



Norwich Common | Wymondham | NR18 0SW  
£650,000

twgaze

# Norwich Common | Wymondham | NR18 0SW £650,000

This individually designed five-bedroom residence is set within a secluded 0.74-acre plot, offering privacy and generous outdoor space. The property presents a rare opportunity for buyers seeking a substantial family home with scope for modernisation. While some updating is required, the home boasts well-proportioned rooms and a flexible layout

- Five Bedroom
- Detached family home
- Dining room
- Double Garage
- 0.74 Acre plot
- Lounge
- Kitchen
- En suite to main bedroom

## The Location

Location Norwich Common is a favoured residential location near the heart of the town. Wymondham is a vibrant market town, famous for its medieval abbey and provides good shopping facilities and an interesting array of antique shops, cafes, pubs and restaurants. There is highly regarded schooling at nearby Wymondham High Academy and Wymondham College. The train station lies on the Norwich to Cambridge main line with regular commuter connections to London Kings Cross. The nearby A11 gives direct access into Norwich situated approximately 9 miles to the north east. The city offers further specialist shopping and educational opportunities and is the regional business centre of East Anglia. Norwich provides a main line to London Liverpool Street and has an international airport on the north side of the city.





### The Property

An exceptional opportunity to acquire this individually designed and locally built five-bedroom detached residence, offering spacious and versatile living throughout. Upon entering, you're welcomed into an impressive entrance hall with a striking galleried landing, setting the tone for the rest of the home. The heart of the property is the expansive lounge, featuring a large picture window that overlooks the beautifully maintained front garden. An extended dining room provides the perfect space for entertaining, comfortably accommodating larger gatherings. The well-appointed fitted kitchen is complemented by a separate utility room, while a dedicated home office and an additional study provide ideal work-from-home options. A convenient ground floor wet room completes the downstairs accommodation.

Upstairs, the main bedroom benefits from an en suite shower room. There are three further spacious double bedrooms and a generously sized single bedroom, which could also serve as a hobby room or nursery. This distinctive home offers a rare blend of thoughtful design, generous proportions, and desirable features.

### The Outside

Set within approximately 0.74 acres, this delightful property is approached via a five-bar gate leading to a private driveway, offering a sense of seclusion and privacy, thanks to mature boundary planting. The gardens are a particular feature, thoughtfully arranged into three distinct areas. The first is a generous lawned section with mature trees, shrubs, and well-stocked flower beds, providing a picturesque and welcoming approach. The immediate garden in front of the property is beautifully maintained and offers a seasonal backdrop to the principal reception room. To the side and rear, the garden offers a private and tranquil setting, ideal for outdoor entertaining or relaxation, and includes a greenhouse for keen gardeners. The driveway offers ample off-road parking for several vehicles and gives access to a double garage.

### Agents Note

The owners have informed us that the heating is not in working order

The owners have informed us that there will be an overage clause drawn up with a 10% uplift on any development which divides the existing plot into more dwellings/plots

### Freehold

### Services

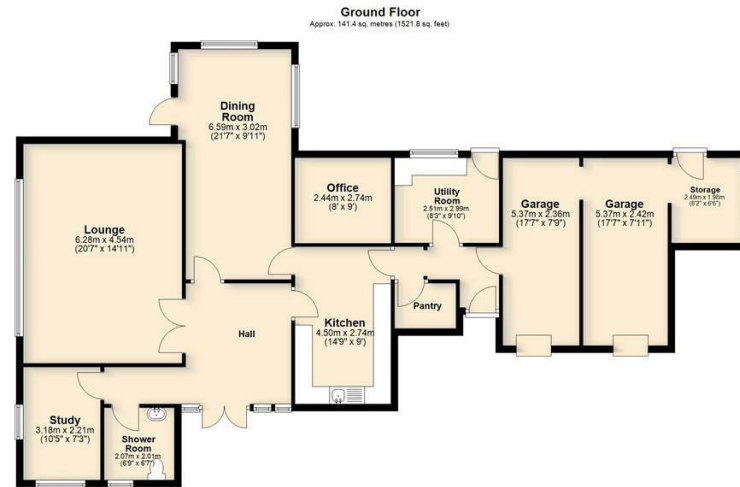
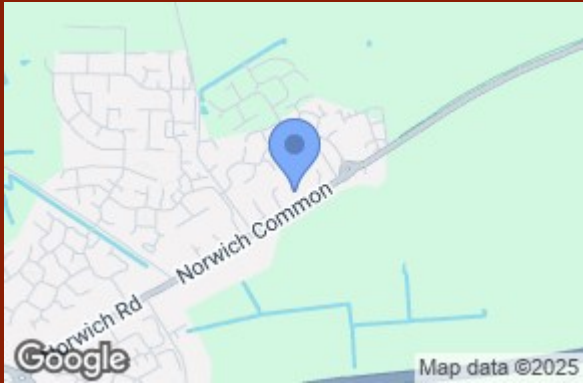
Mains electric, mains gas, mains water and private drainage

### How to get there

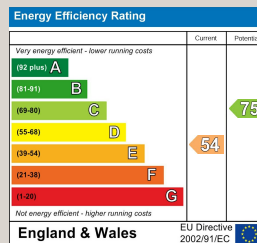
what3words/// quail.oppose.taller

### Viewing Strictly by appointment

### Council tax Band F



Total area: approx. 239.7 sq. metres (2580.3 sq. feet)



33 Market Street  
Wymondham  
Norfolk  
NR18 0AJ  
01953 423 188  
info@twgaze.co.uk