



The Dray House
5 Queen Street
Wymondham
NR18 0AT

Guide price: £295,000





- Semi-detached house
- Offered with no onwards chain
- Single garage
- Town centre location
- Courtyard patio garden
- Open plan lounge diner
- Two double bedrooms
- Landing/study suitable for home office
- Multifunctional mezzanine area

Location

Queen Street lies just off the town's market square. Wymondham is a vibrant market town offering a good range of shopping facilities including a Waitrose and Morrisons supermarkets, range of local retailers, pubs and restaurants and highly regarded schooling at Wymondham College and Wymondham High Academy. The train station lies on the Norwich to Cambridge main line with regular commuter connections into London Kings Cross. It is a 15-minute walk to the train station (10 minutes into Norwich and an hour to Cambridge) and a bus stop round the corner. Norwich is home to a thriving business community leading shopping centres, cinemas, theatres, restaurants and other leisure facilities.





Property

The Dray House is centrally located in the popular market town of Wymondham and is believed to date back to the 18th century. In the 1930s, the local Cann's Brewery converted this historic building into the distinctive home that stands today. This character-filled cottage presents a rare opportunity to own a piece of Wymondham's rich history.

The accommodation is thoughtfully laid out, featuring a well-designed kitchen and an open-plan, L-shaped lounge/diner with double doors that open onto a quaint courtyard garden. There is also a convenient ground floor W.C.

On the first floor, you will find two spacious double bedrooms, a large shower room, and a spacious landing/study area that could serve as a perfect home office. A set of steps leads to a versatile mezzanine space, ideal for a variety of uses.

Outside

Behind secure gates, the property benefits from a charming cottage-style courtyard garden, perfect for a bistro table and pot plants and a brick-built garage for one vehicle or storage space.

Services

Mains electricity, mains water, drainage, and gas central heating

How to get there:


/// shoelaces.elite.corrects

Viewings

Strictly by appointment only

Ref: 2/19678

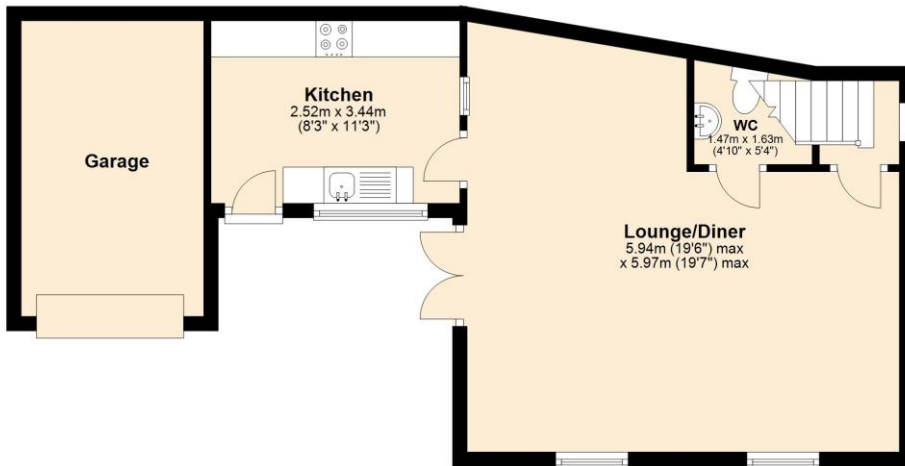
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



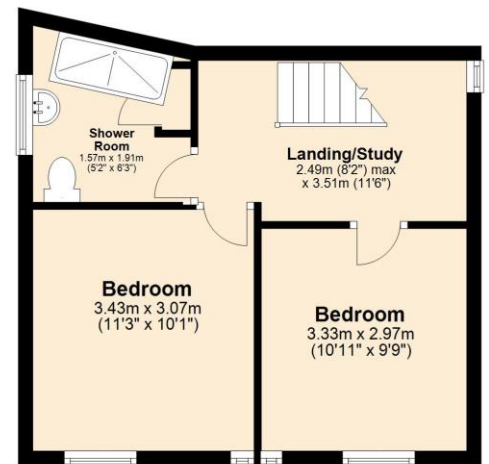
Ground Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



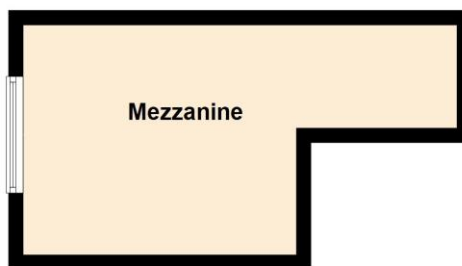
First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Second Floor

Approx. 15.2 sq. metres (163.2 sq. feet)



Total area: approx. 103.7 sq. metres (1116.4 sq. feet)

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