

18 Saffron Avenue, Wymondham, NR18 9FW
Offers in excess of £450,000 Freehold





KEY FEATURES

- Air source heat pump
- Solar panels
- Electric car charger
- Four well-proportioned first floor bedrooms
- Principal bedroom with dressing area and en-suite shower room
- Bedroom four with walk-in storage cupboard
- Impressive 22'7" kitchen/dining room with integrated appliances
- Double doors opening to the pergola-covered patio
- Bright and spacious dual aspect lounge with box-bay window
- Separate family room/dining room with bay frontage
- Ground floor cloakroom/wc
- Stylish family bathroom
- Double glazing
- Detached 23'2" x 9'8" garage with light and power
- Double off-road parking
- Enclosed rear garden with lawn and covered patio seating area



Location....

Wymondham is a South Norfolk gem situated approximately nine miles south west of Norwich city centre. This rapidly expanding, yet charming, historic market town enjoys a full range of services including:- Waitrose, Morrisons and Lidl supermarkets, three medical centres, four dentists, veterinary practice, a wide choice of pubs, restaurants and cafes, leisure and sports facilities, a full range of local schools including Wymondham College and Wymondham High Academy, both having excellent reputations. The town has an award winning railway station with regular services to Norwich, London, Cambridge and many other destinations via connections at Ely. Landmarks include the impressive Abbey, the Market Cross and the Bridewell Museum. The University of East Anglia, John Innes Institute, Food Research Institute and Science Park, Norfolk and Norwich Hospital, Norfolk Police Headquarters and Lotus Cars are all local employers served by the town.

The property...

Set within a sought-after modern developments, this immaculately presented detached four-bedroom family home occupies a desirable corner plot position and offers 1410sqft of stylish and versatile accommodation.

Built in 2021, this property benefits from the reassurance of some remaining builders warranty and has been thoughtfully designed with modern family living in mind. Offering a superb balance of spacious reception areas, well-proportioned bedrooms and attractive outdoor space, the home is ideally placed for the town centre, local amenities, road links and rail connections.

Internally, the property is beautifully maintained throughout, with oak-style laminate and tiled flooring across the ground floor, creating a smart and cohesive finish.

This attractive modern home offers beautifully presented interiors throughout and is perfectly suited to the needs of contemporary family life.

At the heart of the home is the impressive 22'7" kitchen/dining room, a generous and sociable space ideal for both everyday living and entertaining. Stylishly fitted with a range of modern units, the kitchen incorporates a selection of integrated appliances include a gas hob, double Zanussi electric ovens, full-height fridge and low-level freezer. Double doors open directly onto the garden, providing a seamless connection between indoor and outdoor living.

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The dual aspect lounge is a wonderfully bright and welcoming room, enhanced by a charming box-bay window and excellent natural light. In addition, there is a separate family room/dining room to the front of the property with bay frontage, offering excellent flexibility as a second sitting room, playroom, home office or snug.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The principal bedroom enjoys the benefit of a dressing area and en-suite shower room, while bedroom four offers the added practicality of a walk-in storage cupboard. A stylish and contemporary family bathroom serves the remaining bedrooms.

The property is approached via a shared driveway, leading to a detached single garage measuring approximately 23'2" x 9'8" complete with light and power. There is also side-by-side off-road parking for two vehicles to the front.

To the rear, the enclosed garden measures approximately 31' x 27' max and is designed for ease of maintenance and family enjoyment. It is mainly laid to lawn and also features a superb pergola-covered patio seating area. Ideal for outdoor dining, entertaining or simply relaxing during the warmer months. There is also a double external power point.

The garden can be accessed directly from both the kitchen/dining room and the lounge, enhancing the excellent flow of the home and further supporting its family-friendly layout.

Summary

A superb opportunity to acquire a modern detached family home in a highly desirable position, offering stylish accommodation, excellent energy-efficient features and versatile living space throughout.

Early viewing is highly recommended

South Norfolk Council Tax Band E

Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from WARNERS will be processed by WARNERS.

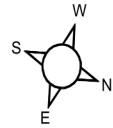








Saffron Avenue, Wymondham, Norfolk
Approximate Gross Internal Area
 Main House = 1489 Sq Ft/138 Sq M
 Garage = 234 Sq Ft/22 Sq M
 Pergola external area = 181 Sq Ft/17 Sq M
 Total = 1723 Sq Ft/160 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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 Sat 9am-3pm

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