

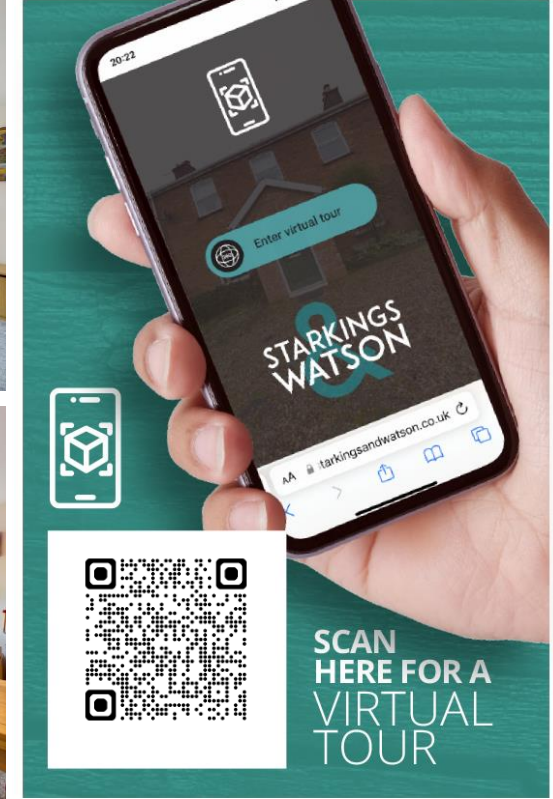
AVOCET WAY

Wymondham NR18 9FE

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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STARKINGS
&
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- Vendor Found!
- Modern Semi-Detached Home
- Income Generating Solar Panels
- Newly Installed Air Source Heating
- Open Plan Sitting/Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms
- W.C, En Suite & Family Bathroom

IN SUMMARY

VENDOR FOUND. This FOUR BEDROOM modern semi-detached home OVERLOOKS GREEN SPACE, with INCOME GENERATING SOLAR PANELS and a new AIR SOURCE HEATING SYSTEM installed. With LOW RUNNING COSTS, this spacious FAMILY HOME is the ideal blend of OPEN PLAN LIVING, whilst being perfectly situated to allow for EXCELLENT OFF ROAD PARKING (including an EV Charger) and the open views to front. Inside, the HALL ENTRANCE includes a W.C, 11' KITCHEN/BREAKFAST ROOM, and 17' SITTING/DINING ROOM with STORAGE under the stairs and FRENCH DOORS to the rear garden. Upstairs, FOUR BEDROOMS lead off the landing including the main bedroom with EN SUITE, and further family bathroom with a SHOWER over the bath. Outside, the GARDENS include an area of grass, with a PATIO and GARAGE access.

SETTING THE SCENE

Overlooking green space, a lawned garden can be found to front, with a path, and brickweave tandem driveway to the side which in turn leads to the garage.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring, a useful cupboard, stairs to the first floor and doors to all ground floor rooms. Starting with the W.C, a two piece white suite can be found, with a concealed cistern and tiled splash backs. The kitchen opposite is spacious enough for a small table, with a range of built-in cupboards, inset electric induction hob, built-in electric oven, integrated fridge/freezer and dishwasher. Matching up-stands run around the work surface, with tiled effect flooring, and space for a washing machine. The sitting/dining room is open plan, with fitted carpet, French doors to the rear, space for a table, and the air source heating system to one corner which is being boxed in and concealed. Upstairs the four bedrooms lead off the landing, including the main bedroom with the tiled en suite shower room, and further family bathroom which is finished in a similar style, with tiling over the bath for a second shower.

THE GREAT OUTDOORS

Outside, the garden includes an area of patio with grass opposite, whilst being fully enclosed with timber panelled fencing. Gated access leads to the drive, with an outside tap and power supply, with access to the garage which includes an up and over door to front.



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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 9FE

What3Words : ///lakeside.neckline.decompose

VIRTUAL TOUR

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

AGENTS NOTE

There is no gas installed to the property. An annual service charge is applicable for the upkeep of communal green space on the development.

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.

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^m
 942.09 ft²
 87.52 m²

