



Guide Price £425,000

4 Bedroom Detached House for sale  
27 Saffron Avenue, Wymondham





## Overview

Space to breathe, room to grow: this bright four-bedroom detached home nails family living with a bay-fronted lounge, a vast kitchen/dining hub and a playroom/office for work or kids' chaos. Parks, walks, shops, a gym and the station are all nearby.



## Key Features

- Guide Price: £425,000 to £450,000
- Detached Four-Bedroom Home (2022 Build)
- All Double Bedrooms, Family Bathroom and Ensuite Shower Room
- Substantial Kitchen-Dining Hub with Integrated Appliances
- Spacious Bay-Fronted Living Room
- Separate Utility/Cloakroom with Integrated Washing Machine
- Versatile Ground-Floor Playroom/Home Office
- Verdant Garden with Covered Decked Area and Extended Patio
- Driveway Parking Plus Extended Single Garage with Light and Power
- Walking Distance of Parks, Co-Op, Gym, Train Station and Town Centre





Welcome to Saffron Avenue, Wymondham (NR18). This 2022-built detached home is move-in ready - with integrated kitchen and utility appliances already in place, hard flooring throughout the ground floor for a clean, practical finish, and a covered decked area that lets you make the most of the garden in more seasons (come rain or shine). Add in the everyday convenience of nearby amenities and transport links, and you've got a home that feels nicely tucked away from the hustle and bustle, without ever being far from what you need.

The ground floor is thoughtfully arranged, starting with a sizeable living room featuring a bay window flooding the space with natural light. To the rear, the extensive kitchen-dining room is the heart of the home: ideal for family meals, entertaining, bringing everyone together at the end of the day, during meal prep, and for lazy Sundays. A separate utility room keeps laundry and household tasks neatly out of sight, while the additional playroom offers options: playroom, children's snug, home office or hobby room.

Upstairs, the first floor opens to four double bedrooms and a smart family bathroom. The principal bedroom features a floor-to-ceiling wardrobe and a well-appointed en-suite shower room. While bedroom two also boasts a built-in double wardrobe, bedroom four's layout is set for one if desired. The main bathroom mirrors the ensuite's presentation, also boasting a full-height heated towel rail and a window for freshness.



The garden offers a verdant space and plenty of 'runaround' lawn, as well as an extended patio to enjoy sunny mornings. In addition, the covered decking area, complete with power, means the outside can be enjoyed far beyond daylight and summer hours. The tandem driveway comfortably accommodates two vehicles, and the extensive garage is large enough for parking and a home gym or additional storage.

A super location with play parks and walking routes close by, plus a handy local Co Op and gym - and Wymondham town centre is within easy walking distance too. The train station is a 12-minute walk away, offering reliable links to Norwich, Cambridge and London, while Green Line bus routes provide straightforward access to the NNUH.

To find out how effortless it would be to move and settle into this home, book your viewing today.

What3Words: ///passenger.baker.original



**Kitchen-Dining Room**

26' 6" x 10' 7" (8.10m x 3.25m)

Luxury vinyl flooring, uPVC double-glazed window with fitted roller blind and French doors, fitted base and wall-mounted units, integrated dishwasher, dual oven, electric hob with splashback glass and extractor hood, spotlighting and single ceiling light, two radiators, extractor fan and multiple sockets.

**Living Room**

15' 5" x 12' 9" (4.72m x 3.89m)

Luxury vinyl flooring, uPVC double-glazed bay window, ceiling light, radiator, multiple sockets and TV aerial.

**Office/Playroom**

8' 5" x 6' 10" (2.59m x 2.10m)

Luxury vinyl flooring, uPVC double-glazed window, ceiling light, radiator and multiple sockets.

**Utility Room**

6' 10" x 5' 5" (2.10m x 1.66m)

Luxury vinyl flooring, fitted base units, integrated washing machine, toilet, extractor fan, radiator, spotlighting and dual socket.

**Bedroom One**

12' 9" x 12' 0" (3.89m x 3.68m)

Fitted carpet, uPVC double-glazed window with fitted roller blind, built-in double wardrobe with mirrored sliding doors, ceiling light, multiple sockets and radiator.

**Bedroom Two**

13' 8" x 10' 1" (4.19m x 3.08m)

Fitted carpet, uPVC double-glazed window with fitted roller blind, built-in double wardrobe with mirrored sliding doors, ceiling light, multiple sockets and radiator.

**Bedroom Three**

11' 3" x 10' 2" (3.44m x 3.10m)

Fitted carpet, uPVC double-glazed window with fitted vertical blind, ceiling light, multiple sockets and radiator.

**Bedroom Four**

12' 9" x 9' 0" (3.89m x 2.75m)

Fitted carpet, uPVC double-glazed window with fitted roller blind, ceiling light, multiple sockets and radiator.

