



Avenue Road | Wymondham | NR18 0QF  
£475,000

twgaze



# Avenue Road | Wymondham | NR18 0QF £475,000

Unique, detached residence with the 'wow' factor! Tucked away, yet only a few minutes from the shops.  
Bright, open plan living/dining space. Flexible use of accommodation.  
Large 30' timber workshop. Driveway and garage. Viewing essential!

- Unique, detached residence with the 'wow' factor!
- Fitted kitchen
- 3 converted attic spaces, two with sky lights
- Large 30' timber cabin with power
- Day room / office with spiral staircase
- Bright, open plan living/dining space
- Flexible use of accommodation
- Town centre, yet nicely tucked away
- Private and secluded garden with patio area

## Location

The property is unassumingly tucked away from the 'hustle and bustle' of the town, yet conveniently only a few minutes from the shops. Wymondham is a vibrant market town offering an excellent range of shopping facilities including: a Waitrose and Morrisons supermarket, range of local retailers, pubs and restaurants and highly regarded schooling at Wymondham College and the High Academy. The train station lies on the Norwich to Cambridge main line with regular commuter connections into London Kings Cross. Norwich is home to a thriving business community; leading shopping centres, cinemas, theatres, restaurants and other leisure facilities. It also takes just a few minutes in the car to reach the A11, which connects to the M11 and London itself in around 2 hours.







## The Property

From the moment you step inside this unique property, there is a feeling its special place to be and it certainly holds a 'wow' factor. The living room is bright, with large degree of glazing, which extends to part of the roof, along with french doors which bridge the ambient sense of 'house meets gardens'. This beautiful social area of the property incorporates generous living and dining space, and was specifically designed by the owner to create a real hub for family and friends to meet up and enjoy. The space flows through to a fitted kitchen, with various fitted units and plumbing connections, with further door which provides access to the patio area. The Hallway leads to two double bedrooms, which are neutrally decorated, along with a bathroom with a separate shower cubicle. A useful Day Room/office is also found just off the main living area and features a spiral staircase leading up a storage/converted Attic space.

A straight staircase also leads up to two further Attic spaces, both of which have skylights and potential for multiple uses.

## Outside

A gravel driveway allows space for approximately two/three vehicles, with the single garage providing additional secure space. There is an impressive, 30' timber workshop and side gate which provides access to the private and secluded garden.

The rear garden is stocked with mature plants and shrubs and benefits. There is a section of patio running the length of the garden - an ideal place to relax and enjoy the sunny aspect.

## Services

Mains electricity, water and drainage. Gas central heating, part radiators with section of underfloor heating.

## How to get there

What3words: chains.decently.rival

## Viewing

By appointment via TW Gaze

## Freehold

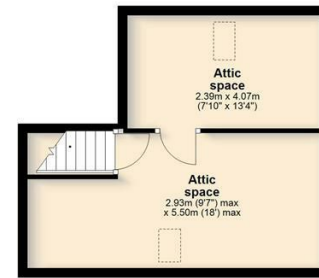
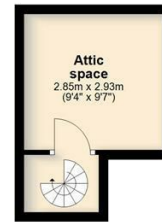
## Council Tax: D

## Ref: 2/19798





**Floor Plan**  
Approx. 112.6 sq. metres (1212.4 sq. feet)



**First Floor**  
Approx. 38.2 sq. metres (411.4 sq. feet)

Total area: approx. 150.9 sq. metres (1623.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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