Avenue Road | Wymondham | NR18 0QG

Offers Over £325,000

twgaze

# Avenue Road | Wymondham | NR18 0QG
## Offers Over £325,000

Occupying an enviable position in the heart of Wymondham, this exceptional four-bedroom end-terrace residence effortlessly combines styling with spacious, contemporary family living. Outside, a private enclosed walled garden provides a peaceful retreat for entertaining and relaxation, while the garage offers secure parking and additional storage. Perfectly positioned just moments from Wymondham's charming town centre, boutique shops, cafés, highly regarded schools, and excellent transport links, this is a rare opportunity to enjoy refined living in one of the town's most sought-after locations.

- Four bedroom end terrace on exclusive development
- Walking distance from Wymondham town centre
- Brick built garage with electric door
- Good size kitchen
- Main bedroom with en-suite
- Overlooking Fairland Green
- Private enclosed walled garden
- Lounge with patio doors leading to garden

Location

The property is set in a slightly elevated location overlooking Fairland Green and within a few minutes walk from Wymondham town centre, shops and transport links. The town's train station is also within a short walking distance from the property, which provides good access into Norwich, Cambridge and London. Wymondham offers excellent schooling and offers three primary and two senior schools with Wymondham Academy and Wymondham College (state day and boarding) both very well regarded. The A11 (dual carriageway) is just to the east of the town and provides fast access into Norwich, which is just 15 minutes drive away and making both Newmarket and Cambridge within easy reach.

The Property

A four-bedroom modern end-terrace residence, perfectly positioned in an enviable location overlooking the picturesque green. Designed for contemporary family living, the property offers a stylish and spacious interior with a welcoming entrance hall leading to a beautifully presented lounge, complete with patio doors opening onto the private garden, creating a seamless connection between indoor and outdoor spaces. The contemporary kitchen provides a superb setting for everyday living and entertaining, complemented by a convenient ground floor WC. To the first floor, the impressive principal bedroom benefits from a en-suite shower room, alongside three further well proportioned bedrooms and an family bathroom. Combining modern design, generous accommodation, and a highly desirable setting, this exceptional home offers an outstanding opportunity for those seeking refined comfort and sophisticated living.

Outside

A pathway leads to the welcoming frontage of the property, with convenient side access extending through to the rear. The home enjoys a private, enclosed walled garden, thoughtfully designed with a generous patio area, perfect for outdoor entertaining and relaxation. A rear gate provides access to the private parking area, where a brick-built garage awaits, featuring a contemporary electric door for added convenience and security.

Agents Note: There is a management company for 'The Chestnuts development'. The 01/02/26- 31/01/27 charge was £516.82

Services

Mains electricity, mains gas, mains water and drainage

How to get there

What3words: ///tasks.plugs.disco

Viewing

By appointment with TW Gaze

Freehold

Council Tax: South Norfolk C

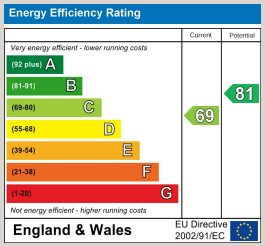
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20301

**Ground Floor**
Approx. 52.7 sq. metres (567.5 sq. feet)

**First Floor**
Approx. 39.5 sq. metres (425.5 sq. feet)
(excluding Shower Room)

Total area: approx. 92.3 sq. metres (993.0 sq. feet)

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