

Guide Price £325,000

3 Bedroom Semi-Detached House for sale

26 Saffron Avenue, Wymondham

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SALES AND LETTINGS





Overview

Seeking a new move-in-ready home? This sunny 3-bed townhouse has a west-facing garden, a spacious driveway and a large garage for all your essentials.

Key Features

- Modern 3-Bedroom Townhouse
- Comfortable Driveway Parking and Extensive Garage with Light and Power
- Walking Distance to Town Centre, Train Station, Bus Stops, Parks, Gym and Local Shop
- Principal Bedroom with Ensuite Shower Room Set Across One Floor
- Two Further Double Bedrooms and Spacious Family Bathroom
- Natural Brightness Throughout and Facilities on All Floors
- One of the Largest Gardens within the Vicinity and West-Facing
- 2021 Build with 5 yrs NHBC Warranty Remaining













Welcome to Saffron Avenue, Wymondham. Built in 2021, this home has proved its worth as a first time home offering a range of benefits for young families from good-sized bedrooms, facilities on each floor, and just a hop and skip from local parks.

Set across three floors, this home offers an advantageous layout for dividing space between living, work/play, and retreat. The ground floor flows through a spacious entrance hall to the kitchen-diner at the front of the house, the living room with views across the garden, and a sizeable cloakroom and storage cupboard.

The principal bedroom sits on the second floor for maximum privacy, with built-in storage, a dormer and Velux windows, wall-mounted lighting, and a good-sized ensuite shower room. The first floor provides two bedrooms and a sizeable family bathroom. Bedroom two spans the full width of the house, with dual windows offering a versatile space.

Outside, the driveway is bordered by attractive perennial shrubbery that complements the larger footprint on show. Also on display is the extensive single garage with light and power, and to the rear, one of the largest gardens in the area. The latter is enclosed and has been nurtured over time to create a wonderful lawn for all the family to enjoy, an extended patio and, of course, all-important west-facing rays.

Location-wise, this property is a 12-minute walk from Wymondham train station, with reliable links to Norwich, Cambridge and London, as well as Green line bus routes to the NNUH. Schools include the Outstanding-rated Browick Primary and Nursery, Wymondham High Academy rated Good and a Forest School. Town amenities include local markets, shops, eateries and all daily essentials.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///sparks.begin.cosmic

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Kitchen-Diner
11' 3" x 9' 1" (3.43m x 2.77m)
Tiled flooring, uPVC double-glazed window with large sill and fitted Venetian blind, fitted base and wall-mounted units, integrated gas hob with stainless steel splashback, dual electric ovens and extractor hood, houses the combi boiler, space for a freestanding washing machine, slimline dishwasher and fridge-freezer, ceiling light, multiple sockets and radiator.

Living Room
15' 8" x 12' 2" (4.79m x 3.71m)
Fitted carpet, uPVC double-glazed French doors and side windows, dual ceiling lights, hardwired smoke alarm, multiple sockets, TV aerial and radiator.

Cloakroom
6' 1" x 3' 4" (1.87m x 1.04m)
Tiled flooring, wash hand basin with splashback tiles, toilet, ceiling light and radiator.

Principal Bedroom
16' 7" x 12' 5" (5.08m x 3.81m)
Fitted carpet, uPVC double-glazed dormer window with roman blind and Velux skylight, built-in wardrobes, wall-mounted spotlights, radiator, multiple sockets and TV aerial.

Ensuite Shower Room
8' 11" x 4' 7" (2.74m x 1.41m)
Vinyl flooring, uPVC double-glazed Velux skylight, heated towel rail, wash hand basin, full-width shower cubicle with glass sliding door and electric shower, toilet, tiled walls, ceiling light and extractor fan.

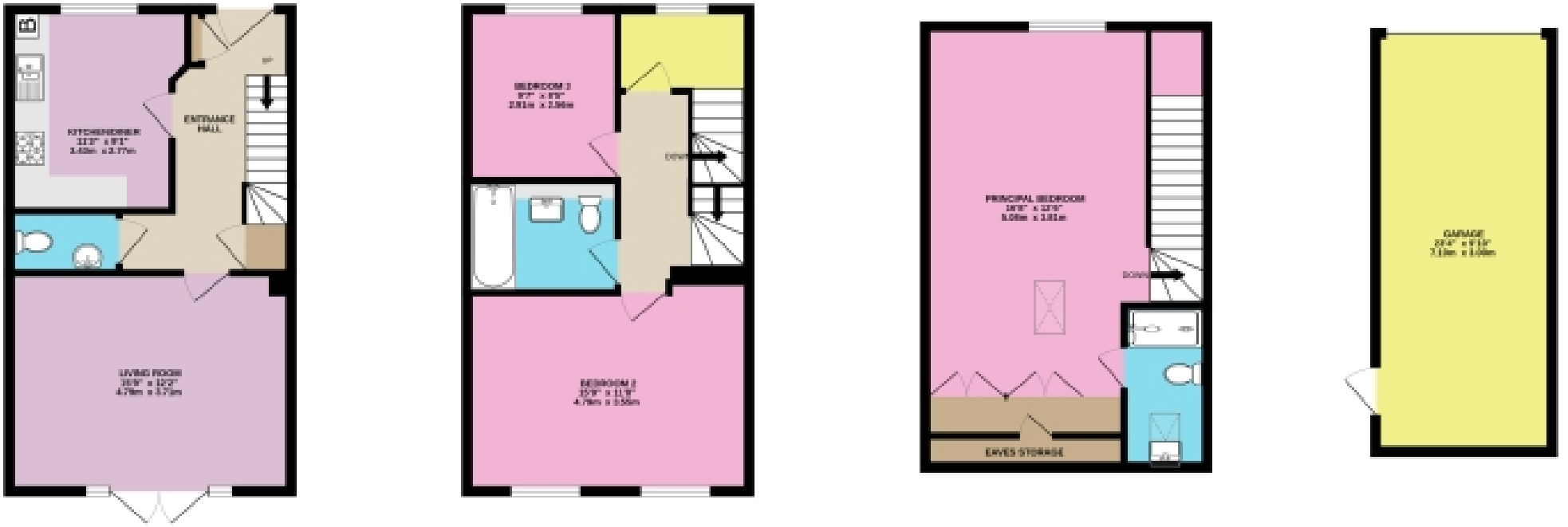
Bedroom Two
15' 8" x 11' 7" (4.79m x 3.55m)
Fitted carpet, dual uPVC double-glazed windows, ceiling light, multiple sockets and radiator.

