



33 Avenue Road, Wymondham

In Excess of £550,000

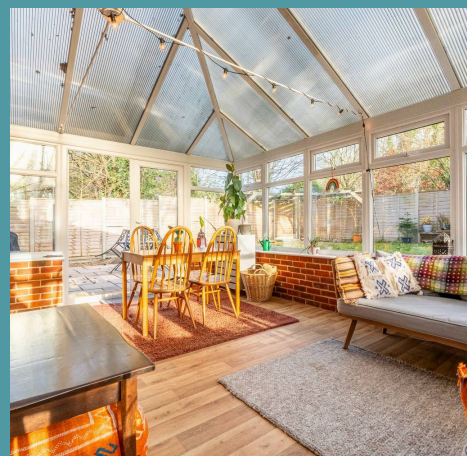
# 33 Avenue Road

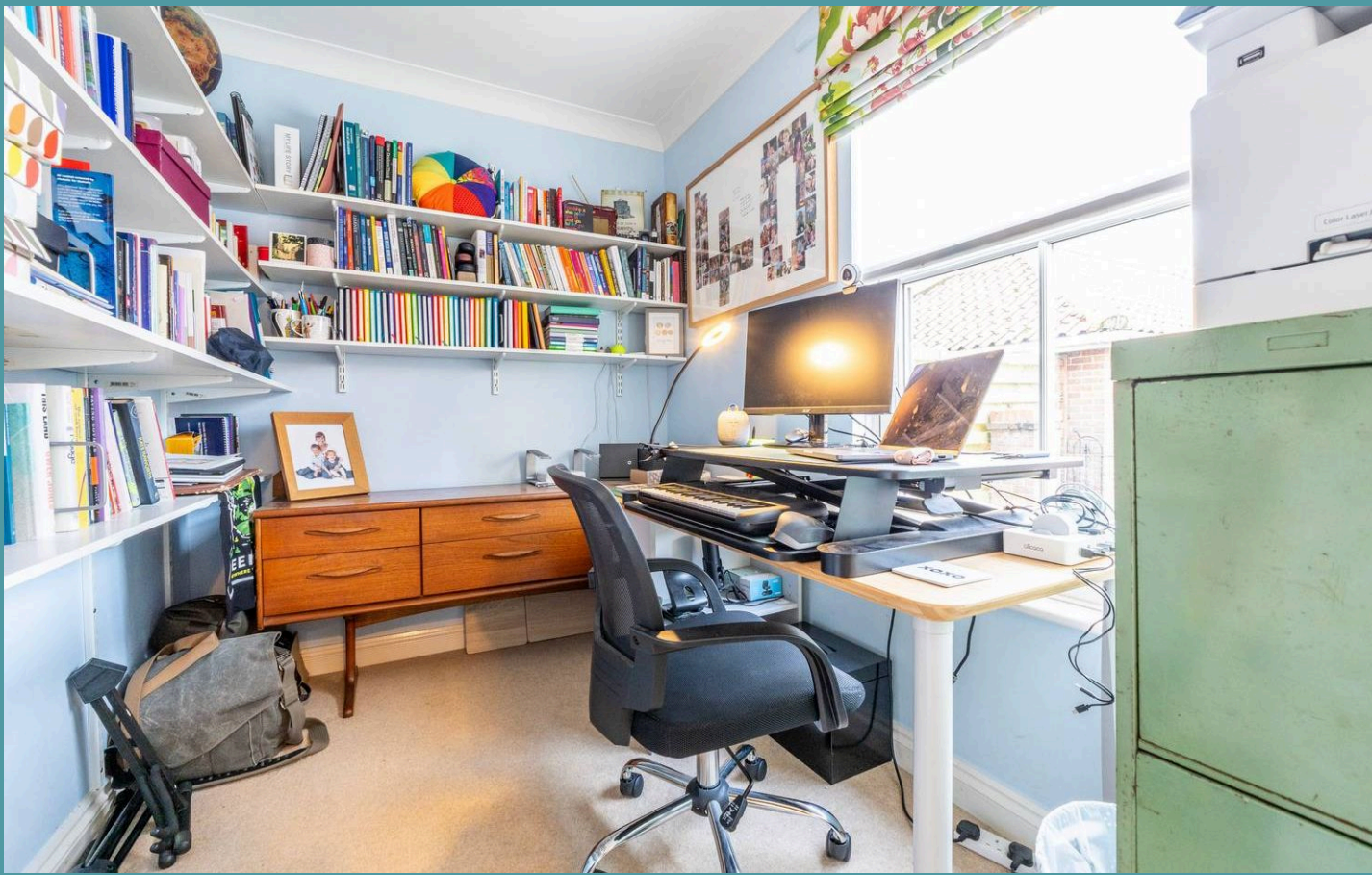
## Wymondham

Impressing with over 2000sqft of flexible living space, this five-bedroom executive home in Wymondham is perfect for growing families and busy households. The property offers a wealth of light-filled reception areas, including a study, sitting room with open fireplace, and an open-plan dining space. A well-appointed kitchen, utility room, and conservatory provide ample space for everyday living, while the upper floor features five spacious bedrooms, including a master suite with ensuite. Outside, the split-level garden and grand entrance with garage and driveway add to the home's appeal.

### The Location

Situated in the highly sought-after area of Wymondham. This property boasts an ideal location for those who rely on public transportation. Wymondham Railway Station is conveniently nearby, making it an excellent choice for daily commuters. With regular bus services to Norwich within a short walking distance, you'll have plenty of options to get around. You'll find a range of amenities within a short distance, including Morrisons, Waitrose and Lidl, ensuring that your grocery and shopping needs are easily met. Additionally, this location is well-placed for school options nearby, making it an attractive choice for those with children. Boasting more extensive shopping, dining and entertainment options, a short drive will take you into Norwich city centre, where you can explore a wide array of amenities and shops.





