



Saffron Avenue, Wymondham - NR18 9FW



Saffron Avenue

Wymondham, NR18 9FW

NO CHAIN! This recently built **THREE BEDROOM SEMI-DETACHED HOME** conveniently offered with no chain, presents an exciting opportunity for the discerning homebuyer seeking a modern abode. Boasting the remainder of its NHBC guarantee, this property showcases meticulous attention to detail and is **PRESENTED IN EXCELLENT ORDER** throughout. The ground floor layout is thoughtfully designed, featuring an open plan **KITCHEN/DINING ROOM** that seamlessly flows onto the private sunny gardens, offering a perfect setting for entertaining guests or relaxing. A separate sitting room provides a cosy retreat as well as a hall entrance and ground floor w/c, while the upper level houses **THREE AMPLE BEDROOMS**, alongside a family bathroom and en-suite. The property is further enhanced by its sunny rear garden landscaped for ease of maintenance as well as driveway parking to the side for **TWO VEHICLES**.



Council Tax band: C

Tenure: Freehold

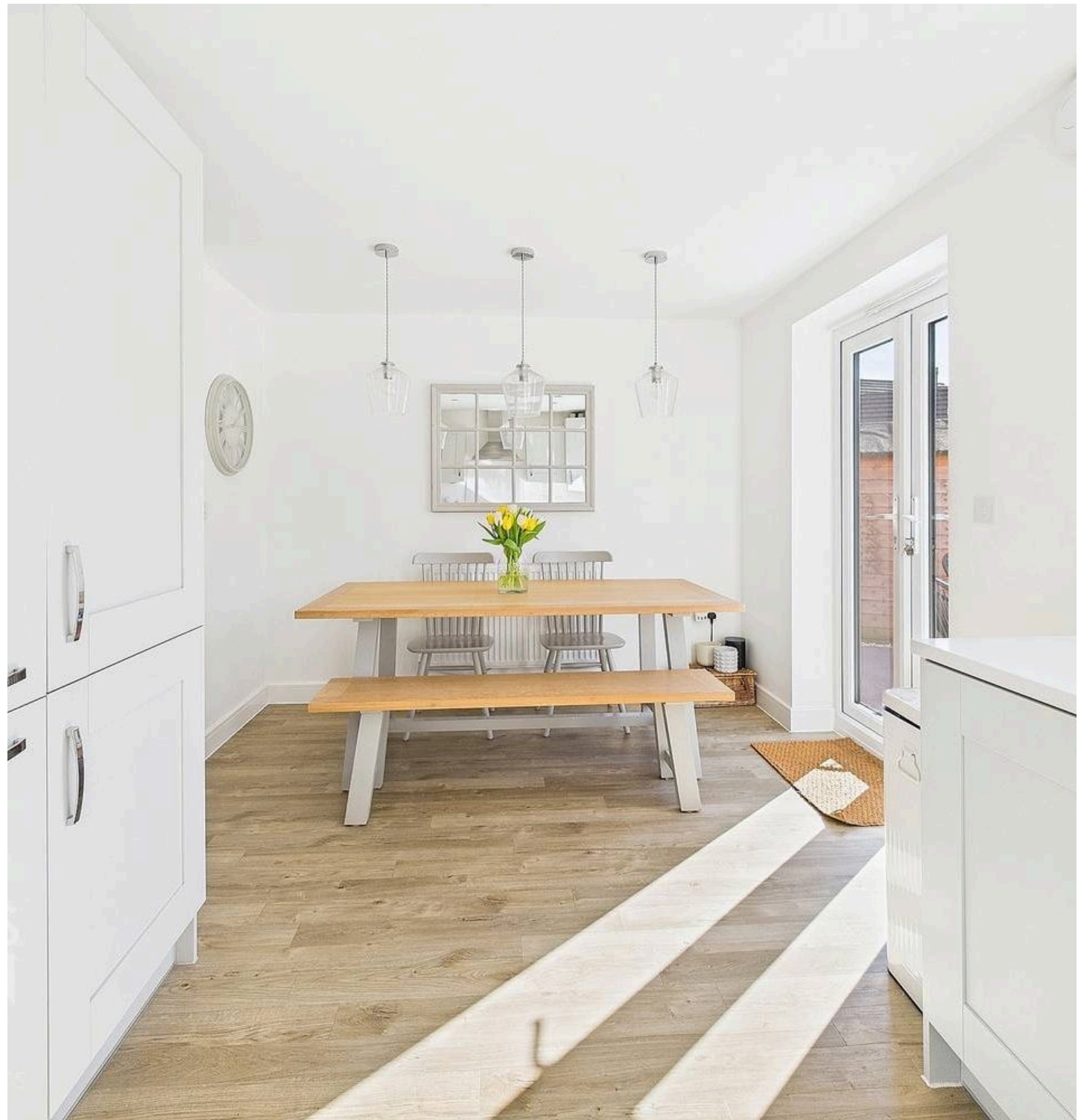
EPC Energy Efficiency Rating: B

- No Chain!
- Recently Built Home With NHBC Remaining
- Presented In Excellent Order
- Open Plan Kitchen/Dining Room onto the Garden
- Separate Sitting Room
- Three Ample Bedrooms
- Family Bathroom, En-Suite & W/C
- Private Sunny Gardens & Driveway Parking

The property is located on the fringes of 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.

SETTING THE SCENE

Approached from the front with lawned front gardens and a pathway leading to the main entrance door. To the side is the driveway parking for two vehicles. There is also a side gate from the drive into the rear garden.



THE GRAND TOUR

Entering via the main door to the front you will find a bright welcoming entrance hallway with stairs to the first floor and access into the sitting room and a storage cupboard. The same wood effect flooring runs throughout the ground floor space. The sitting room to the front offers a relaxing space with plenty of space for soft furnishings. A door leads to the inner lobby with access to the ground floor w/c and the kitchen/dining room beyond. The kitchen being at the rear means there is lots of natural light flooding into the room with doors also leading out onto the rear garden. The kitchen offers a range of units both wall and base with solid worktops over as well as integrated eye level oven and grill, induction hob, dishwasher and fridge/freezer as well as washing machine. There is also a large understairs cupboard accessed via the kitchen. Heading up to the first floor landing you will find the loft hatch and access to three bedrooms as well as the family bathroom. The bathroom offers a bath with shower over as well as w/c and hand wash basin. There are two bedrooms to the rear with lots of natural light as well as the master bedroom to the front. The master features a large window to the front as well as an en-suite shower room.

