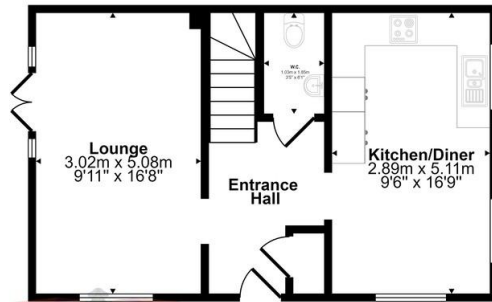
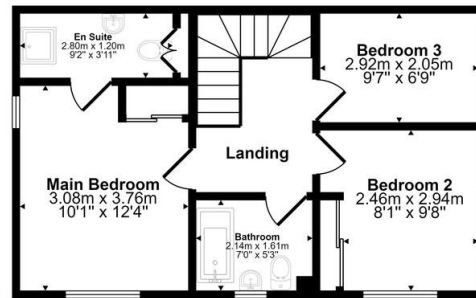


Approx Gross Internal Area
85 sq m / 919 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft



First Floor
Approx 43 sq m / 464 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

OUTSIDE

The property fronts onto Saffron Avenue, on the corner of Aspen Drive and enjoys flower bed borders with a pathway to the entrance. To the rear is the tandem off-road parking with a gate leading through to the approx. 29' x 18' max. garden which is mainly laid to lawn and features a covered patio seating area - an ideal space to relax with friends and family!

DIRECTIONS

Head out of Wymondham towards Silfield on Station Road under the railway bridge and take the second exit onto Silfield Road. Follow the road round past the Co-Op store on the right, proceeding on this road before turning right into the Taylor Wimpey development, opposite the children's play park and green space. Follow Aspen Drive before turning right into Saffron Avenue where the property can be found on the right-hand side corner.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

C

Energy Efficiency Rating Current B 85 Potential A 96

01603 760 770
hello@dragonflylettings.com
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Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Modern 3 bedroom semi-detached family home in a popular position, conveniently located for town, amenities, plus road and rail links. The immaculately presented living spaces include a 16'9 dual aspect kitchen/diner, 16'8 lounge with garden access, whilst outside benefits from tandem off-road parking and enclosed rear garden. Call now to view!

Saffron Avenue

Wymondham | Norfolk | NR18 9FW

£1,250 pcm

Semi-detached family home located on a corner plot within a modern development

3 first floor bedrooms, including bedroom 2 with built-in storage and en-suite to main bedroom

Stylish, dual aspect kitchen/diner featuring integrated appliances

Generous 16'8 lounge boasting double doors to the garden

Ground floor WC, first floor family bathroom and en-suite shower room

Gas central heating and double glazing

Tandem off-road parking to the rear of the property

Enclosed rear garden featuring a lawn and patio seating area

Boasting a corner plot in a popular location, close to amenities and road links

Available mid-April 2024!

