



Aspen Drive, Wymondham - NR18 9FT





## Aspen Drive

Wymondham

This immaculately presented SEMI-DETACHED HOUSE sits just off from the main section of the street in a QUIET off section where allocated OFF STREET PARKING can be found. Internally, the current owners have UPGRADED many internal features such as KARNDENE wooden effect flooring in the KITCHEN/DINING ROOM where INTEGRATED APPLIANCES can be found as well as the ground floor WC. The sitting room, much like the rest of the home is presented brilliantly and well lit courtesy of its layout and decorative upkeep. THREE BEDROOMS can be found off the central landing all having use of the FAMILY BATHROOM and an EN-SUITE SHOWER ROOM. The rear garden has been LANDSCAPED to offer a very attractive space, ideal for family and friends to enjoy.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached House
- Tucked Away Location
- Multiple Upgraded & Improved Features
- Kitchen/Dining Room With Integrated Appliances
- Three Bedrooms
- Bathroom, En-Suite & WC
- Landscaped Rear Garden With Porcelain Patio Slabs
- Allocated Off Street Parking

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.

#### SETTING THE SCENE

The property can be found on a tucked away section of this popular street where a large tarmac opening takes you towards the property sat to your right hand side with two allocated parking spaces at the very front and timber side access gate taking you to the rear garden.





## THE GRAND TOUR

Once inside, a bright and neutral décor will be the first thing you notice with entrance hall ideal for slipping off coats and shoes with additional storage cupboard to your left and stairs for the first floor. To your right, the main living space emerges to your right hand side in the form of a immaculately finished sitting room complete with front facing uPVC double glazed window and large open open carpeted floor space conducive to a potential layout of soft furnishings. Through from this room you will find a smaller second lobby ideal for additional storage with a second built in storage cupboard and two piece WC sat adjacent with low level radiator and all wooden effect flooring. The Karndean wooden effect flooring continues into the kitchen where the owners have updated to a granite sink with a wide range of wall and base mounted storage units set around square edge work surfaces with spotlighting throughout the room and integrated appliances which include a dishwasher, dual eye level ovens and four ring gas burner hob with extraction above plus fridge/freezer and washer/dryer with uPVC double glazed French doors taking you to the rear garden sat in front off an open floor space suited for a breakfast or dining table.

The first floor landing splits to all access into all three bedrooms as well as the updated three piece family bathroom suite with upgraded tiling and rainfall shower head mounted over the bath with glass screen and heated towel rail. The two smaller bedrooms sit towards the front of the home with the third bedroom currently functioning as a home office however offering the potential perfect single bedroom or nursery if desired. Sat just next door is the first of the double bedrooms, this space does benefit from integrated wardrobes with all carpeted flooring.

The very rear of the property is occupied by the main bedroom again with large carpeted floor space conducive to a large double bed and generously sized UPVC double glazed window allowing natural light to flood the room. This room too benefits from built in wardrobes as well as the addition of an en-suite shower room with corner shower units and heated towel rail.

