

Ben Allman
Estate & Letting Agents



53 Wood Avens Way

, Wymondham, NR18 0XP

Guide price £525,000



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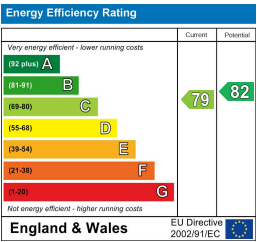
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Extensive 1873 Square Foot Four Bedroom Detached Home
- Two Ensuite Bedrooms
- Quiet Cul De Sac Location
- Scope For Improvement And Modernisation Throughout
- Great Storage Spaces Throughout
- Driveway With Double Garage Supplied With Power
- Separate Utility Room
- Set Upon A Generous Plot
- Great Location For Amenities, Schools And Transport Networks
- Offered With No Onward Chain!

Built in the early 2000s, the property occupies a generous position with a driveway leading to a double garage with power connected, alongside a lawned frontage.

The spacious entrance hall provides access to the main accommodation and includes a useful storage cupboard and ground floor WC. The kitchen is a particularly generous room, fitted with a range of wall and base units, a Rangemaster cooker with gas hob, integrated dishwasher, wine cooler, space for a fridge freezer and breakfast bar. A separate utility room offers a further sink, plumbing for appliances and side access to the garden. A conservatory sits off the kitchen overlooking the rear garden.

The living room is an impressive size, featuring a fireplace, French doors to the garden and plenty of space for a variety of furniture layouts. Also on the ground floor is a separate dining room and a study, which could be used as a fifth bedroom if required.

Upstairs, the spacious landing benefits from additional storage cupboards and loft access. All four bedrooms are doubles and feature built-in wardrobes. The principal and second bedrooms both benefit from en-suite shower rooms, while the remaining bedrooms are served by a family bathroom with bath and tiled surround.

Outside, the rear garden offers plenty of space for families, entertaining and outdoor enjoyment.



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