



Albini Way, Wymondham - NR18 0UE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Albini Way

Wymondham, NR18 0UE

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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

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

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.

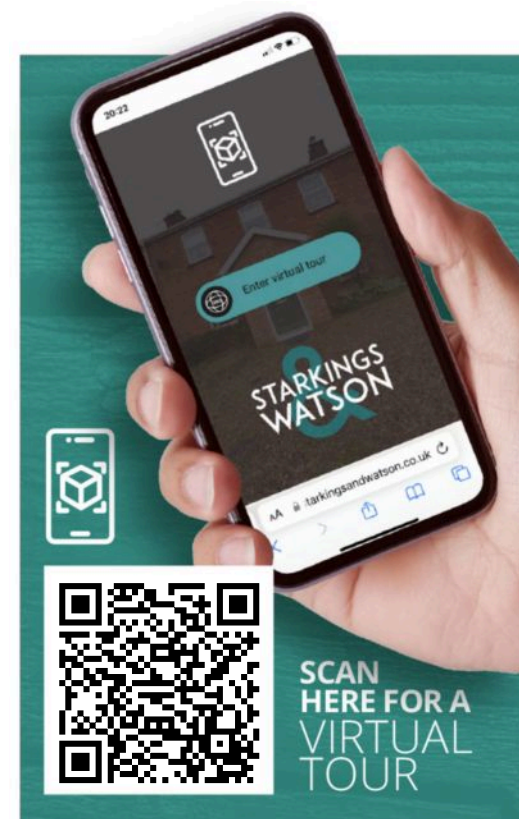
SETTING THE SCENE

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.



FIND US

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.







THE GREAT OUTDOORS

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.





Approximate total area⁽¹⁾

705 ft²

65.5 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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