



Guide Price £220,000

2 Bedroom Terraced House for sale  
18 Lobelia Close, Wymondham







## Overview

This property represents an exceptional opportunity for first-time buyers looking to make their mark in Wymondham. With its homely feel, practical features, and desirable location, could this be your next home?



## Key Features

- Vendor Has Found!
- Modern Two-Bedroom Home
- Ideal First-Time Buy or Downsize
- Practical Living and Abundant Storage
- Sizeable Bathroom and Ground-Floor WC
- Southerly-Facing Non-Overlooked Garden
- Private and Visitor Parking
- Walking Distance of Bus Stops, Supermarket, Schools and More









Welcome to Lobelia Close, Wymondham, NR18. This modern two-bedroom terraced home is a place full of happy vibes within a quiet neighbourhood and easy reach of daily essentials. The perfect first step onto the property ladder or downsizing opportunity. As soon as you walk in, you'll appreciate the warm and inviting atmosphere this home has to offer.

The ground floor is for practical living with a well-equipped kitchen to the front and an inviting living space to the back overlooking the garden without anybody looking back at you. Complete with a convenient WC and under stair storage, not to mention a spacious hallway to accommodate coats, shoes and bags, you will feel at home already!

The easy layout continues upstairs, where you'll discover two well-proportioned bedrooms and a modern bathroom with an extra large bath, shower and plenty of elbow room. Back to storage, there are two solutions off-landing: an airing cupboard and a further cupboard over the stairs.

Outside, enjoy the southerly-facing garden ensuring you never miss out on a sunny moment - a true highlight! Here, you can enjoy endless summer evenings against the picturesque backdrop of mature trees, creating a peaceful sanctuary for relaxation or entertaining friends. The garden shed will prove useful and a rear access leads to visitor parking whilst your very own parking space sits to the front of the house.

Location-wise, you couldn't ask for better. Positioned just minutes from bus stops, Waitrose, Wymondham Rugby Club, the garden centre, post office and eateries, you will never have to walk far. Commuting by car is easy too with the A11 just a moment away. Outstanding Ashleigh Primary School and Wymondham High are also within walking distance as are local parks and dog walks.

Contact us 24/7 to arrange your viewing.

What3Words: ///breakfast.maybe.foggy





**Kitchen**

9' 9" x 8' 8" (2.98m x 2.65m)

Tiled flooring, uPVC double-glazed window with fitted roller blind, houses the gas boiler, fitted base and wall-mounted units, integrated electric over, gas hob and extractor hood, spotlights and multiple sockets.

**Lounge-Diner**

13' 1" x 12' 11" (4.00m x 3.95m)

Fitted carpet, uPVC French doors to the garden, integrated cat flap, under stair storage cupboard, spotlights with dimmer switch, radiator, TV aerial and multiple sockets.

**WC**

6' 3" x 3' 2" (1.93m x 0.98m)

Vinyl floor tiles, wash hand basin with splashback tiles, toilet, extractor fan, radiator and ceiling light.

**Bedroom One**

12' 11" x 9' 9" (3.95m x 2.98m)

Fitted carpet, uPVC double-glazed window, spotlights with dimmer switch, radiator and multiple sockets.

**Bedroom Two**

12' 11" x 6' 11" (3.95m x 2.12m)

Fitted carpet, uPVC double-glazed window, ceiling light, radiator and multiple sockets.

**Bathroom**

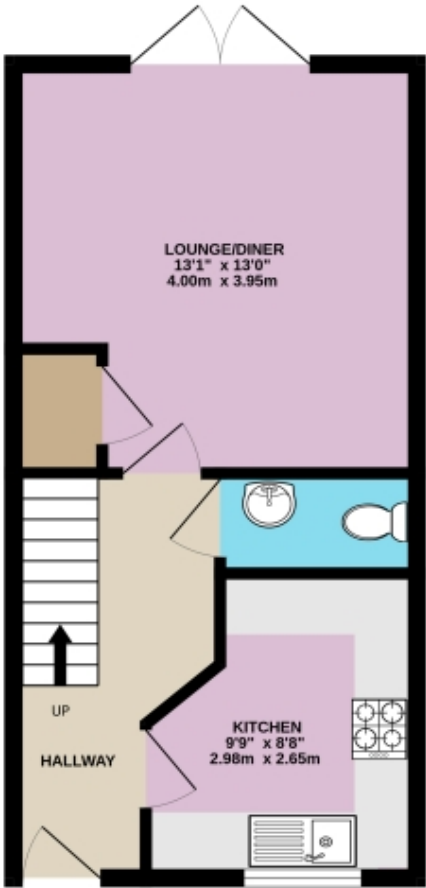
9' 4" x 6' 8" (2.86m x 2.04m)

Vinyl floor tiles, large bath with shower over, half and full-height tiled walls, wash hand basin, toilet and spotlights.

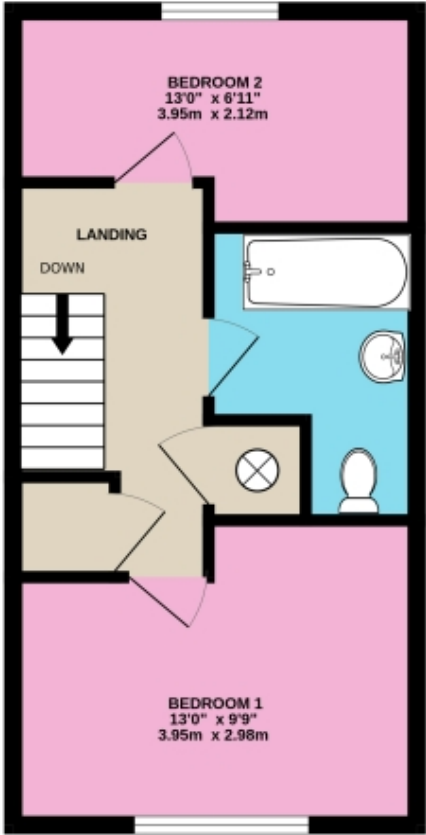


# Floorplans

GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



2-BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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