

ALBINI WAY

Wymondham NR18 0UE

Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



A hand holding a smartphone displaying the Starkings & Watson virtual tour interface. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'.

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STARKINGS & WATSON

- Close to Amenities & Schooling
- Semi-Detached Home
- Hall Entrance
- 15' Sitting Room
- 15' Kitchen/Dining Room
- Three Bedrooms
- Cloakroom & Family Bathroom
- Garage & Off Road Parking

This 2014 built SEMI-DETACHED HOME offers SPACIOUS ACCOMMODATION, a BRIGHT and SUNNY GARDEN and SINGLE GARAGE. Situated on the outskirts of WYMONDHAM and close to the A11 for great transport links, the property offers gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING. With a modern décor throughout, the accommodation comprises an entrance hall with stairs to the first floor, cloakroom, 15' SITTING ROOM, and 15' KITCHEN/DINING ROOM with space for appliances and FRENCH DOORS to the rear garden. The first floor offers THREE BEDROOMS and the MODERN FAMILY BATHROOM with a SHOWER - all off the main landing which also offers two STORAGE CUPBOARDS. To the outside, the GARDEN benefits from the SOUTH SUN, with a patio and lawned garden. Gated access leads to the OFF ROAD PARKING and single GARAGE.

LOCATION

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 southwest 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR18 0UE), but to help you...From the Waitrose roundabout, turn right towards Hethersett along Norwich Common. Turn left into Albini Way where the property can be found on the left hand side, just past the recreational green space, indicated by our For Sale board.

The property is approached via a low maintenance front garden with hard standing footpath leading to the main property. Adjacent to the property a shared driveway leads to the single garage and driveway.

Obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, thermostat heating control, stairs to first floor landing, smooth ceiling, doors to:

CLOAKROOM

Modern white two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to front, electric fuse box, smooth ceiling.

SITTING ROOM

15' 7" x 9' 11" (4.75m x 3.02m) Fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, smooth ceiling, door to:

KITCHEN/DINING ROOM

15' 2" x 8' 8" (4.62m x 2.64m) Modern fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob and built-in electric oven with stainless steel splash back and extractor fan, wood effect flooring, space for fridge freezer, washing machine and tumble dryer, cupboard housing wall mounted



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



gas fired central heating boiler, uPVC double glazed window and French doors to rear garden, built-in under stairs storage cupboard, space for dining table, radiator, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard x2, smooth ceiling with loft access hatch, doors to:

BEDROOM

8' 8" x 6' 2" (2.64m x 1.88m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

12' 9" x 8' 7" (3.89m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth ceiling.

DOUBLE BEDROOM

11' 8" x 8' 7" Max. (3.56m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs, wood effect flooring, heated towel rail, uPVC obscure double glazed window to front, smooth ceiling with extractor fan.

OUTSIDE REAR

Leaving via the kitchen/dining room French doors a hard standing patio extends from the property with adjacent lawned garden, all enclosed with timber panelled fencing. An outside water supply can be found with gated access leading to the driveway and garage.

GARAGE

Up and over door to front, storage above.