FIND US

Postcode : NR18 9FW

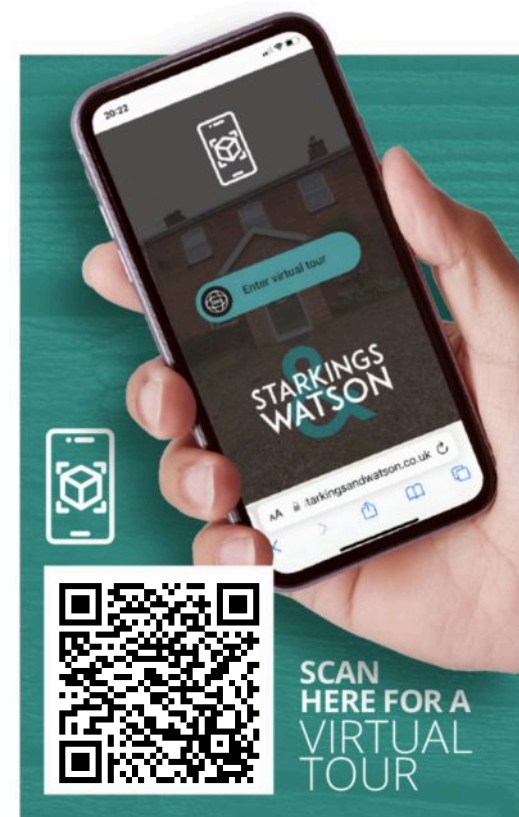
What3Words : ///impact.comedy.outbound

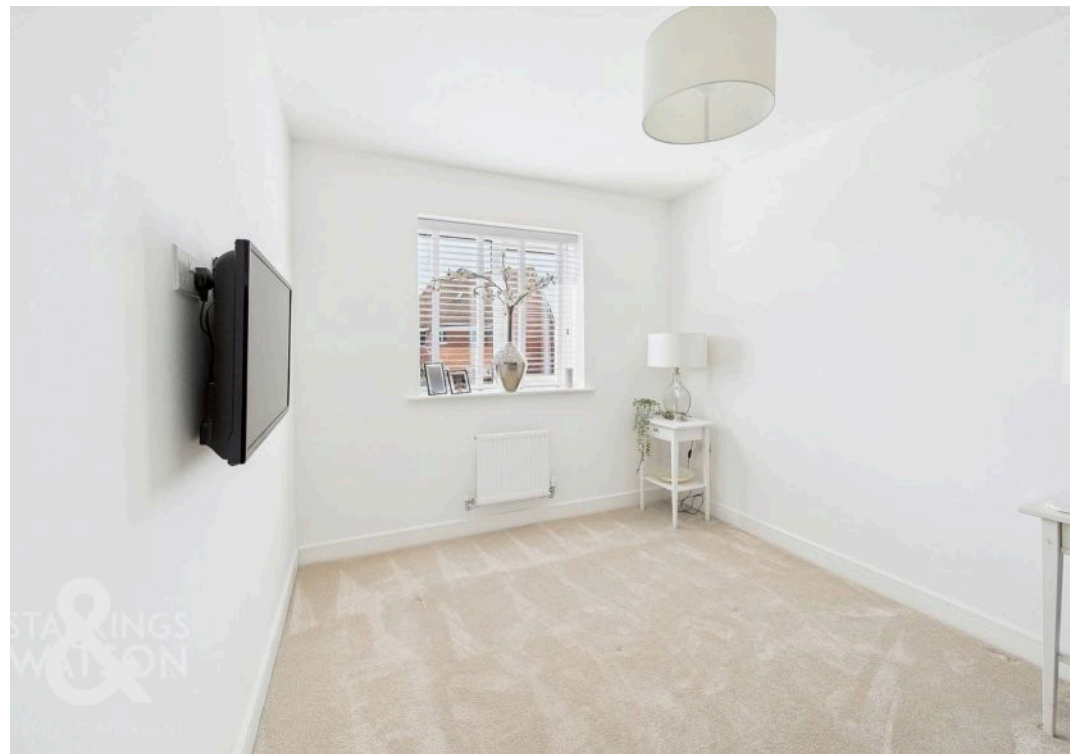
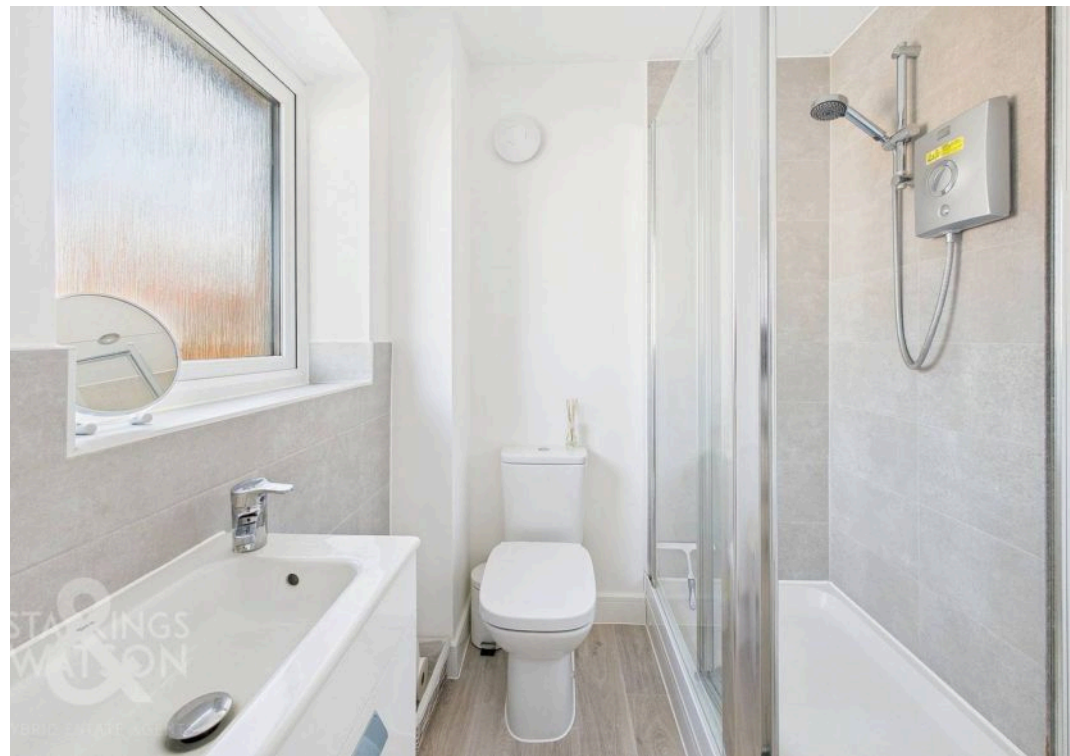
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there are the usual communal site charges applicable for the upkeep of the development. Figure to be confirmed.