**Bathroom**

6' 9" x 6' 6" (2.08m x 2.00m)

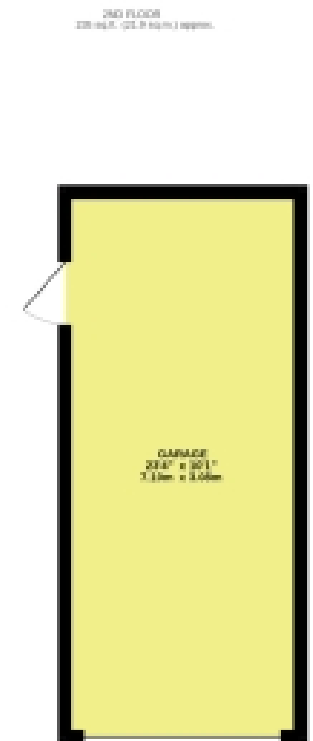
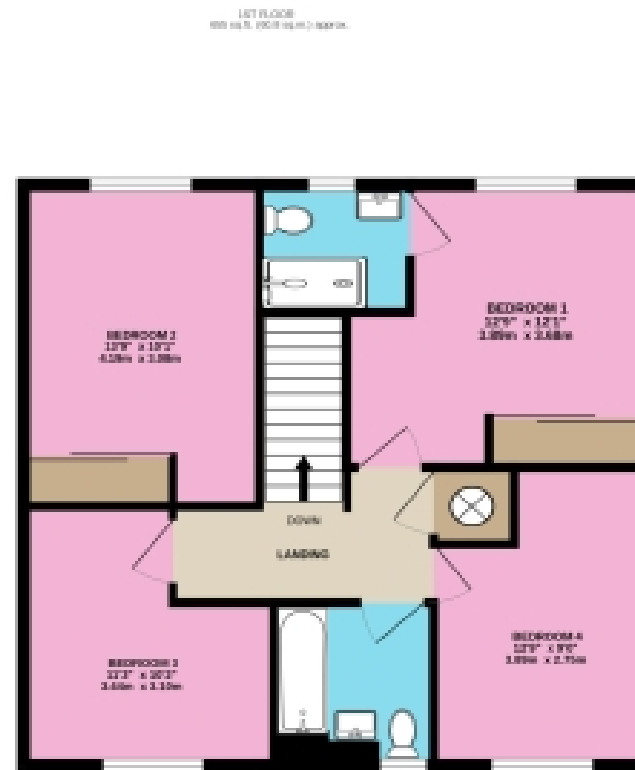
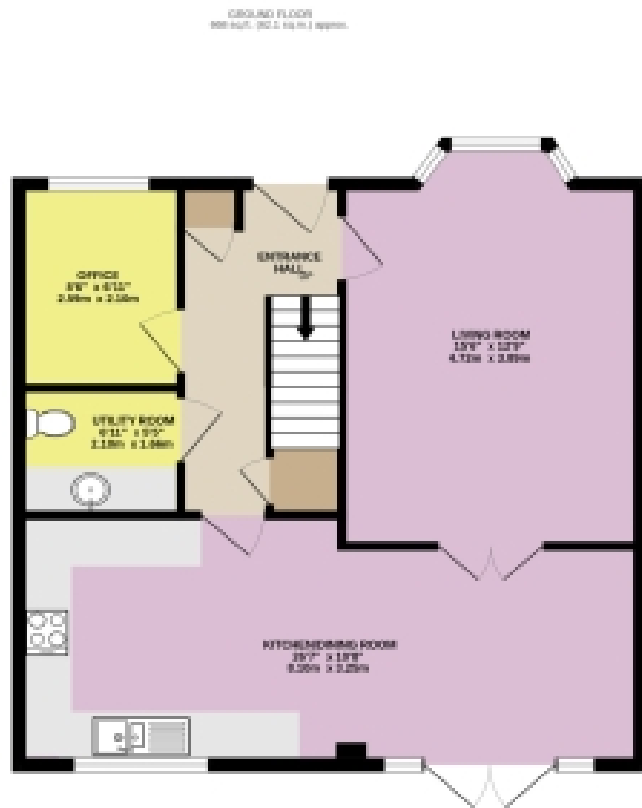
Tiled flooring, obscured uPVC double-glazed window, tiled walls, bath with shower nozzle, Vanity wash hand basin, toilet, full-height heated towel rail, spotlighting and extractor fan.

**Ensuite Shower Room**

6' 5" x 5' 5" (1.97m x 1.66m)

Tiled flooring, obscured uPVC double-glazed window, Vanity wash hand basin with splashback tiling, toilet, rectangular shower tray with dual nozzles, glass screens and tiled walls, full-height heated towel rail and spotlighting.

# Floorplans



## DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA: 1558 sq.ft. (144.7 sq.m.) approx.

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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EPC

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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