



Friarscroft Lane | Wymondham | NR18 0AT

Price Guide £450,000

twgaze



## Friarscroft Lane | Wymondham | NR18 0AT Price Guide £450,000

Detached bungalow located within the heart of Wymondham Town Centre.

3 bedrooms. En-suite off main and second bedrooms. Spacious kitchen/diner. Separate utility. Private walled garden Two off road parking spaces. No onward chain

- Detached 3 bedroom bungalow
- Main bedroom with en suite
- Large living room
- Two off road parking spaces
- Elevated position within the town centre.
- Second bedroom with ensuite
- Kitchen/diner and separate utility
- No onward chain

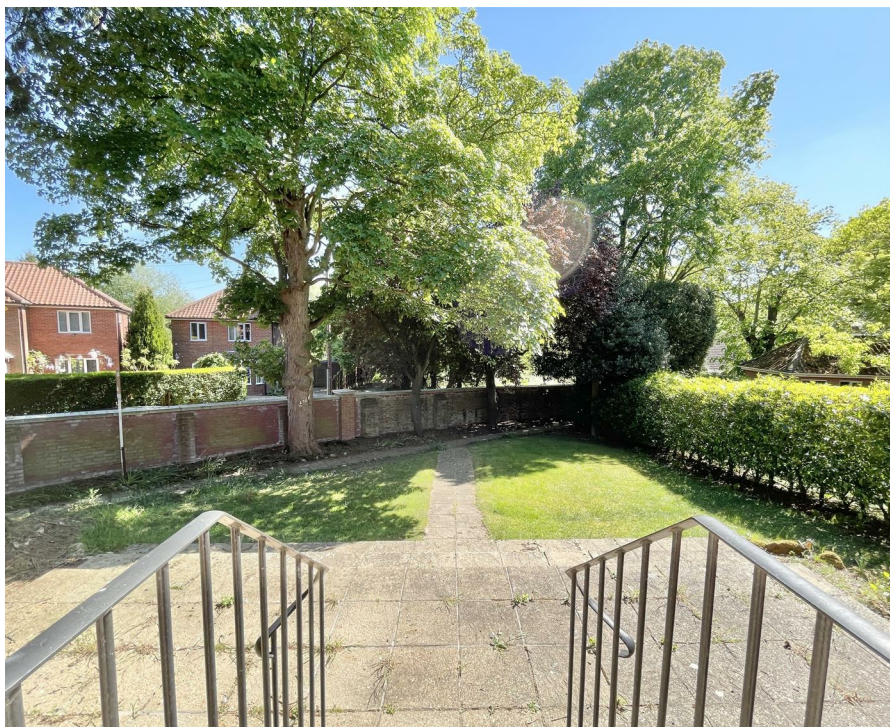
### Price guide £450,000- £475,000

#### The Location

Friarscroft lies just off the town's market square and shopping precinct. Wymondham is a vibrant market town offering a good range of shopping facilities including: a Waitrose and Morrisons supermarket, range of local retailers, pubs and restaurants and highly regarded schooling at Wymondham College and the High Academy. The train station lies on the Norwich to Cambridge main line with regular commuter connections into London Kings Cross. Norwich is home to a thriving business community; leading shopping centres, cinemas, theatres, restaurants and other leisure facilities. It also takes just a few minutes in the car to reach the A11, which connects to the M11 and London itself in around 2 hours.







## The Property

### A Rarely Available Three-Bedroom Detached Bungalow in Wymondham Town Centre

Situated in the heart of Wymondham, this well-presented three-bedroom detached bungalow offers a rare opportunity to acquire a property within walking distance of local amenities, including the Windmill Medical Practice. The accommodation comprises an entrance hall, a spacious lounge with dual-aspect views over the garden, a large kitchen/diner, and a separate utility room. The master bedroom features built-in wardrobes and an en-suite shower room, while the second bedroom also benefits from its own en-suite. A third bedroom and a family bathroom complete the accommodation. The bungalow is ideally located, offering both convenience and privacy, making it a must-see for those seeking a comfortable home in a sought-after area.