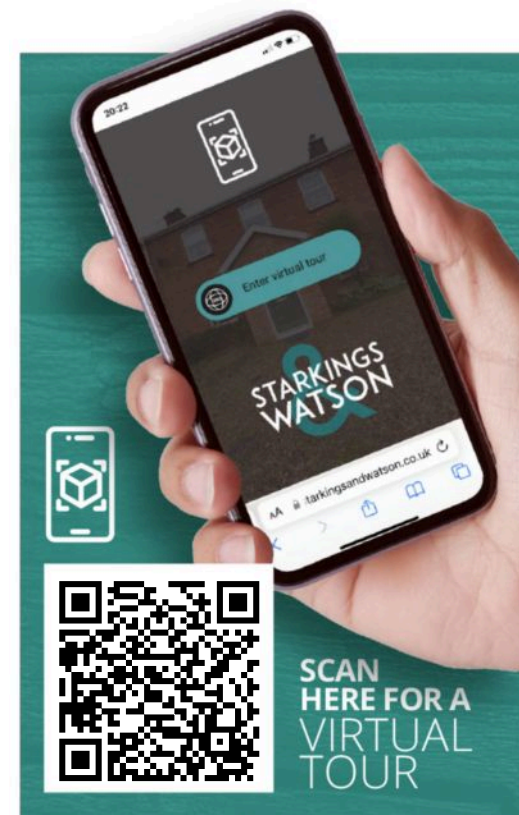
## FIND US

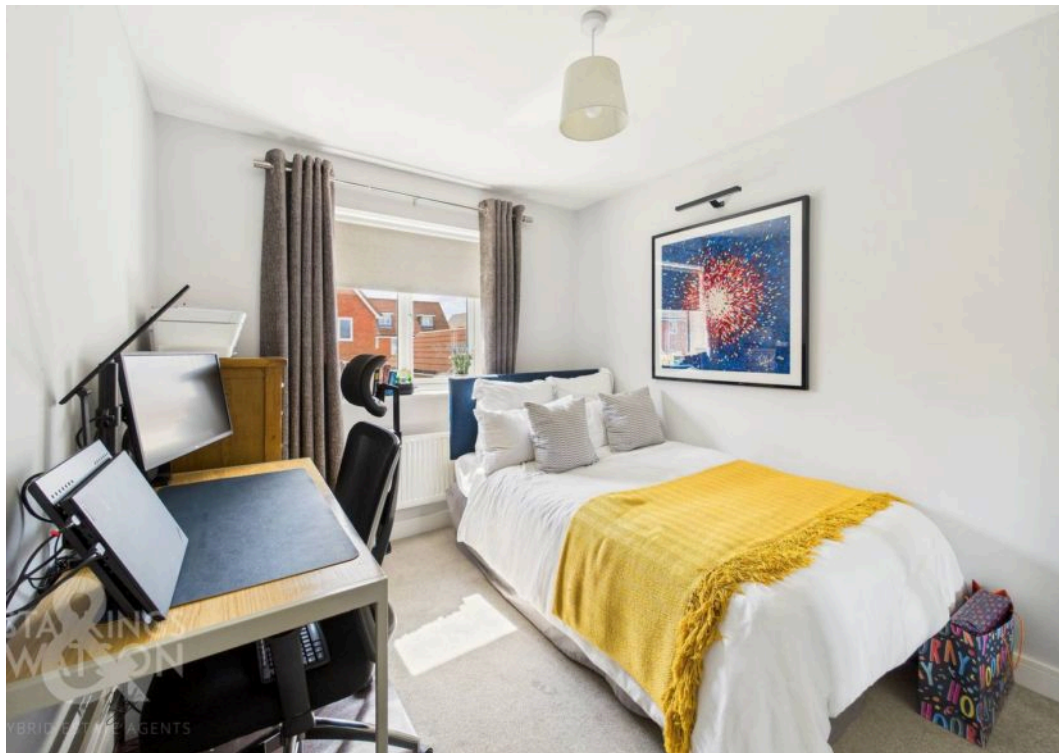
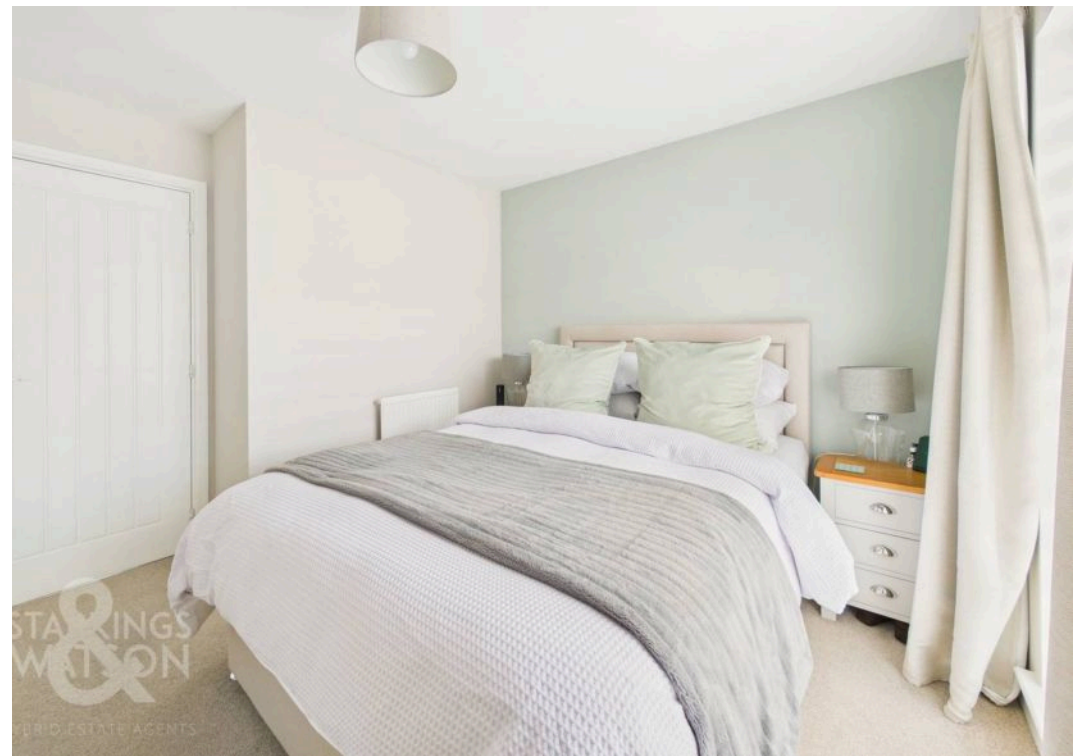
Postcode : NR18 9FT

