

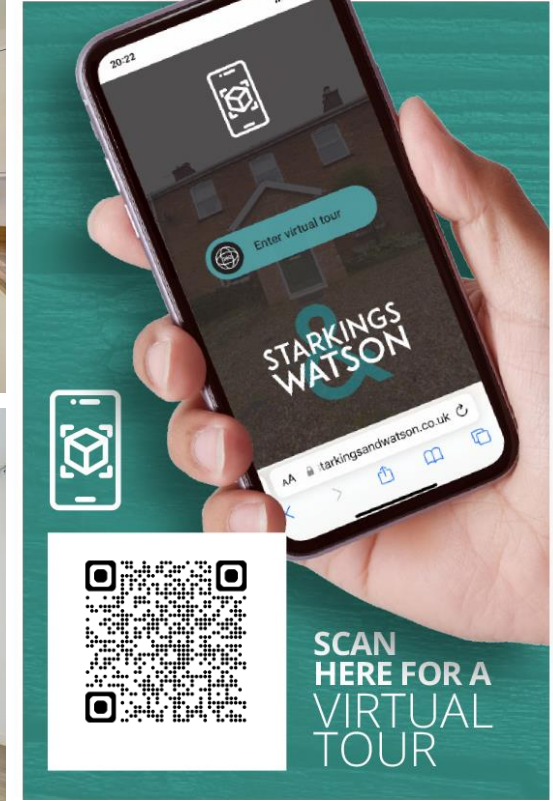
ALBINI WAY

Wymondham NR18 0UJ

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01953 438838

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STARKINGS
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- No Chain!
- Detached Family Home
- Two Reception Rooms
- Kitchen/Dining Room & Utility Room
- Three Bedrooms
- Family Bathroom, En-Suite & W/C
- Private Rear Garden
- Driveway & Garage

IN SUMMARY

NO CHAIN! Located within a POPULAR RESIDENTIAL DEVELOPMENT on the edge of town you will find this DETACHED THREE BEDROOM FAMILY HOME presented in good order and ready to be moved straight into. The accommodation offers an entrance hallway with W/C, a spacious kitchen/dining room to one side with the useful addition of a UTILITY ROOM as well. On the other side of the hallway a bright and airy SITTING ROOM with doors onto the rear garden. The first floor offers THREE AMPLE BEDROOMS, an EN-SUITE shower room and a family bathroom. Externally there is an enclosed rear garden ready to make your own mark upon as well as DRIVEWAY PARKING to the side and a single garage. The property benefits from uPVC double glazing and GAS FIRED central heating.

SETTING THE SCENE

Approached via a hard standing driveway to the side providing off road parking which in turn leads to a single garage with up and over door, power and light. There is a side gate from the driveway to the rear garden. The frontage offers a small shingled front garden with the

main entrance door leading to the entrance hallway.

THE GRAND TOUR

Entering via the main entrance to the front there is a welcoming hallway with stairs to the first floor landing and the ground floor WC. To the right of the hallway there is a bright dual aspect sitting room with wood effect flooring as well as double doors onto the rear garden. To the left of the hallway is the kitchen/dining room with space for a dining table whilst the kitchen offers a breakfast bar as well as a range of fitted units and wood effect worktops over. You will find an integrated electric oven and gas hob as well as freestanding dishwasher and fridge/freezer. The kitchen leads through to the utility room with a further range of fitted units as well as space for additional white goods, wall mounted boiler and a door to the rear garden. Heading up to the first floor landing there is a storage cupboard as well as access to the bedrooms. The main bedroom is found to the front with an en-suite shower room. The family bathroom is found adjacent which is fully tiled with bath and shower over. There are two further bedrooms one to the front and one to the rear.

THE GREAT OUTDOORS

The fully enclosed rear garden offers a blank canvas to make your own with a recently re-laid turf as well as paved patio from the rear of the house and planting borders. The garden is enclosed with timber fencing as well as a gated access to the side leading to the driveway.



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OUT & ABOUT

The property is located in the market town of Wymondham, and within walking distance 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 railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

FIND US

Postcode : NR18 0UJ

What3Words : ///lies.steam.bought

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised there is a PV solar panel for the heating of hot water to the front elevation. There are communal site charges for the development in place also with figures yet to be provided.

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.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
 835.99 ft²
 77.67 m²

