



THE STORY OF

34 Gaynor Close

Wymondham, Norfolk

SOWERBYS



THE STORY OF

34 Gaynor Close

Wymondham, Norfolk
NR18 0EA

Fully Renovated Family Home

Immaculately Presented Throughout

Highly Versatile Accommodation

Open Plan Living Options

Stunning Kitchen Extension

Four Spacious Bedrooms

Off Road Parking, Garage and Outbuilding/Gym

Sought After and Quiet Residential Close

Thriving Market Town Location

Easy Reach of Wealth of Amenities

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Standing proudly in a popular and peaceful residential cul-de-sac, this impressive home boasts expansive accommodation that has been meticulously renovated under the current ownership. The versatile downstairs layout complements four spacious bedrooms upstairs, making this not only a highly attractive home but also one that offers the flexibility and practicality to meet the ever-changing demands of a busy family life.

A breathtaking kitchen is housed in the rear extension, bathed in natural light from the roof lantern and double doors leading to the rear garden. A vast array of elegant cabinetry is topped with granite, and the breakfast bar creates a wonderfully sociable space. The large sitting/dining room is complemented by an additional reception room/snug, offering excellent balance to the accommodation. The well-equipped utility room and guest WC complete the ground floor.

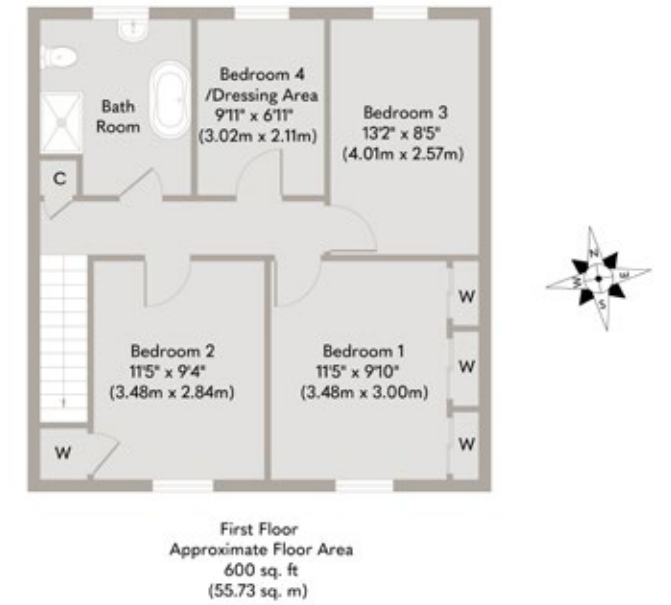
The first floor is home to four spacious bedrooms, including the large principal bedroom with a wealth of built-in storage. All bedrooms are well-served by the luxurious family bathroom, which showcases a high-end suite featuring a large walk-in shower and a freestanding bath.

The generous plot on which the property sits means that not only is there a large driveway complemented by a single garage, but the spacious rear garden also features a sprawling sun terrace and even a further detached outbuilding, currently serving as a home gym.



...four spacious bedrooms upstairs, making this not only a highly attractive home but also one that offers the flexibility...





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Wymondham

A BUSTLING TOWN FULL OF HISTORY

Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich, Cambridge and London, Kings Cross making it ideal for commuting.

Wicklewood Primary School is approximately 1 mile away and is rated outstanding in the Ofsted report and both Wymondham College and Wymondham High are also just minutes away.

Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.

The Cathedral City of Norwich is approximately 8 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services.



Note from Sowerbys



“A breathtaking kitchen is housed in the rear extension, bathed in natural light from the roof lanterns and double doors...”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0242-3047-0207-4695-3204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///trickled.braked.report

AGENT'S NOTE

Some rooms have been digitally enhanced with additional furnishings using CGI.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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