



Guide Price £350,000

4 Bedroom Detached House for sale
53 Albini Way, Wymondham



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SALES AND LETTINGS



Overview

Never miss a drop of sunshine at this chain free detached home. Expect bright spaces, excellent upkeep and easy access to all routes for a day-to-day of convenience and ease. Come this way to find out more...



Key Features

- NO ONWARD CHAIN
- DETACHED 4-BEDROOM HOUSE
- SOUTH-FACING ENCLOSED GARDEN
- IMMACULATELY PRESENTED AND BRIGHT INTERIORS
- FULLY INTEGRATED KITCHEN AND UTILITY ROOM
- AMPLE STORAGE THROUGHOUT
- DRIVEWAY AND SINGLE GARAGE
- WALKING DISTANCE TO SCHOOLS, SHOPS, PARKS AND BUS STOPS





Welcome to Albini Way, Wymondham. This property is a superb first purchase or next-step opportunity for a young family to flourish. Dual-aspect in both kitchen-diner and living room, and boasting a separate utility space, this home provides a high-function layout for modern living. The kitchen is fully-integrated with plenty of storage and worktop for easy meal prep. Complete with ample under stair storage and cloakroom.

The first floor opens to a principal bedroom with built-in storage and an ensuite shower room. Two further double bedrooms, a comfortable single and a family bathroom. All bright and well-presented spaces. A storage cupboard off-landing and the loft provide additional storage.

To the outside, a delightful south-facing garden offers privacy, and boasts newly installed fencing, ample patio and outside tap.. Undisturbed rays will enlighten your day from morning to evening. Access to the single garage from the garden and driveway offers useful potential for multiple uses and may be your next project. Complete with light and power will make the transformation that little bit easier.

Located within walking distance of nursery and Primary schools, Wymondham High Academy, Waitrose, a post office and convenient bus routes into Norwich City Centre and Norfolk and Norwich Hospital. The Wymondham train station provides reliable services to Norwich, Cambridge, Stansted and London. Dog walks, play parks and Wymondham Rugby Club are all just a hop and skip away from the doorstep.

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: ///regrowth.garden.developer



Kitchen Diner

20' 4" x 8' 10" (6.20m x 2.70m)

Tiled flooring, dual-aspect double-glazed windows with fitted Roman blinds, fitted wall and base units, integrated fridge-freezer, oven, gas hob, extractor hood and dishwasher, one hard-wired light fitting and one shade, houses the gas boiler, two radiators and multiple sockets.

Living Room

20' 4" x 10' 9" (6.20m x 3.30m)

Luxury vinyl flooring, double-glazed window with Venetian blind, double-glazed French doors with side panels, two ceiling lights, two radiators, multiple sockets and TV aerial.

Utility Room

5' 8" x 5' 1" (1.75m x 1.55m)

Tiled flooring, composite exterior door, fitted base unit, houses the gas boiler, radiator and multiple sockets.

Bedroom 1

10' 11" x 10' 9" (3.35m x 3.30m)

Fitted carpet, double-glazed window, built-in extensive double wardrobe, ceiling light, radiator and multiple sockets.

Ensuite Shower Room

6' 4" x 5' 1" (1.95m x 1.55m)

Luxury vinyl flooring, obscured double-glazed window with Venetian blind, corner shower with sliding glass doors and floor-to-ceiling wall tiling, wash hand basin with tiled splashback, toilet and radiator.

Bedroom 2

10' 9" x 8' 0" (3.30m x 2.45m)

Fitted carpets, double-glazed window with roller blind, built-in wardrobe, ceiling light, radiator and multiple sockets.

Bedroom 3

10' 11" x 9' 2" (3.35m x 2.80m)

Fitted carpet, double-glazed window with roller blind, ceiling light, radiator and multiple sockets.

Bedroom 4

8' 0" x 7' 0" (2.45m x 2.15m)

Fitted carpet, double-glazed window with roller blind, ceiling light, radiator and multiple sockets.

Bathroom

6' 4" x 6' 0" (1.95m x 1.85m)

Luxury vinyl flooring, obscured double-glazed window, bath, wash hand basin with tiled splashback, toilet and radiator.

WC

5' 8" x 2' 9" (1.75m x 0.85m)

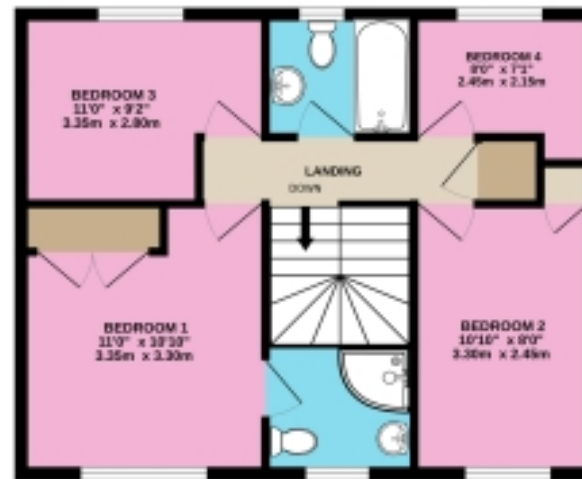
WC: Tiled flooring, wash hand basin and toilet.