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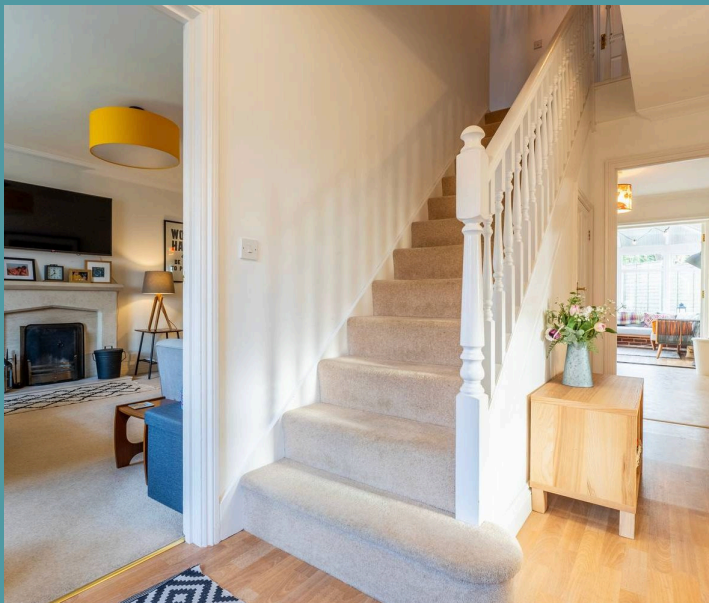
### Avenue Road

This impressive five-bedroom executive home in the sought-after area of Wymondham offers over 2000sqft of living space, making it the perfect property for busy households and growing families. As you step through the sizeable entrance, you are welcomed by an abundance of light-filled reception spaces, offering both practicality and style.

To your left, you'll find a dedicated study, ideal for those working from home, while the spacious sitting room features a front-facing window that floods the room with natural light, complemented by a charming open fireplace. An archway leads seamlessly into the dining area, creating an inviting space for family gatherings.

The heart of this home is the large, well-appointed kitchen, which provides ample storage space for all your culinary needs.

Adjacent to the kitchen, a convenient utility room offers additional storage alongside practical access to the conservatory, an additional versatile living area perfect for furniture, relaxation and socialising with family and friends. Completing the ground floor are a WC and under-stair storage, ensuring the home remains tidy and clutter-free.





