



Offers In The Region Of £350,000

3 Bedroom Town House for sale  
28 Dunlin Drive, Wymondham



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## Overview

The moment you step foot inside this elegant property your gaze will be met with multiple pleasing features. And that's just the ground floor. Click, book and let's get you moving.



## Key Features

- 3-Bedroom Modern Townhouse
- Hopkins Home - 2021 Build
- Landscaped South-Facing Garden
- Extensive Integral Garage with Light and Power
- Twin Driveway Parking
- Walking Distance to Train Station, Shops and Playpark
- Offered Chain Free









Welcome to Dunlin Drive, Wymondham. Built in 2021, this delightful Hopkins Homes build is in show-home condition offering all the benefits you expect of such a young property. With layout and details covering all modern desirables from its landscaped garden out back to the twin driveway parking at the front, you will not be disappointed.

In quality townhouse fashion, ample living space is set on the first floor guaranteeing utmost privacy from the outside world. This dual-aspect space boasts plenty of natural daylight, sash windows to the front and the option to open or close the dining room off from the living room without compromising on comfort or convenience.

The second floor comprises of three bedrooms, a bathroom and two storage cupboards off-landing. The principal bedroom offers excellent views via twin sash windows, a double built-in wardrobe and a smart ensuite shower room. Bedroom two is a double with a roomy double built-in wardrobe and bedroom three is a cosy double / good-sized single / home office. The main bathroom is fresh and tasteful.

Back to the ground floor, there is a home office / gaming room set to the rear of the property for a peaceful outlook. A utility room, three storage cupboards and a well-appointed WC for optimum convenience. From the entrance hall there is direct access to the extensive integral garage fitted with light and power. This one is truly designed for parking needs.

Within walking distance is the Wymondham Train Station with excellent links to Norwich, Cambridge, and London Kings Cross; a local Co-Op providing all your daily essentials; a Forest School, Play Park and hours' worth of tracks and trails on the doorstep. The town centre itself is a 15 to 20-minute walk.

Offered with no onward chain, this property is sure to be on your wish list. Simply call us to book your viewing - we'll answer your call 24.7!





**Kitchen / Dining Room**

17' 6" x 13' 11" (5.35m x 4.25m)

Range of fitted base and wall units with work surfaces, tiled splash backs, one and a half stainless steel sink and drainer, fitted double oven, gas hob and extractor hood, space for dishwasher and large fridge-freezer, multiple sockets,, tiled flooring, two radiators and twin windows

**Living Room**

17' 6" x 16' 4" (5.35m x 5.00m)

Fitted carpet flooring, double doors into the kitchen/diner, multiple plug sockets and television aerial, two radiators and twin sash windows

**Bedroom (Double) with Ensuite**

15' 1" x 10' 5" (4.60m x 3.20m)

BEDROOM: Large built-in wardrobe, fitted carpet flooring, radiator and twin sash windows

ENSUITE: Vinyl flooring, glass shower cubicle with tiled walls around, hand wash basin with tiled splash back, low level WC and radiator

**Bedroom 2**

13' 11" x 10' 2" (4.25m x 3.10m)

Large built-in wardrobe, fitted carpet flooring, radiator and window

**Bedroom 3**

10' 0" x 7' 2" (3.05m x 2.20m)

Fitted carpet flooring, radiator and window

**Bathroom**

9' 8" x 6' 6" (2.95m x 2.00m)

Tiled flooring, half height tiled walls, panelled bath with shower attachment, hand wash basin, low level WC and radiator

**Office**

10' 5" x 6' 6" (3.20m x 2.00m)

Feature wall, fitted carpet flooring, radiator and window

**Utility Room**

10' 2" x 6' 10" (3.10m x 2.10m)

Fitted base units with tiled splash backs, one stainless steel sink and drainer, housing of the boiler, plumbing for washing machine and tumble dryer, radiator, tiled flooring, large head height storage cupboard

**WC**

6' 4" x 3' 3" (1.95m x 1.00m)

