



**Aspen Drive, Wymondham NR18 9FT**



**welcome to**

**Aspen Drive, Wymondham**

Located in the heart of Wymondham, this delightful 3-bedroom semi-detached house offers a perfect blend of modern comfort and traditional charm.



### **Entrance Hall**

With double glazed door to front, radiator, storage cupboard and stairs leading to the first floor.

### **Living Room**

14' x 12' 1" ( 4.27m x 3.68m )

With double glazed window to front, telephone and television points, radiator and door through to the lobby.

### **Lobby**

This opens up to the kitchen/diner and also has a door to the cloakroom.

### **Downstairs Wc**

With W.C, wash hand basin with stainless steel mixer taps over, vinyl flooring, tiled splashbacks and radiator.

### **Kitchen/ Diner**

15' 5" x 9' 5" minimum extending to 13' 1" max ( 4.70m x 2.87m minimum extending to 3.99m max )

With a range of units at wall and base level with wood effect worktops over, stainless steel sink unit with stainless steel mixer tap over, electric oven with induction hob with stainless steel extractor hood over, integral fridge/freezer, dishwasher and washing machine, vinyl flooring, window to side aspect and French doors leading to the rear garden.

### **First Floor Landing**

#### **Bedroom One**

12' 1" x 9' 3" ( 3.68m x 2.82m )

With radiator, television point, window to front aspect and door to ensuite.

#### **Ensuite**

W.C, wash hand basin with stainless steel mixer taps over, shower cubicle, tiled flooring and splashbacks , extractor fan, double glazed window to front and radiator.

### **Bedroom Two**

10' 10" x 8' 8" ( 3.30m x 2.64m )

Television point, radiator and double glazed window to rear aspect.

### **Bedroom Three**

11' 7" x 6' 7" ( 3.53m x 2.01m )

Television point, radiator and double glazed window to rear aspect.

### **Family Bathroom**

With mid-level W.C, wash hand basin with stainless steel mixer tap over, panelled bath with shower attachment and mixer tap over, extractor fan, tiled flooring and heated towel rail.

### **Outside**

#### **Front Garden**

Paved pathway leading to the front door and a allocated parking spaces.

#### **Rear Garden**

To the rear of the property is a garden which is largely laid to lawn with a paved patio area and side access gate.



***view this property online*** [williamhbrown.co.uk/Property/WYM108156](http://williamhbrown.co.uk/Property/WYM108156)



welcome to

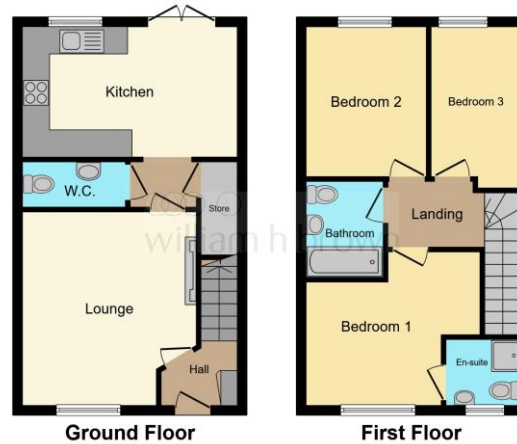
## Aspen Drive, Wymondham

- Charming 3-Bedroom Semi-Detached House in Wymondham
- Conveniently located near local schools, parks, and essential amenities
- Easy access to transportation links
- Master Bedroom with Ensuite
- Spacious Kitchen/ Diner

Tenure: Freehold EPC Rating: B

offers in excess of

**£260,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WYM108156](https://www.williamhbrown.co.uk/Property/WYM108156)



Property Ref:  
WYM108156 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01953 602578**



[Wymondham@williamhbrown.co.uk](mailto:Wymondham@williamhbrown.co.uk)



27 Market Street, WYMONDHAM, Norfolk,  
NR18 0AJ



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**