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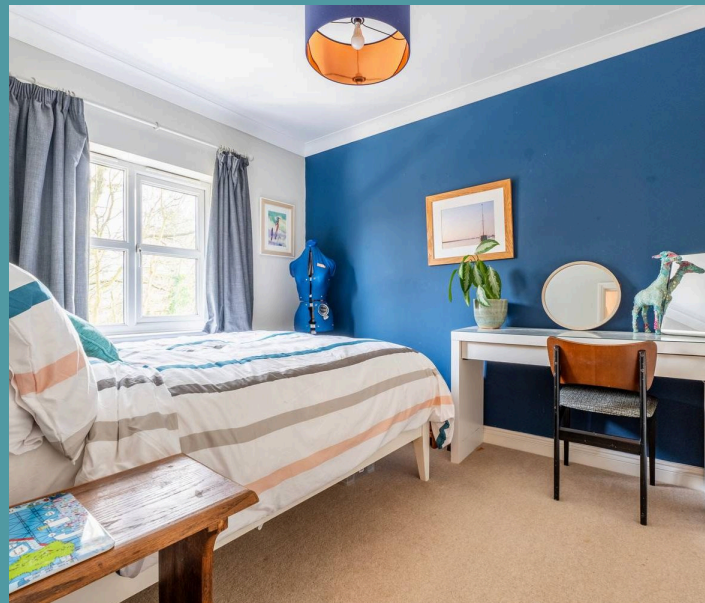
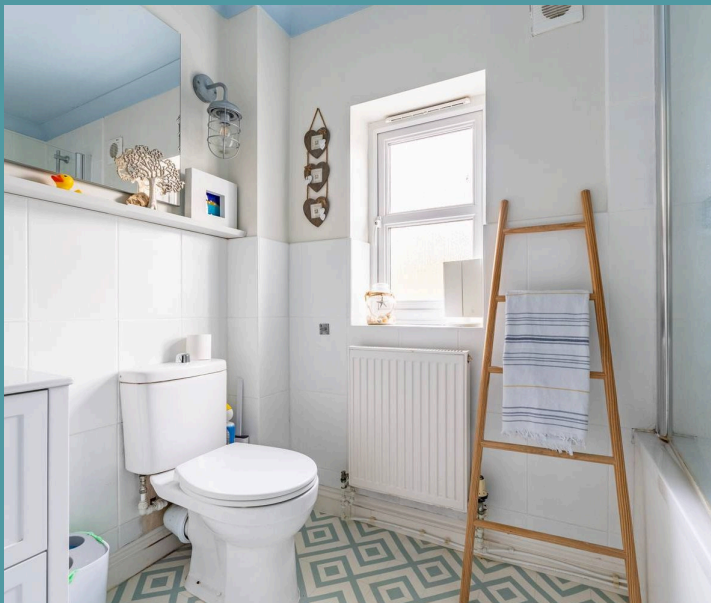
Upstairs, the property comprises five generously sized bedrooms, providing ample space for a growing family. The master suite benefits from its own ensuite, offering privacy and comfort, while the remaining bedrooms share a spacious family bathroom. Whether it's for children, guests, or creating additional workspaces, this home offers flexibility and room to grow.

