



Aspen Drive, Wymondham - NR18 9FT

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Aspen Drive

Wymondham

NO CHAIN! This IMPRESSIVE THREE BEDROOM DETACHED HOUSE is a superbly presented, HEAVILY UPGRADED FAMILY HOME set in a highly desirable location OPPOSITE OPEN GREEN SPACE, offering both PRIVACY and a wonderful sense of openness. The vendors having owned since new has been presented in pristine order with excellent upgrades which a new owner will benefit. Step inside to discover a WELCOMING ENTRANCE HALL that flows effortlessly into the HEART OF THE HOME, featuring a HIGH SPECIFICATION KITCHEN/DINING ROOM with CONTEMPORARY FITTED UNITS, INTEGRATED APPLIANCES, and AMPLE SPACE for family gatherings or entertaining guests. The 16' SITTING ROOM provides a BRIGHT, GENEROUS LIVING AREA, seamlessly leading into a stunning GLASS GARDEN ROOM EXTENSION (complete with AIR CONDITIONING for year-round comfort), creating a perfect spot for relaxing or enjoying views of the garden. There is also a useful ground floor W/C. Upstairs, discover THREE AMPLE BEDROOMS, each thoughtfully designed for comfort and versatility, including a PRINCIPAL BEDROOM with full height window and EN-SUITE shower room as well as a further WELL FITTED FAMILY BATHROOM, both finished to a HIGH STANDARD. Presented in EXCELLENT ORDER throughout, this property boasts a modern, stylish décor and quality finishes at every turn, making it truly move-in ready. Step outside to find the FULLY LANDSCAPED REAR GARDENS that have been meticulously designed for both beauty and ease of maintenance, featuring an AUTOMATED IRRIGATION SYSTEM (ideal for keeping the garden lush and green all year round).



The garden is completely paved with various planting borders which provide the perfect setting for alfresco dining, summer BBQ's, or simply relaxing in the sun. The excellent garden room extension flows effortlessly into the garden space creating a perfect 'indoor outdoor' living environment. Beyond the garden is the DRIVEWAY which provides parking for two vehicles off road.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Heavily Upgraded Family Home
- Located Opposite Green Space
- Presented In Excellent Order
- High Spec Kitchen/Dining Room
- 16' Sitting Room Leading Into Garden Room Extension With Air Conditioning
- Three Ample Bedrooms & Two Well Fitted Bathrooms
- Fully Landscaped Rear Gardens With Irrigation System
- Driveway Parking For Two Vehicles

The property is located in the market town of Wymondham, and within walking distance to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.



SETTING THE SCENE

Approached via the Cul-De-Sac of Aspen Drive, there is a pathway leading to the main entrance door at the front with mature planting either side. To the rear leading off Saffron Avenue there is driveway parking beyond the garden suitable for two vehicles.

THE GRAND TOUR

Entering the spacious hallway to the front there is built in storage as well as wood effect flooring, stairs to the first floor landing and a generous understairs cloakroom. To the right of the hallway is the kitchen/dining room measuring 16' (stms) with plenty of space for a dining table to the front and extra storage for white goods. The kitchen is well fitted with a range of wall and base level units with rolled edge worktops over. Integrated appliances include an eye level double oven/grill with gas fired hob and a dishwasher. On the other side of the hallway is the sitting room with a continuation of the same flooring as well as plenty of natural light and space for soft furnishings. Double internal doors open into the extended glass garden room extension which provides an excellent extra space for relaxing or entertaining. There is convenient air conditioning fitted as well as large sliding doors opening onto the landscaped garden providing a seamless flow. Heading up to the first floor landing there are three ample bedrooms, a family bathroom and en-suite shower room. The third bedroom being the smallest room is currently used as a hobby room with the second bedroom used as a home office. The family bathroom adjacent is well fitted with modern tiling, a w/c, hand wash basin, bath and shower over. The master bedroom benefits from a large front facing full height window as well as an en-suite shower room with double shower, w/c and hand wash basin and the same modern tiling as the family bathroom.

FIND US

Postcode : NR18 9FT

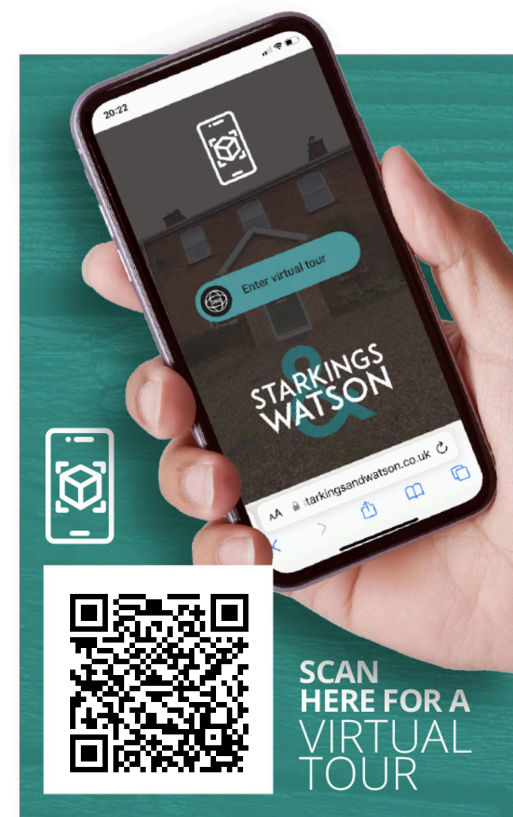
What3Words : ///baroness.aviation.rivals

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised there is service charge in place for the development for upkeep of the communal areas with exact numbers to be provided.



