a popular position on the edge of town is conveniently located for the town, local amenities, good schools and great ROAD AND RAIL LINKS. The house is only a few years old and benefits from remaining NHBC as well as offering almost 1,500 sq/ft. of WELL PRESENTED ACCOMMODATION. Internally you will find an entrance hallway with w/c, IMPRESSIVE SITTING ROOM opening onto the rear garden, separate FAMILY/DINING ROOM and modern KITCHEN/DINER measuring over 22ft with integrated appliances. On the first floor there are FOUR AMPLE BEDROOMS some of which have built in wardrobes as well as family bathroom and en-suite shower room. Externally there is an impressive LARGER THAN EXPECTED rear garden laid to lawn as well as plenty of DRIVEWAY PARKING and GARAGE to the rear.

#### SETTING THE SCENE

The property is approached from the front opposite green space with a pathway leading to main entrance

door with front planting borders and hedging. To the rear of the house is the driveway providing ample off road parking which leads to the garage. Accessed from the driveway there is gated access into the rear garden.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find stairs to the first floor landing, a built in cupboard and the w/c as well as wood effect flooring. The sitting room can be found on the left of the hallway with bay window to the front and double doors opening onto the rear garden. The other side of the hallway is the family room currently used as a play room with dual aspect. The impressive 22ft kitchen/diner can be found to the rear of the house with built in storage cupboard and plenty of space for the dining table initially and door to the rear garden. The modern and sleek kitchen offers plenty of fitted storage with wood effect worktops over. The kitchen benefits from integrated double electric oven, fridge/freezer, dishwasher, gas hob and extractor fan, as well as washing machine. Heading up to the first floor landing you will find built in storage and loft hatch access. To the left of the landing there are two bedrooms one of which has a built in wardrobe. The other side of the landing there is a further double bedroom and the family bathroom with shower over the bath. The main bedroom is found to the rear with an area housing a range of built in wardrobes as well as the en-suite shower room. The stylish bedroom offers dual aspect to side and rear also.



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### THE GREAT OUTDOORS

The impressive rear garden is certainly larger than you would expect to find on a development. The garden is mainly laid to lawn with plenty of space for all the family to enjoy. There is a paved patio as well as paved pathway leading to the back gate. From the garden there is access to the garage as well which benefits from storage over, power and light with an up and over door to the front also.

### OUT & ABOUT

The property is located in the market town of Wymondham, and within walking distance 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 railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

### FIND US

Postcode : NR18 9FW

What3Words : ///wobbles.heap.confirms

### VIRTUAL TOUR

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

### AGENTS NOTE

We have been advised that service charges for the upkeep of the communal areas may apply however, we are currently awaiting documents to confirm these details.

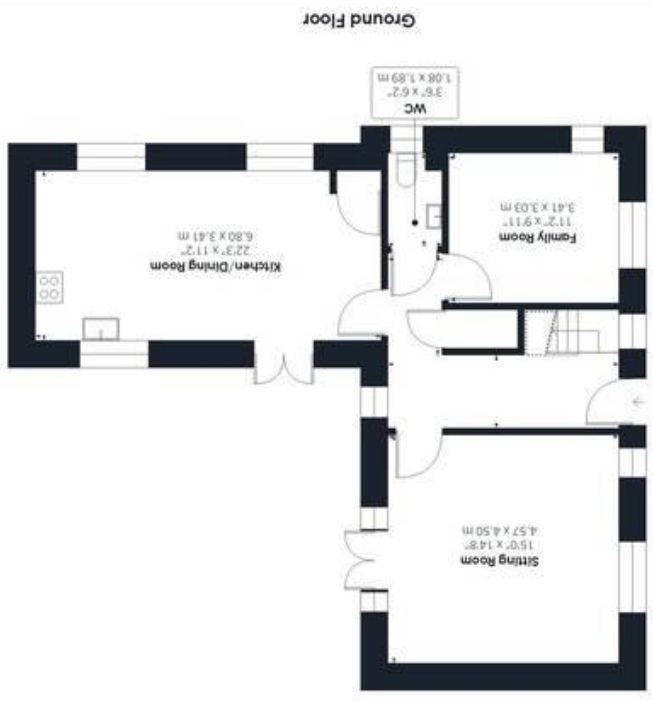
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Price:



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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.

Reduced bedroom (below 1.5m/4.9ft)

Excluding balconies and terraces

Approximate total area™  
1449.11 ft<sup>2</sup>  
134.63 m<sup>2</sup>  
Reduced bedroom  
10.75 ft<sup>2</sup>  
1 m<sup>2</sup>