Tiled flooring, hand wash basin, low level WC and radiator

**Entrance Hall**

20' 0" x 4' 11" (6.10m x 1.50m)

Tiled flooring, radiator, two large storage cupboards and carpeted stairs

**Garage**

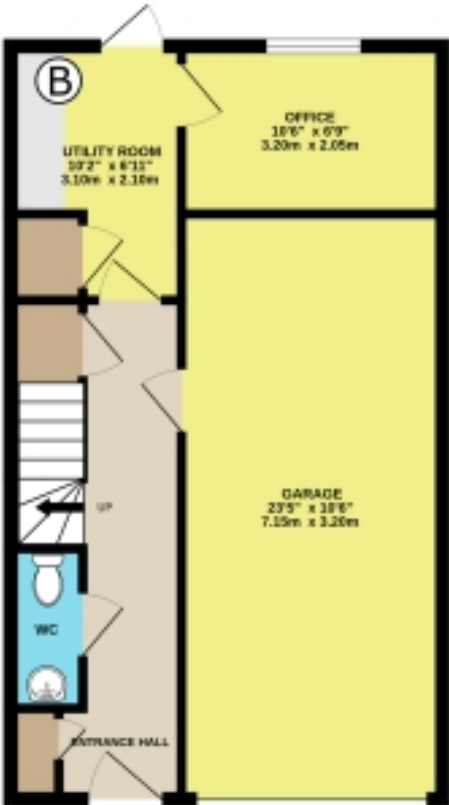
23' 5" x 10' 5" (7.15m x 3.20m)

Integral garage, multiple sockets, light, up and over garage door

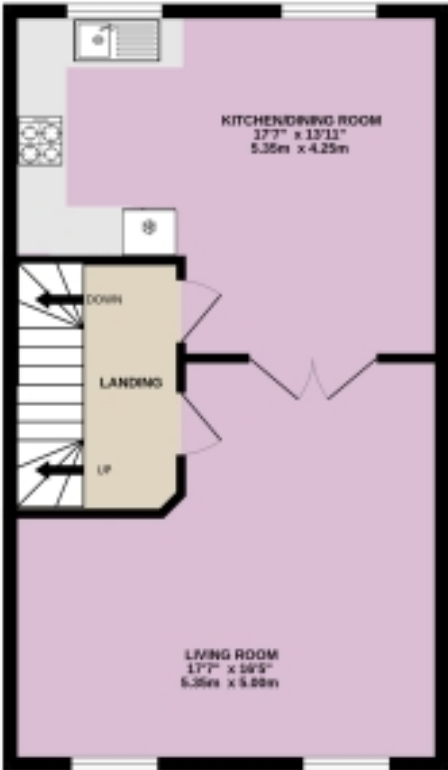


# Floorplans

GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



2ND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.

