



Dove Avenue, Wymondham - NR18 0GH



## Dove Avenue

Wymondham

With WELL PRESENTED ACCOMMODATION, this 1200+ Sq ft (stms) home is situated on a CORNER PLOT, with upgraded EXTRAS when it was built in 2016, and TWO EN SUITES. The OPEN PLAN KITCHEN/DINING ROOM features ALL INTEGRATED APPLIANCES, ample space for a DINING TABLE, with a window and FRENCH DOORS to rear which create a fantastic bright and inviting entertaining space. There is also a door to the UTILITY ROOM and to the ENTRANCE HALL which leads to the CLOAKROOM and SITTING ROOM. The first floor is home to a FAMILY BATHROOM with three-piece suite, three bedrooms with one housing an EN-SUITE with STORAGE. Stairs then lead to the TOP FLOOR which is laid out as a MAIN BEDROOM with velux windows to front and rear, BUILT-IN STORAGE and EN SUITE SHOWER ROOM. The rear garden has been FULLY LANDSCAPED with a PATIO AREA immediately outside the back doors, RAISED DECKING with space for a HOT TUB and beyond this a lawned garden.



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

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

You may wish to use your Sat-Nav (NR18 0GH), but to help you...Approaching Wymondham from Hethersett, turn right at the roundabout before you enter Norwich Common onto the Persimmon Development, and take the third left onto Dove Avenue where the property will be found on the left hand side.



