



Guide Price £300,000

3 Bedroom Semi-Detached House for sale  
19 Saffron Avenue, Wymondham





## Overview

Modern (2021) home on a smart Wymondham development, with a standout top-floor principal bedroom, extensive garage, driveway, and pleasant greenery to the front - all within easy walking distance of parks, train station, Co-Op and town.



## Key Features

- Guide Price: £300,000 to £315,000
- Modern Townhouse Built in 2021
- Well-Appointed Kitchen–Breakfast Room to the Front with a Pleasant Outlook
- Rear Lounge–Diner with Garden Outlook - Ideal for Relaxing and Entertaining
- Top-Floor Principal Bedroom with Ensuite Shower Room (Private and Peaceful)
- Two Generous Bedrooms on the First Floor
- Generously Sized Family Bathroom
- Easy-Maintenance Enclosed Rear Garden and a Verdant Frontage
- Extensive Single Garage, Driveway Parking plus EV Charger
- Walking Distance to Parks, Co-Op, Train Station and Wymondham Town Centre





Welcome to Saffron Avenue, Wymondham, NR18. Set across three floors, this beautiful townhouse really works for day-to-day flexibility. On the ground floor, you'll find a well-appointed kitchen-breakfast room to the front with a pleasant outlook - ideal for busy mornings - while the lounge-diner sits to the rear, enjoying a lovely outlook over the garden and creating a natural hub for relaxing and entertaining.

Up on the first floor are two bedrooms alongside a generously sized family bathroom, giving you a practical, comfortable layout for children, guests or a home office. Then, tucked away on the second floor, the principal bedroom feels like a private retreat, complete with its own ensuite shower room - perfect if you value a little peace and separation from the rest of the house. Inside, this home feels instantly welcoming, with warm, modern tones and plenty of natural light, keeping each level bright and airy.

Outside, the property continues to impress with an extensive single garage and driveway parking, plus that gorgeous open view across well-kept greenery to the front - providing the elbow room hard to come by on newer developments. It's a setting that feels calm and tidy, with a great sense of arrival every time you come home.

Location-wise, you're within walking distance of play parks and walking routes, plus the convenience of a local Co-Op, gym, Wymondham train station and the town centre for cafés, shops and everyday essentials - making commuting and weekend plans equally easy.

Overall, this is a modern, low-fuss home with a standout principal bedroom, excellent parking, set in a brilliant Wymondham location. Book to view today!

What3Words: ///cheek.masterful.enter



**Kitchen-Breakfast Room**

12' 9" x 8' 5" (3.89m x 2.59m)

Laminate flooring, uPVC double-glazed bay window with fitted Venetian blind, base and wall-mounted units with fitted plinth lights, composite sink, integrated fridge-freezer, dual electric oven, gas hob with glass splashback, dishwasher and extractor hood, houses the combi gas boiler, spotlights, radiator and multiple sockets.

**Lounge-Diner**

15' 8" x 11' 0" (4.80m x 3.37m)

Laminate flooring, uPVC double-glazed French doors, dual ceiling lights, radiator, TV aerial and multiple sockets.

**Cloakroom**

6' 2" x 3' 4" (1.89m x 1.03m)

Laminate flooring, wash hand basin with splashback tiles, toilet, radiator and ceiling light.

**Principal Bedroom**

19' 11" x 11' 6" (6.08m x 3.51m)

Fitted carpet, uPVC double-glazed dormer window with fitted roller blind and skylight with fitted blind, wall-mounted lights, eaves storage, radiator and multiple sockets.

**Ensuite Shower Room**

7' 8" x 4' 8" (2.36m x 1.44m)

Laminate flooring, uPVC double-glazed Velux window, rectangular shower tray with glass bi-fold doors, mixer shower and tiled walls, toilet, wash hand basin with splashback tiles, heated towel rail and spotlights.

**Bedroom Two**

15' 8" x 11' 0" (4.80m x 3.37m)

Laminate flooring, dual uPVC double-glazed windows with fitted roller blinds, ceiling light, multiple sockets and radiator.

**Bedroom Three**

9' 6" x 8' 9" (2.92m x 2.67m)

Laminate flooring, uPVC floor-to-ceiling double-glazed window with fitted roller blind, ceiling light, multiple sockets and radiator.

**Family Bathroom**

8' 9" x 6' 6" (2.67m x 2.00m)

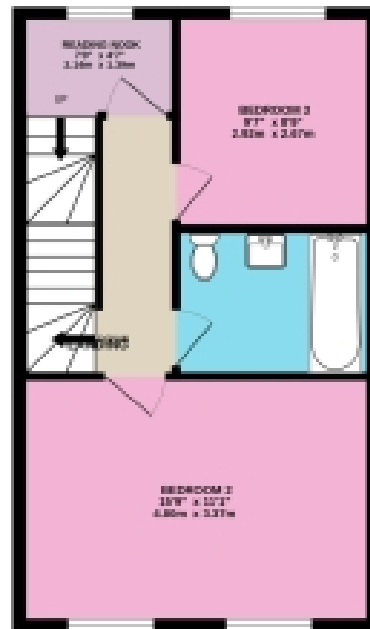
Laminate flooring, bath, wash hand basin, toilet, heated towel rail, half-height tiled walls and ceiling light.

# Floorplans

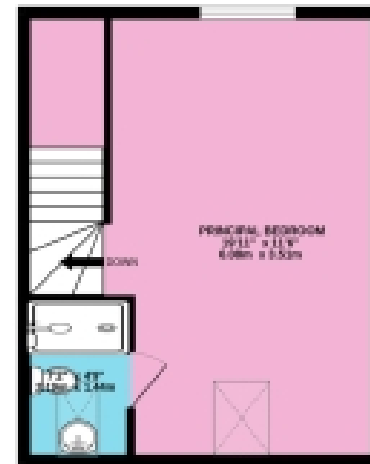
GROUND FLOOR  
400 SQ. FT. (37.1 SQ.M.) APPROX.



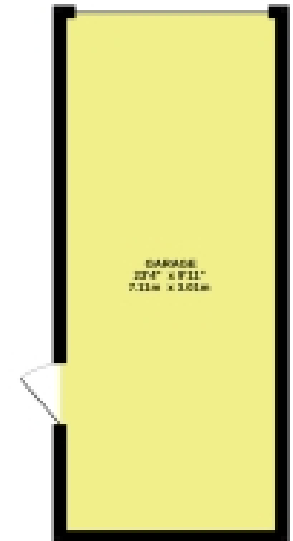
1ST FLOOR  
425 SQ. FT. (39.3 SQ.M.) APPROX.



2ND FLOOR  
121 SQ. FT. (11.2 SQ.M.) APPROX.



3RD FLOOR  
121 SQ. FT. (11.2 SQ.M.) APPROX.



## 3-BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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.  
Made with Metplotix ©2020

EPC

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Wymondham

01953 665 785 (24/7)  
wymondham@ewemove.com

