



Saffron Avenue, Wymondham NR18 9FW

welcome to

Saffron Avenue, Wymondham

William H Brown are pleased to present this four-bedroom detached family home, located on a popular development within the market town of Wymondham.



Entrance Hall

With door to front aspect, doors to cloakroom, study, kitchen/diner and living room.

Cloakroom

With window to side aspect, mid-level WC and wash hand basin.

Living Room

15' x 14' 8" (4.57m x 4.47m)

With windows to front aspect, French doors to the rear garden and telephone& television points.

Family Room

11' 2" x 9' 11" (3.40m x 3.02m)

A perfect place to relax with windows to front & side aspect and a radiator.

Kitchen

22' 3" x 11' 2" (6.78m x 3.40m)

The fitted kitchen includes base units with work surfaces over, electric oven with gas hob and cooker hood above, one and half bowl stainless steel sink, three windows to the side aspect and French doors to the rear garden.

Landing

With stairs leading from the entrance hallway and doors leading to all bedrooms and family bathroom.

Bedroom One

19' 10" max x 11' 3" (6.05m max x 3.43m)

With television point, radiator, and door to ensuite.

Ensuite

Comprising a mid-level WC, wash hand basin and shower cubicle with partly tiled walls, extractor fan and window to side aspect.

Bedroom Two

14' 10" max x 12' 2" (4.52m max x 3.71m)

With windows to front and rear aspect and radiator.

Bedroom Three

10' 10" max x 9' 9" (3.30m max x 2.97m)

With windows to front aspect and side aspect and a radiator.

Bedroom Four

11' 3" x 8' 7" max (3.43m x 2.62m max)

With window to front aspect, radiator and built in storage cupboard.

Bathroom

With a WC, wash hand basin and a bath with mixer taps , partly tiled walls, extractor fan and window to side aspect.

Rear Garden

To the rear of the property is a fully enclosed rear garden that is predominately laid to lawn with a paved patio area, side access gate and access to the garage,

Garage

This is a single garage with an up and over door and provides ample storage space.



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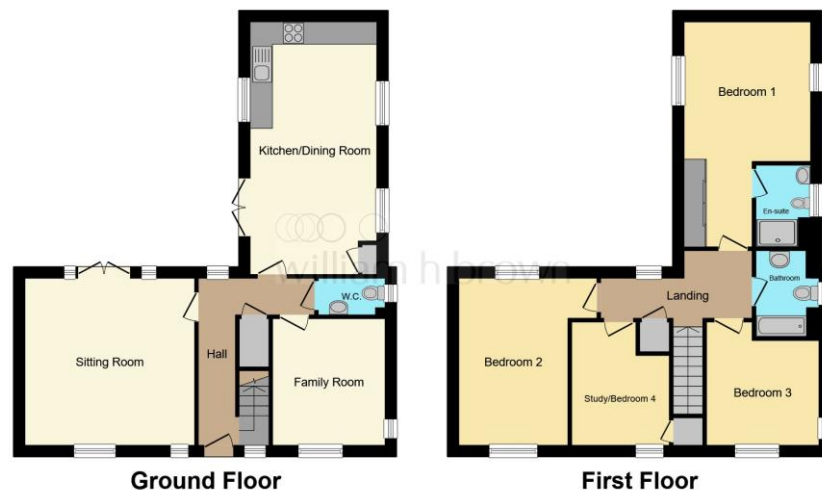
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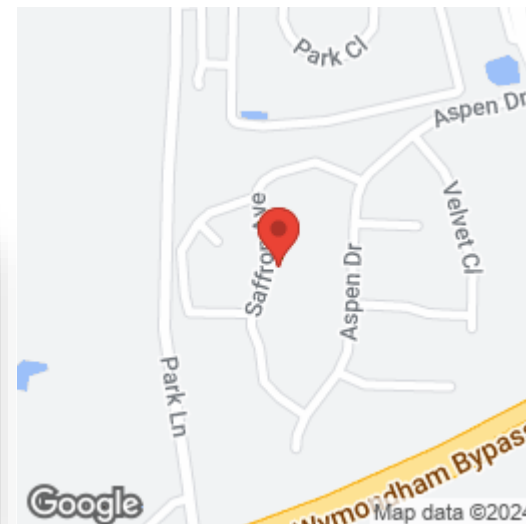
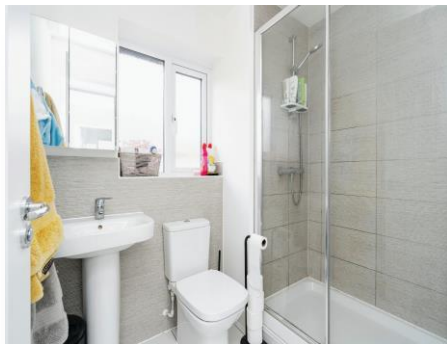
- Sought After Development
- Four Bedroom Detached Home
- Well Maintained by the current owners
- Remaining NHBC WARRANTY
- Master Bedroom & Ensuite

Tenure: Freehold EPC Rating: B

£450,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
WYM108406 - 0004

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