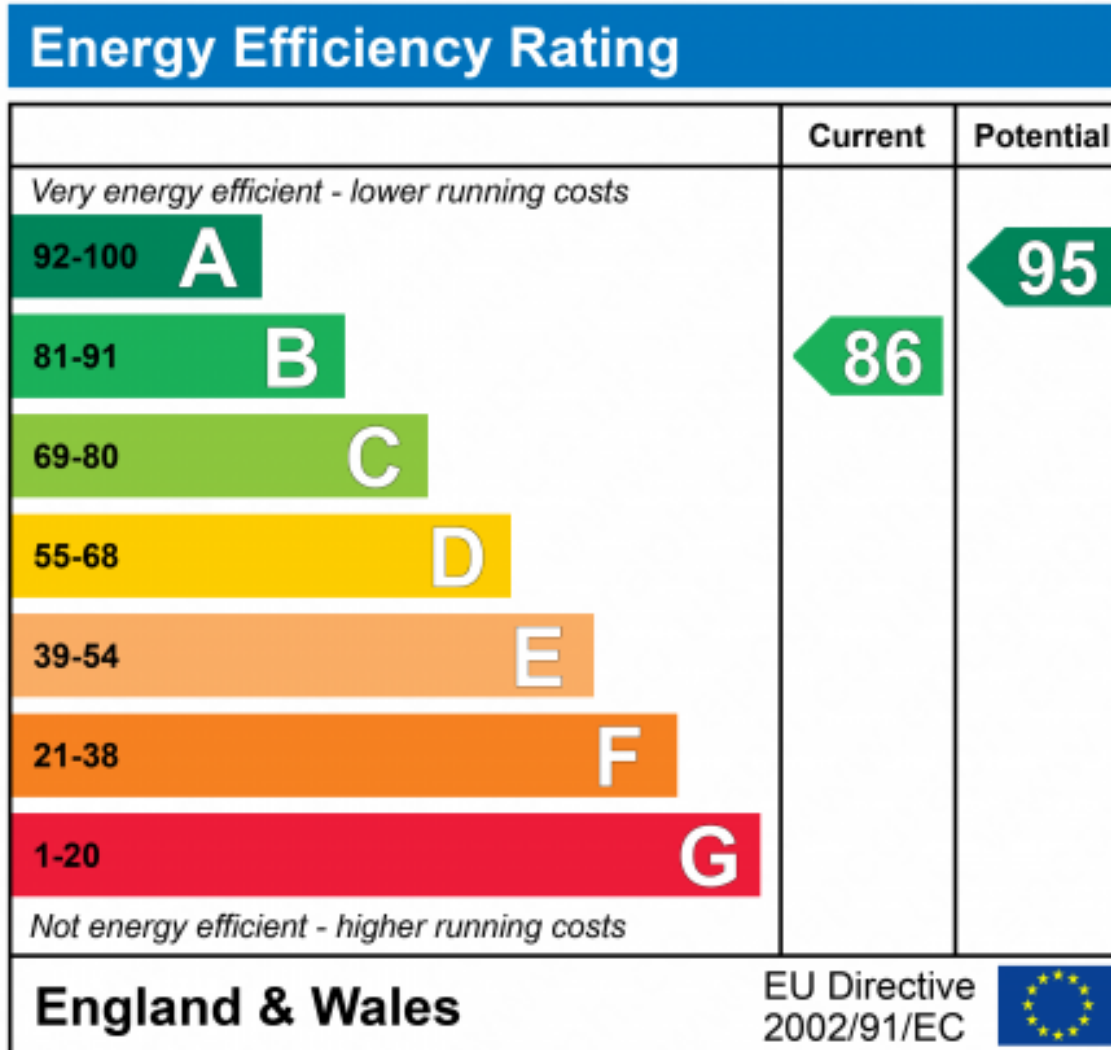


TERRACED 3-BEDROOM TOWNHOUSE

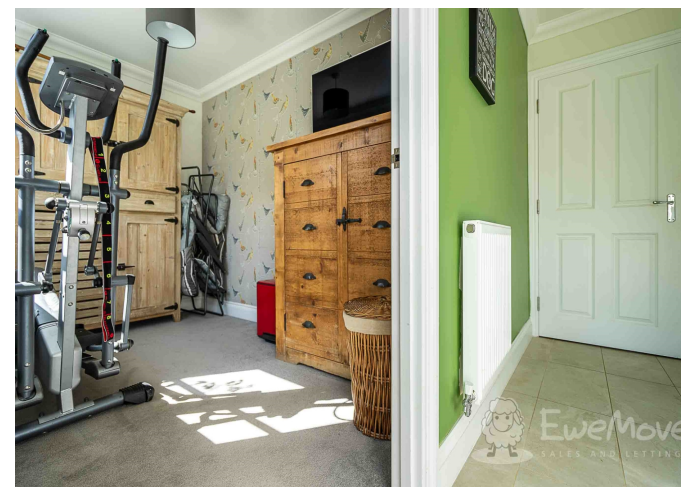
TOTAL FLOOR AREA : 1574 sq.ft. (146.2 sq.m.) approx.

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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