Floorplans

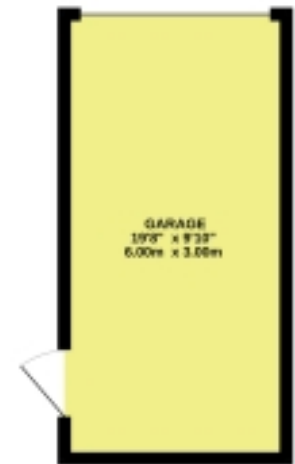
GROUND FLOOR
32'6" x 31'7" (10.00m x 9.71m) approx.



1ST FLOOR
32'6" x 31'7" (10.00m x 9.71m) approx.



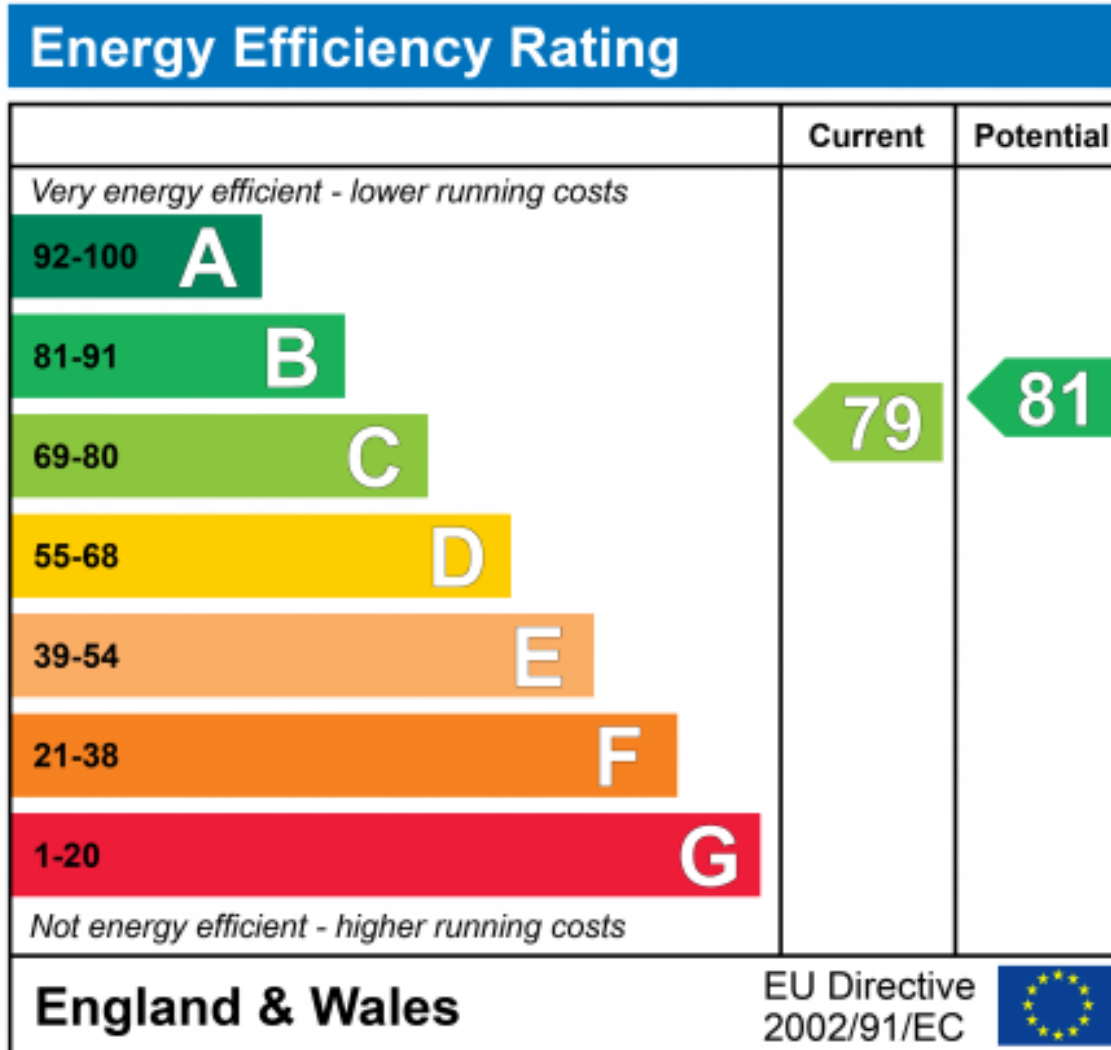
2ND FLOOR
32'6" x 31'7" (10.00m x 9.71m) approx.



DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA: 1222 sq.ft. (113.5 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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Marketed by EweMove Wymondham

01953 665 785 (24/7)

wymondham@ewemove.com



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