



THE STORY OF

# 138 Tutttles Lane West

*Wymondham, Norfolk*

SOWERBYS





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# 138 Tuttles Lane West

Wymondham, Norfolk  
NR18 0JJ

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Located on the Edge of the Popular  
Market Town of Wymondham

Detached Family Home

Sitting Room, Office and Garden Room

Four Well-Proportioned Bedrooms

Family Bathroom, En-Suite Shower  
Room and Ground Floor WC

South Facing Garden

Parking For Several Cars

Large Garage with Separate Double Garage

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**SOWERBYS NORWICH OFFICE**

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Enjoying a peaceful position on the edge of the ever-popular market town of Wymondham, this impressive four-bedroom detached family home offers far-reaching field views to the front and a superb balance of space, comfort, and flexibility—ideal for modern family life.

The accommodation is both generous and thoughtfully laid out. A welcoming sitting room stretches the full depth of the property, filled with natural light thanks to its dual-aspect windows and enhanced by a feature log burner—perfect for cosy evenings. A dedicated office provides a quiet workspace, while the spacious kitchen, complete with a breakfast bar, flows effortlessly into a delightful garden room. Overlooking the south-facing garden, this bright and relaxing space has become the heart of the home—a favourite spot for the current owners, and it's easy to see why.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with en-suite shower room and ample built-in storage. A stylish family bathroom and a convenient downstairs WC complete the layout.

Externally, the home benefits from a built-in garage and, to the rear, a separate double garage with power and water already connected—offering excellent potential for a workshop, studio, additional storage or annex (STPP). The generous driveway provides off-road parking for several vehicles, making it ideal for families and visitors alike.

The beautifully maintained, south-facing garden is a true highlight—perfect for outdoor entertaining, gardening, or simply enjoying the tranquil surroundings.









First Floor  
Approximate Floor Area  
614 sq. ft  
(57.05 sq. m)



Ground Floor  
Approximate Floor Area  
1226 sq. ft  
(113.86 sq. m)



Double Garage  
Approximate Floor Area  
332 sq. ft  
(30.88 sq. m)

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*



“...offers far-reaching field views to the front and a superb balance of space, comfort, and flexibility..”



## SERVICES CONNECTED

Services to be confirmed.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 2335-5425-8500-0732-0222

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: ///remotest.pesky.restore

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# 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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