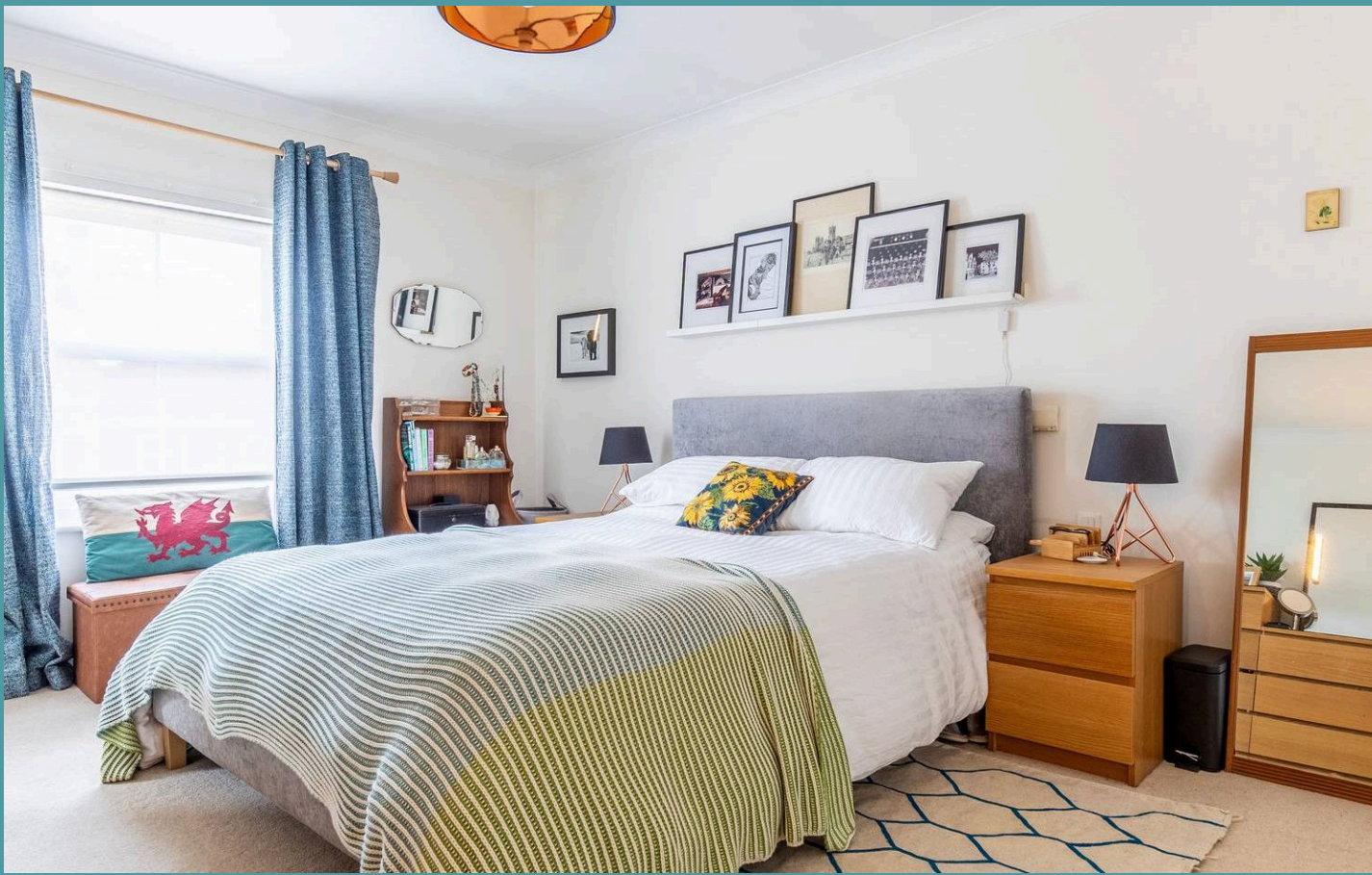
Outside, the property boasts a split-level garden to the rear, with one area terraced for easy maintenance and the other a beautifully manicured lawn, ideal for outdoor relaxation or play. To the front, the property exudes curb appeal with a grand entrance, a large garage and a brickweave driveway offering plenty of parking space.

### Agents Note

Sold Freehold.

Connected to all mains services.





