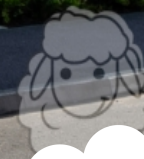




Guide Price £350,000

4 Bedroom Detached House for sale  
53 Albini Way, Wymondham



**EweMove**  
SALES AND LETTINGS





## Overview

Come to a much-loved family home where the sun always shines. Expect bright spaces, excellent upkeep and easy access to all routes for a day-to-day of convenience and ease.



## Key Features

- Detached 4-Bedroom House
- Family Home Since Built in 2014
- Immaculately Presented and Bright Interiors
- Fully Integrated Kitchen and Separate Utility Room
- Ample Built-In Storage
- South-Facing Enclosed Garden
- Driveway and Single Garage with Light and Power
- Walking Distance to Schools, Parks, Shops and Bus Stops
- Guide Price: £350,000 - £375,000



Welcome to Albin Way, Wymondham. This property is a superb next-step opportunity for a young family to flourish. Dual-aspect in both kitchen-diner and living room, and boasting a separate utility room, this home provides a high-function layout for modern living. The first floor opens to a principal bedroom with ensuite shower room, two double bedrooms, a comfortable single and a family bathroom. All bright and well-presented spaces.

To the outside, the delightful garden is south-facing, private, and boasts newly installed fencing. Undisturbed rays will enlighten the day from morning to evening. The single garage is fitted with light and power and positioned adjacent to the garden offering potential for multiple uses including a home gym, home office, workshop, or garden room.

Located within walking distance of nursery and Primary schools, Wymondham High Academy, Waitrose, a post office and convenient bus routes into Norwich City Centre and Norfolk and Norwich Hospital. The Wymondham train station provides reliable services to Norwich, Cambridge, Stansted and London. Dog walks, play parks and Wymondham Rugby Club are all just a hop and skip away from the doorstep.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

[///regrowth.garden.developer](http://regrowth.garden.developer)





**Kitchen Diner**

20' 4" x 8' 10" (6.20m x 2.70m)

Tiled flooring, dual-aspect double-glazed windows with fitted Roman blinds, fitted wall and base units, integrated fridge-freezer, oven, gas hob, extractor hood and dishwasher, one hard-wired light fitting and one shade, two radiators and multiple sockets.

**Living Room**

20' 4" x 10' 9" (6.20m x 3.30m)

Luxury vinyl flooring, double-glazed window with Venetian blind, double-glazed French doors with side panels, two ceiling lights, two radiators, multiple sockets and TV aerial.

**Utility Room**

5' 8" x 5' 1" (1.75m x 1.55m)

Tiled flooring, composite exterior door, fitted base unit, houses the gas boiler, radiator and multiple sockets.

**WC**

5' 8" x 2' 9" (1.75m x 0.85m)

WC: Tiled flooring, wash hand basin and toilet.

**Bedroom 1**

10' 11" x 10' 9" (3.35m x 3.30m)

Fitted carpet, double-glazed window, built-in extensive double wardrobe, ceiling light, radiator and multiple sockets.

**Ensuite Shower Room**

6' 4" x 5' 1" (1.95m x 1.55m)

Luxury vinyl flooring, obscured double-glazed window with Venetian blind, corner shower with sliding glass doors and floor-to-ceiling wall tiling, wash hand basin with tiled splashback, toilet and radiator.

**Bedroom 2**

10' 9" x 8' 0" (3.30m x 2.45m)

Fitted carpets, double-glazed window with roller blind, built-in wardrobe, ceiling light, radiator and multiple sockets.

**Bedroom 3**

10' 11" x 9' 2" (3.35m x 2.80m)

Fitted carpet, double-glazed window with roller blind, ceiling light, radiator and multiple sockets.

**Bedroom 4**

8' 0" x 7' 0" (2.45m x 2.15m)

Fitted carpet, double-glazed window with roller blind, ceiling light, radiator and multiple sockets.

**Bathroom**

6' 4" x 6' 0" (1.95m x 1.85m)

Luxury vinyl flooring, obscured double-glazed window, bath, wash hand basin with tiled splashback, toilet and radiator.

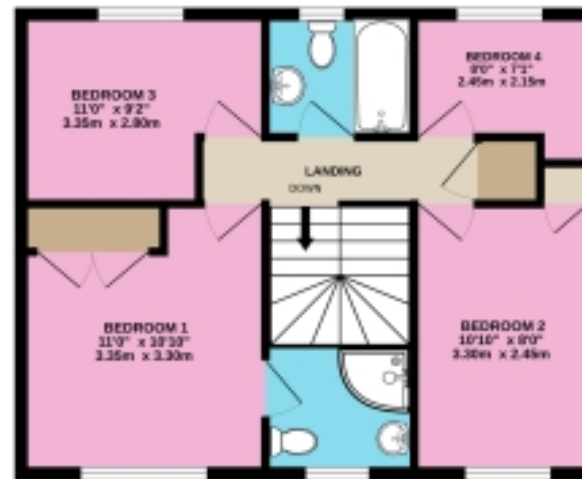


# Floorplans

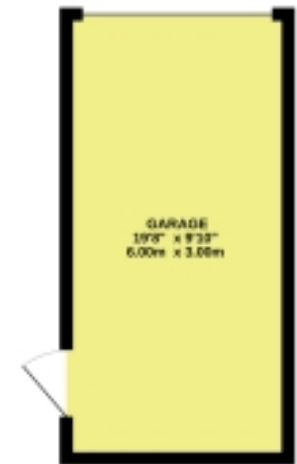
GROUND FLOOR  
32'6 1/2" x 17'0 1/2" (10.00m x 5.10m)



1ST FLOOR  
32'6 1/2" x 17'0 1/2" (10.00m x 5.10m)



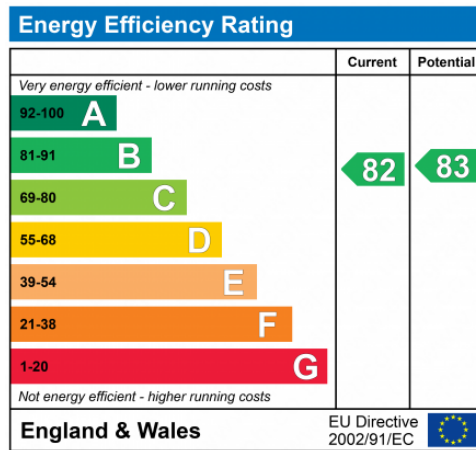
2ND FLOOR  
32'6 1/2" x 17'0 1/2" (10.00m x 5.10m)



## DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA: 1222 sq.ft. (113.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024







Marketed by Ewemove Wymondham

01953 665 785 (24/7)  
wymondham@ewemove.com

