

Ben Allman
Estate & Letting Agents



53 Wood Avens Way
, Wymondham, NR18 0XP
Guide price £525,000



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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.

Properties offering this level of accommodation rarely come to market in such a tucked-away position. While some updating would enhance the property, it offers excellent potential for buyers to put their own stamp on a sizeable family home.

Wymondham remains one of Norfolk's most sought-after market towns, offering a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. The town is well known for its highly regarded schools, including Wymondham College, excellent transport links via the A11, and rail connections to Norwich, Cambridge and beyond, making it a popular choice for families and commuters alike.

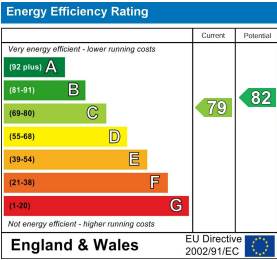
Area Map



Floor Plan



Energy Efficiency Graph



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