Bedroom Three
9' 6" x 8' 4" (2.91m x 2.56m)
Fitted carpet, uPVC double-glazed window, ceiling light, multiple sockets and radiator.

Bathroom
8' 4" x 6' 2" (2.56m x 1.90m)
Vinyl flooring, tiled walls, bath with shower over, wash hand basin, toilet, full-height heated towel rail, tiled walls, ceiling light and extractor fan.

Garage
23' 3" x 9' 10" (7.10m x 3.00m)
Up-and-over garage door, light and power and garden side entrance.

Floorplans

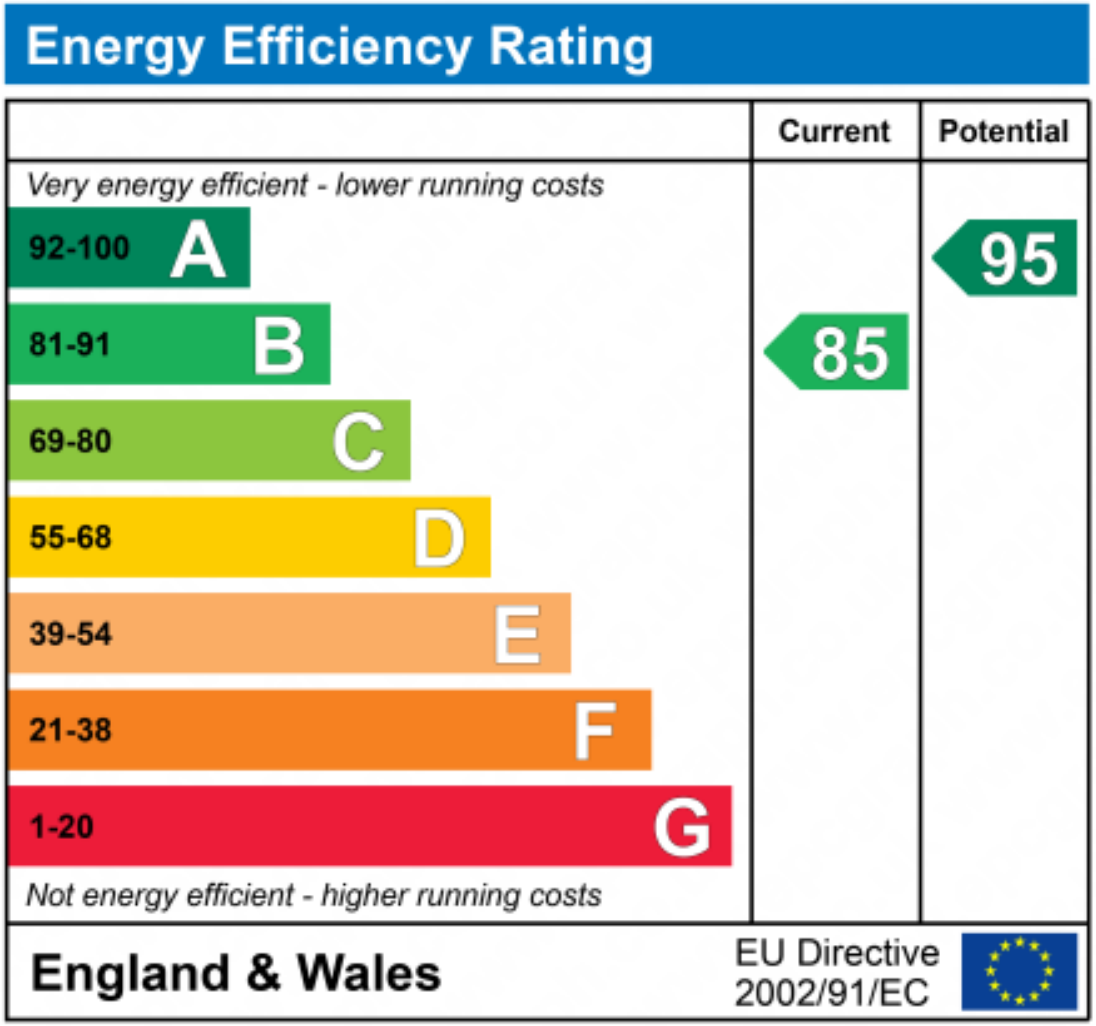


SEMI-DETACHED 3-BEDROOM TOWNHOUSE

TOTAL FLOOR AREA : 1451 sq.ft. (134.8 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


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
92-100 A
81-91 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G
Not energy efficient - higher running costs
85
95
England & Wales
EU Directive 2002/91/EC







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