## The Outside

The front gate at Friars Croft leads to a charming path that winds its way up to the bungalow, offering a wonderful first impression. The majority of the garden is located at the front, featuring a selection of mature, historic trees that add character and tranquility to the space. Recently re-walled boundary to the front enhances privacy and security, providing an ideal setting for relaxation or outdoor entertaining. At the rear, a smaller section of the garden currently accommodates a practical wooden shed, perfect for additional storage. There are two off road parking spaces which can be found in the carpark.

## Services

Main electricity, main drains, mains water and mains gas

## What3words

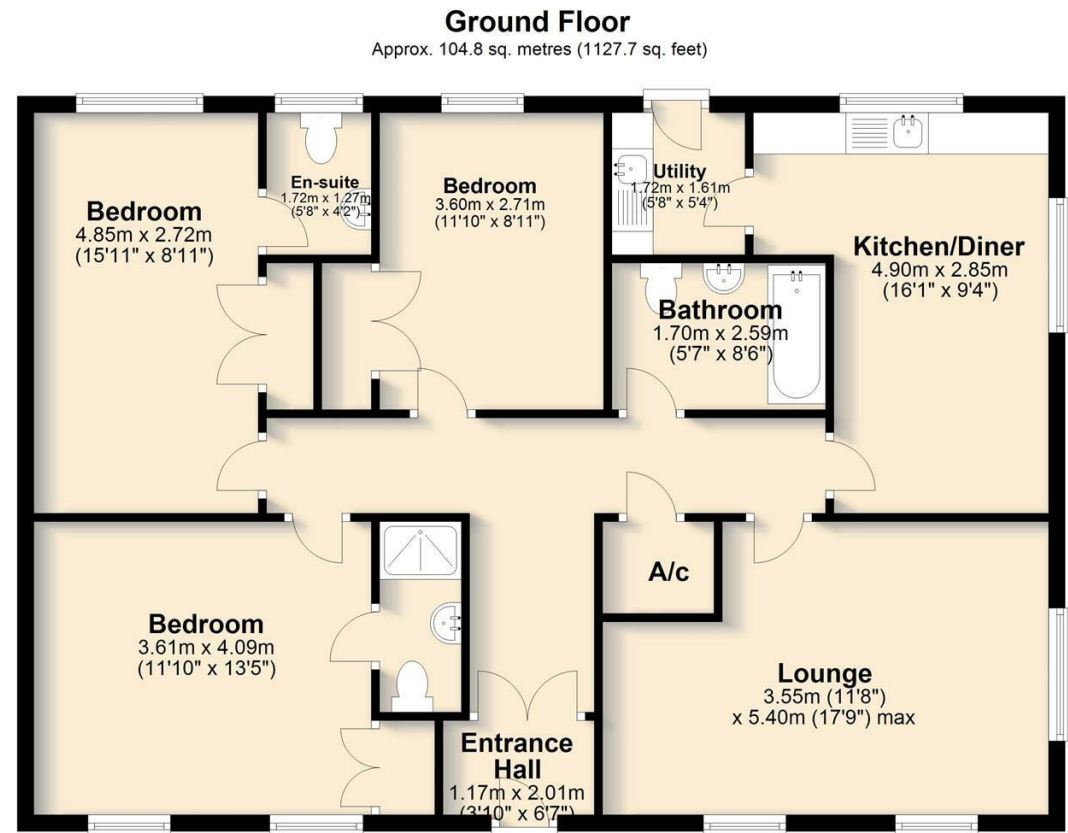
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## Viewing strictly by appointment

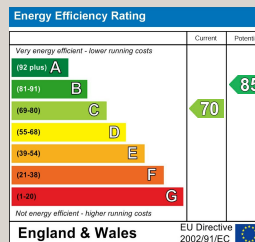
## Freehold

## Council Tax band D





Total area: approx. 104.8 sq. metres (1127.7 sq. feet)



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