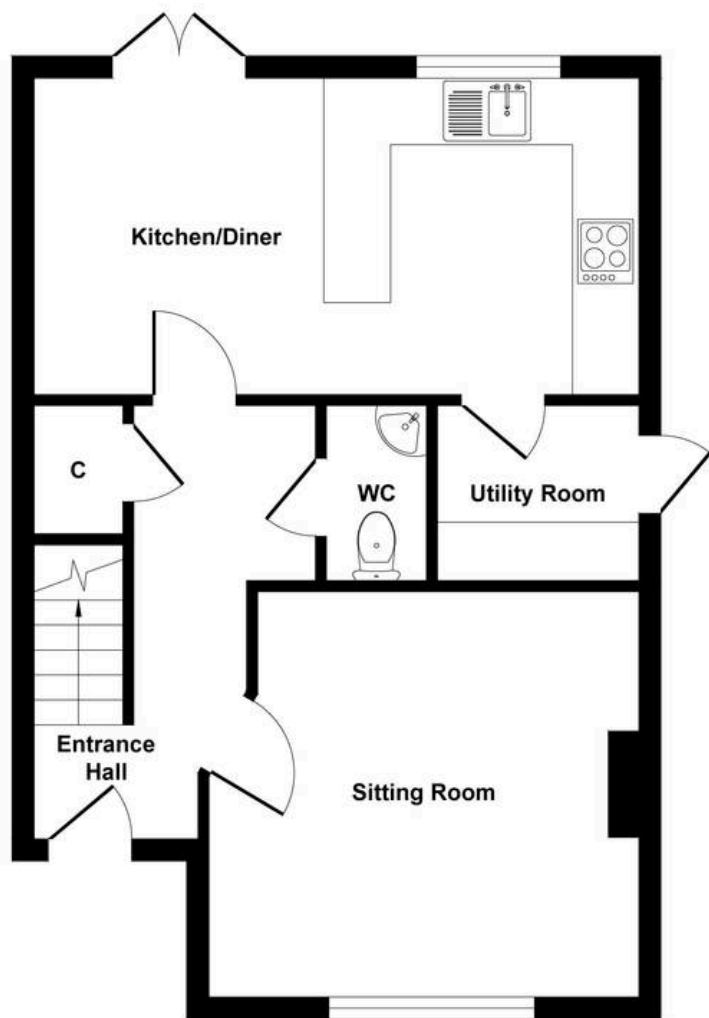




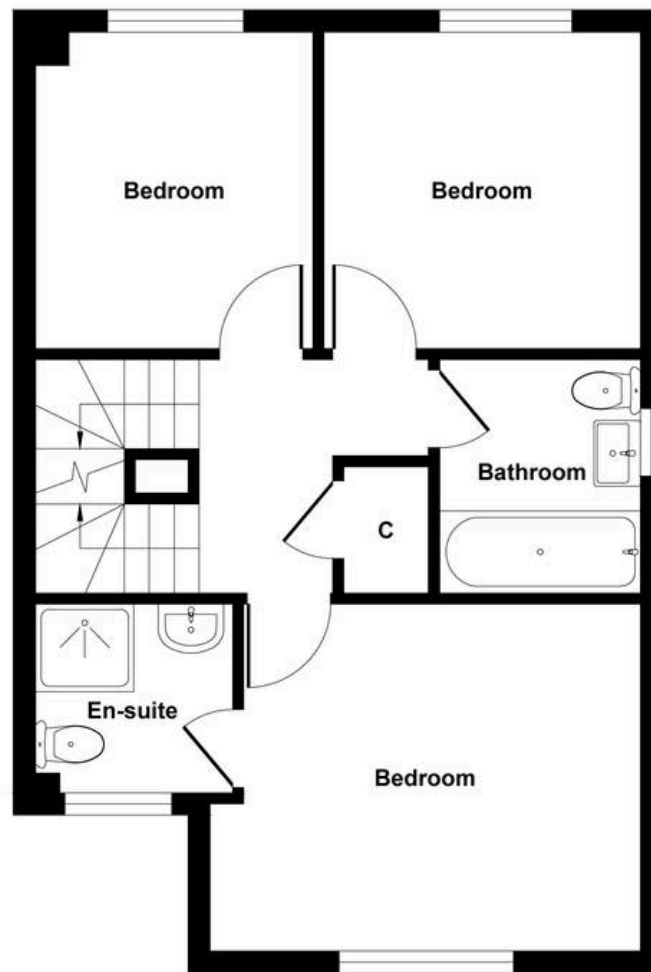
## THE GREAT OUTDOORS

Leading from the kitchen/dining room you will find immaculately presented garden which is laid to patio with a brickweave edged lawned area, raised deck ideal for hot tub or something similar and mature beds all enclosed via a brick wall. To the back of the garage you will also find a timber shed providing useful storage.

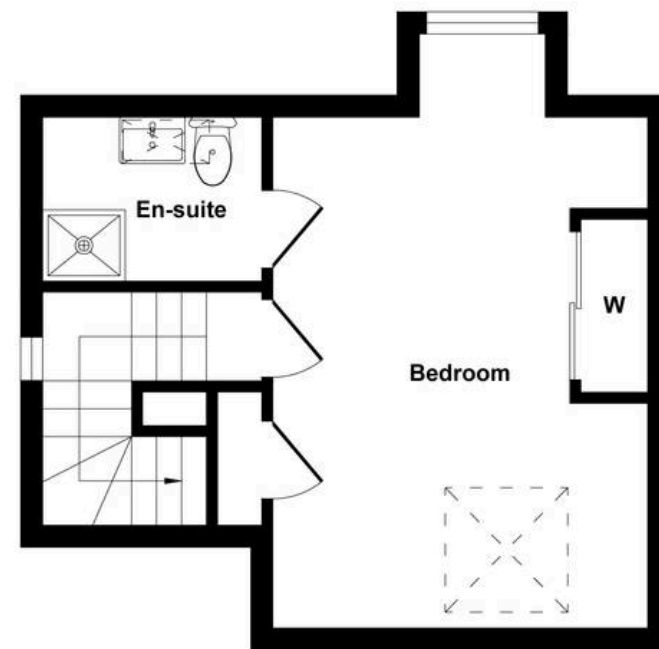




**Ground Floor**  
Approximate Floor Area  
476 sq. ft  
(44.22 sq. m)



**First Floor**  
Approximate Floor Area  
476 sq. ft  
(44.22 sq. m)



**Second Floor**  
Approximate Floor Area  
266 sq. ft  
(24.71 sq. m)

**Approx. Gross Internal Floor Area 1218 sq. ft / 113.15 sq. m**



## Starkings & Watson Hybrid Estate Agents

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

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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.



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