What3Words : [///outgrown.doctors.powder](https://www.what3words.com/outgrown.doctors.powder)

## VIRTUAL TOUR

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





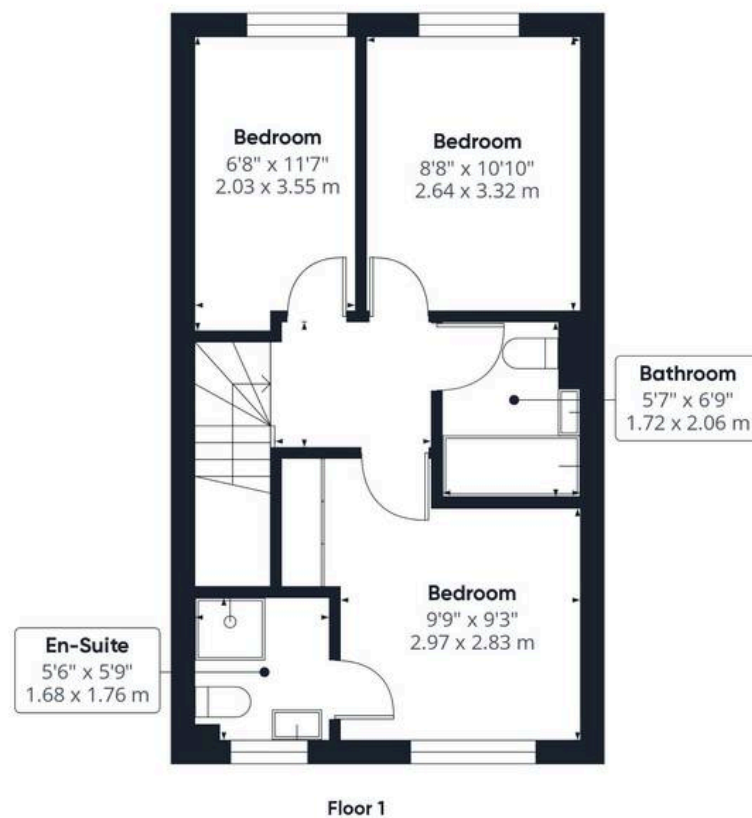
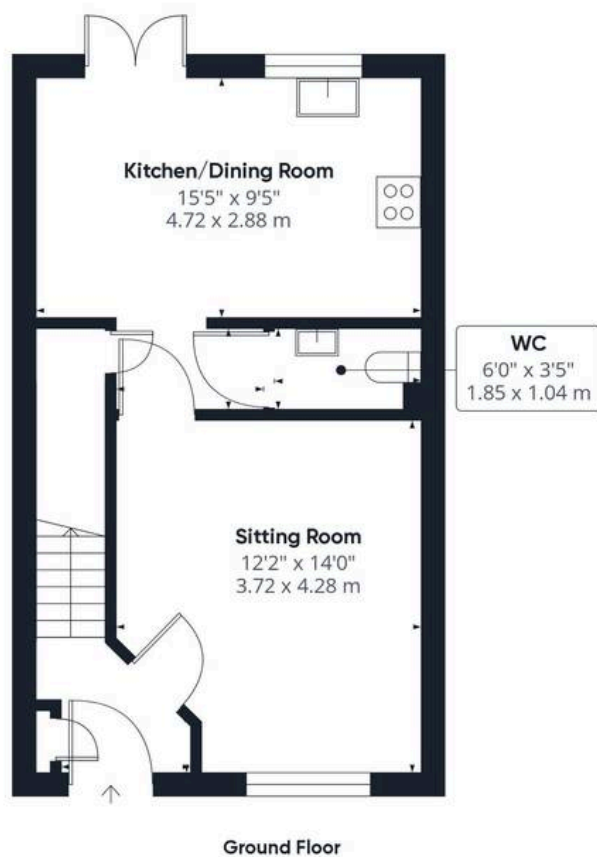




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber fencing and has been lovingly landscaped by the current owners to create an attractive living space. Updated porcelain tiles sit as you exit the rear door to create the ideal seating area with sleeper planting beds taking up to a gentle incline where the lawn garden can be found.





**Approximate total area<sup>(1)</sup>**

798.05 ft<sup>2</sup>

74.14 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





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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.