



Hill Road | Wymondham | NR18
 Guide Price £635,000

abbotFox

GROUND FLOOR



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.
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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 45 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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abbotFox presents Avalon. A deceptively spacious, extended family home set within the coveted Wymondham College catchment.

Originally a 1960s bungalow occupying a generous plot, the current owners have thoughtfully and meticulously extended and improved this home to provide a bright and stylish family home, with a high degree of flexibility in its layout. Towards the front of the property, the accommodation comprises; an inviting entrance hall, spacious lounge, with bi-folding doors into a modern kitchen diner, with underfloor heating and adjoining family room, along with a separate utility room. The rear of the property offers four bedrooms, and a family bathroom. The second bedroom is serviced with a dressing area and an en-suite shower room. The stunning master suite also offers an en-suite bathroom and a generous dressing room and further benefits from underfloor heating. This space could be converted to those looking for multi-generational living.

Externally, the property offers ample off road parking and a garage to the front, whilst the enclosed rear garden affords an exceptional degree of privacy and benefits from generous patio areas, lawns and raised beds.

Finished to a high standard throughout, an internal viewing comes highly recommended.