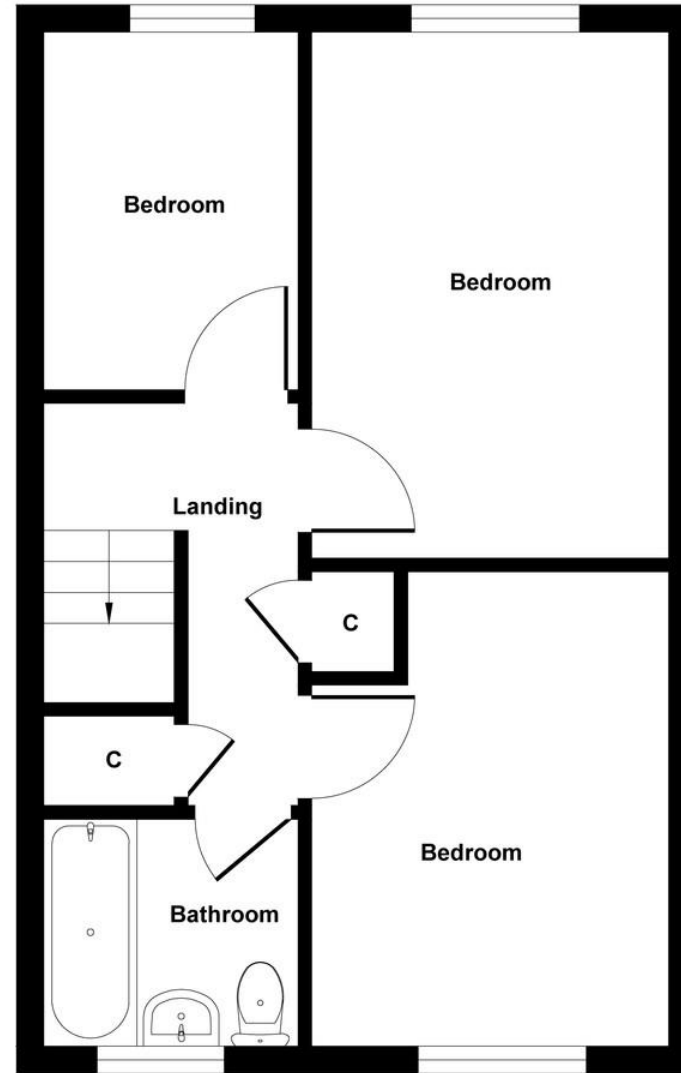
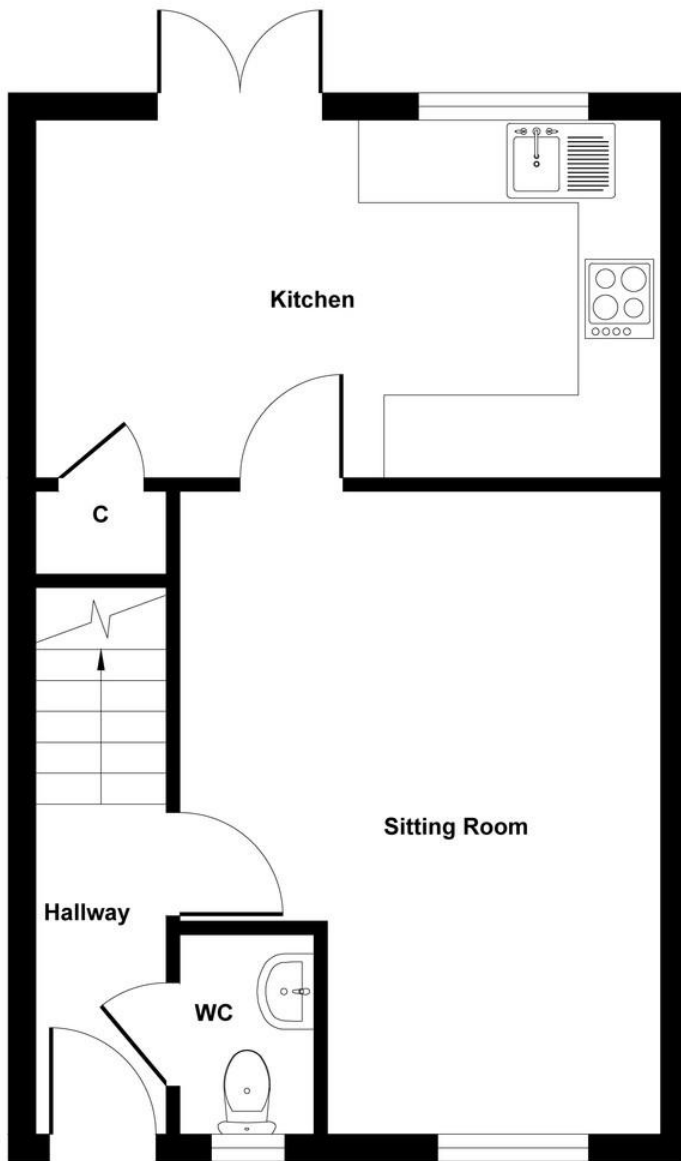
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Price:



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&
WATSON**

Ground Floor
Approximate Floor Area
372 sq. ft

First Floor
Approximate Floor Area
372 sq. ft

Approx. Gross Internal Floor Area 744 sq. ft