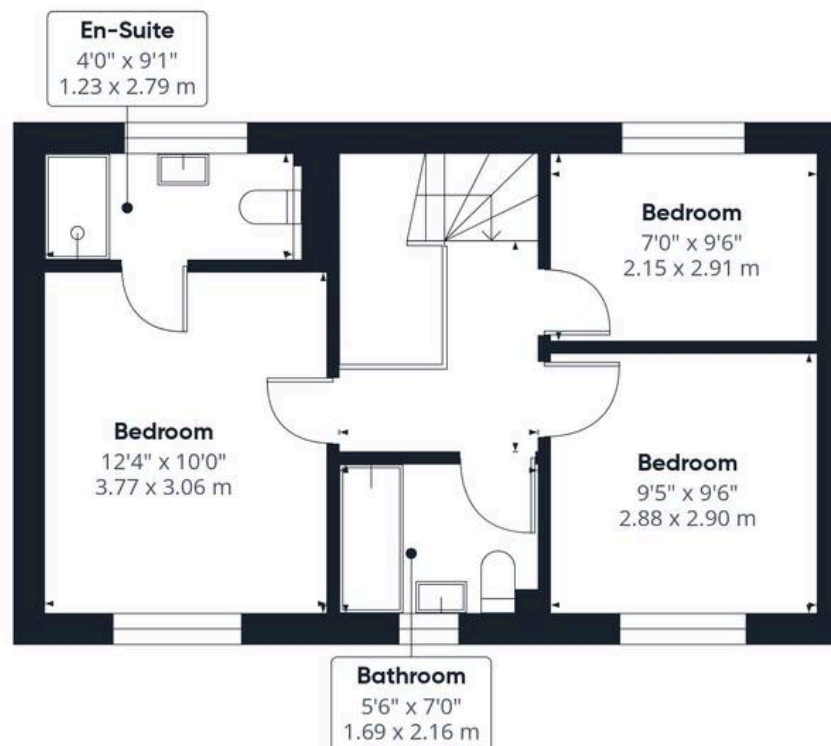
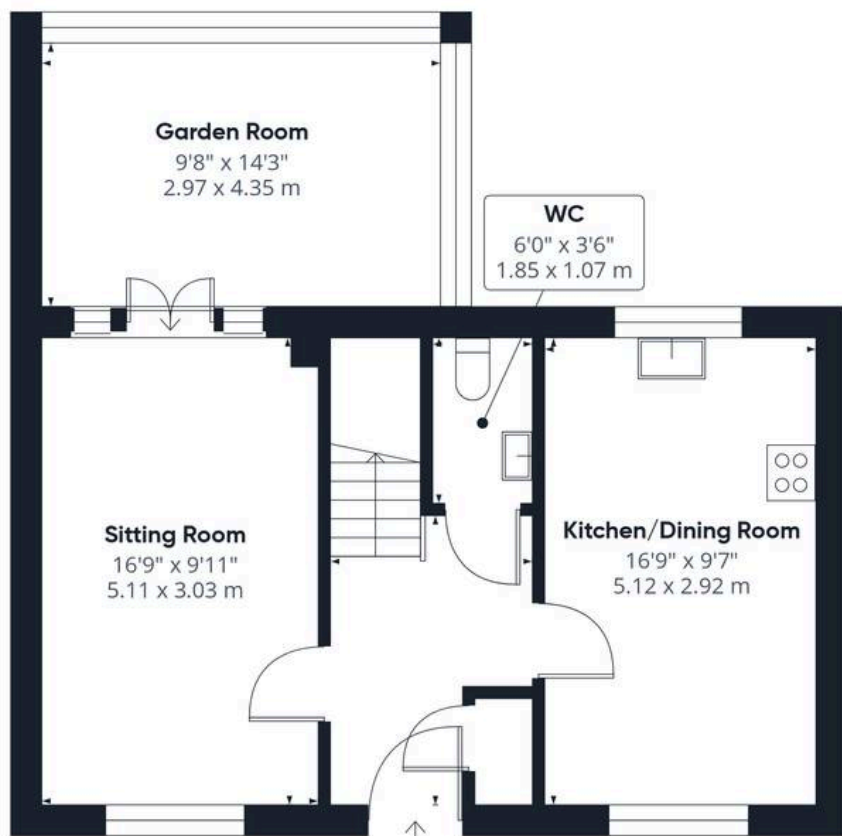




THE GREAT OUTDOORS

Externally the beautifully presented rear garden has been fully landscaped by the current owners creating an excellent space for outside dining and entertaining. The garden is fully paved with a variety of planting borders and shingled areas. There is an automated irrigation system fitted as well as timber garden shed and timber fencing enclosing the garden. A gate to the rear leads to the driveway parking beyond suitable for two vehicles off road.





Approximate total area⁽¹⁾

983 ft²

91.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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