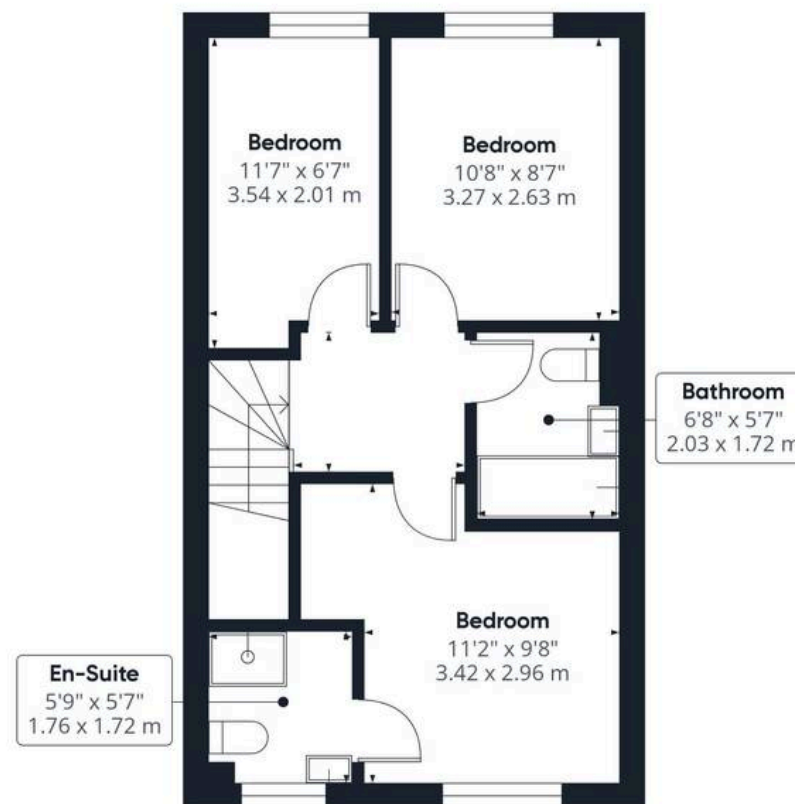
THE GREAT OUTDOORS

The private and enclosed rear garden offers a sunny aspect with an extended paved terrace ideal for outside dining. There is a section of lawn with raised planting beds, a garden shed, timber fencing enclosing the garden and a side gate onto the driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

796.85 ft²

74.03 m²

(1) Excluding balconies and terraces

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

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.