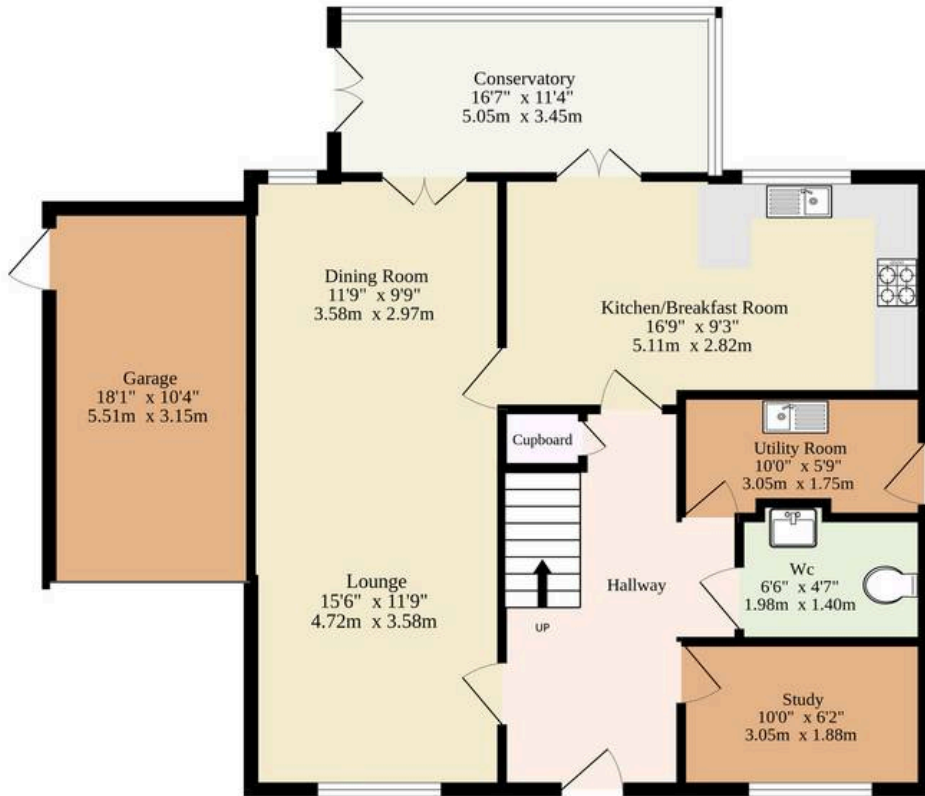
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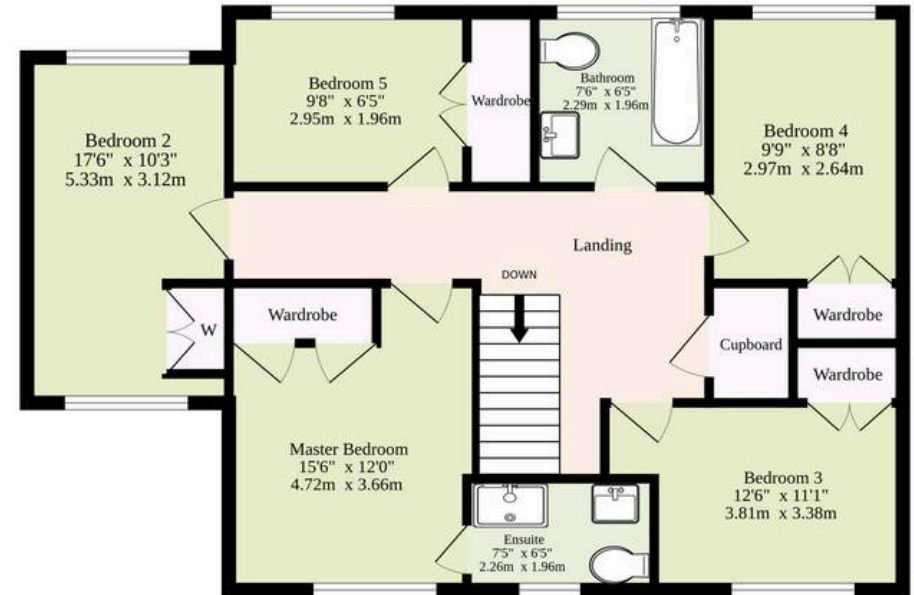
- Over 2000sqft of flexible living space offering ample room for a growing family or a busy household
- Five generously sized bedrooms, including a master suite with a private ensuite for added privacy
- Light-filled reception areas throughout the home, creating a welcoming and spacious atmosphere
- Large garage with ample storage space and a grand brickweave driveway offering parking for multiple vehicles
- A dedicated study, perfect for remote work or a quiet office space away from the rest of the home
- A spacious sitting room featuring an open fireplace and a front-facing window that fills the room with natural light
- A versatile conservatory that can be used for socialising, relaxing, or additional living space
- A split-level rear garden with a terraced area and lawn, offering both low-maintenance outdoor space and room for recreation



**Ground Floor**  
1149 sq.ft. (106.7 sq.m.) approx.



**1st Floor**  
913 sq.ft. (84.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2062 sq.ft. (191.6 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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