



3 Holly Court, Wymondham

Wymondham



Minors & Brady

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Wymondham, Wymondham

Enjoying a quiet position within a desirable cul-de-sac in one of Wymondham's most sought-after residential areas, this charming detached home offers space, light, and exciting potential. The inviting layout includes a bright lounge with a feature fireplace and warm wood-effect flooring, a modern fitted kitchen overlooking the rear garden, and a separate dining room opening through sliding doors to a conservatory that extends the living space beautifully. Upstairs, three well-sized bedrooms provide comfortable accommodation alongside a neatly presented family bathroom. Outside, a private, non-overlooked southerly-facing garden offers an attractive setting with a lawn and patio ideal for relaxing or entertaining, complemented by an en-bloc garage and additional nearby parking. With scope to extend (STP) and the possibility of adding a ground-floor WC, this home offers both flexibility and practicality, all within easy reach of Wymondham's independent shops, cafés, restaurants, larger supermarkets, leisure facilities, and excellent schools, including Wymondham College and Wymondham High Academy.

Location

Holly Court sits within a sought-after residential area of Wymondham, a historic market town known for its character, charm, and strong sense of community. The town centre offers a variety of independent shops, cafés, restaurants, and essential amenities, while larger supermarkets and leisure facilities are also close by. Wymondham has well-regarded schools for all ages, including Wymondham College and Wymondham High Academy. Excellent transport links include the nearby A11, providing easy access to Norwich, Cambridge, and London, and Wymondham train station, which offers regular services to Norwich and Cambridge, making this a convenient location for both local and commuter living. The surrounding area features scenic countryside walks and green spaces, perfect for those who enjoy spending time outdoors. With its welcoming atmosphere and excellent connectivity, Wymondham continues to be one of Norfolk's most desirable places.

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Step through the porch, a welcoming entrance with plenty of space for coats and shoes. The vendors have already explored the option of adding a ground-floor WC here, with quotes in the region of £7,000 available, giving buyers a clear opportunity to enhance convenience.

From the porch, you enter the lounge, a bright and inviting living area where a wide front-facing window floods the room with natural light. The space feels open and homely, with warm wood-effect flooring and softly textured ceilings adding character. The neutral décor is lifted by a subtle feature wall, while a gas fireplace with an arched alcove beside it creates a charming focal point. There's an easy flow to the layout, with a door leading through to the kitchen and stairs rising to the first floor, making it an ideal room for relaxed everyday living.

The kitchen is fitted with a range of wood-effect cabinets, dark work surfaces, and tiled splashbacks in classic tones. A large window above the sink offers pleasant views across the garden, while the practical layout ensures everything is within easy reach. There's space and plumbing in place for appliances, along with an extractor above the hob area. The tiled flooring is both durable and low-maintenance, and a rear door opens directly to the outside, giving convenient access to the garden and side path.

An arched opening from the lounge leads to the dining room, a versatile space that can easily adapt to your lifestyle, whether used for formal dining, as a study, or as a snug. The room is finished in soft neutral tones, creating a calm atmosphere, and includes a serving hatch to the kitchen for added practicality. Sliding glass doors connect this room to the conservatory, allowing natural light to stream through and providing a lovely view of the garden beyond.



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The conservatory serves as an ideal extension of the living space. Surrounded by full-height glazing beneath a pitched roof, it enjoys sunlight throughout the day. With tiled flooring and French doors leading out to the patio, it's perfect for both dining and quiet moments overlooking the garden.

Upstairs, the landing includes a generous storage cupboard and leads to three well-sized bedrooms, two doubles and a single, each filled with natural light. The layout suits a range of needs, from family living to working from home, offering comfort and flexibility in equal measure. The family bathroom features a white three-piece suite with a panelled bath and wall-mounted electric shower, pedestal wash basin, and WC. Partly tiled in rich maroon with a decorative border and lighter tones above, the room combines practicality with traditional style. An obscure-glazed window adds privacy while allowing light to filter through.

Outside, the home enjoys a private, non-overlooked, southerly-facing rear garden that feels peaceful and secluded. A generous lawn is framed by mature trees and shrubs, creating a green and leafy backdrop. The paved patio directly off the conservatory offers space for outdoor seating and entertaining, while a side gate allows easy access. To the front, the property is set back from the road behind a low brick wall with decorative ironwork, enclosing a neat lawn with established planting. The home also benefits from an en-bloc garage and nearby parking, adding everyday practicality to its appealing setting.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

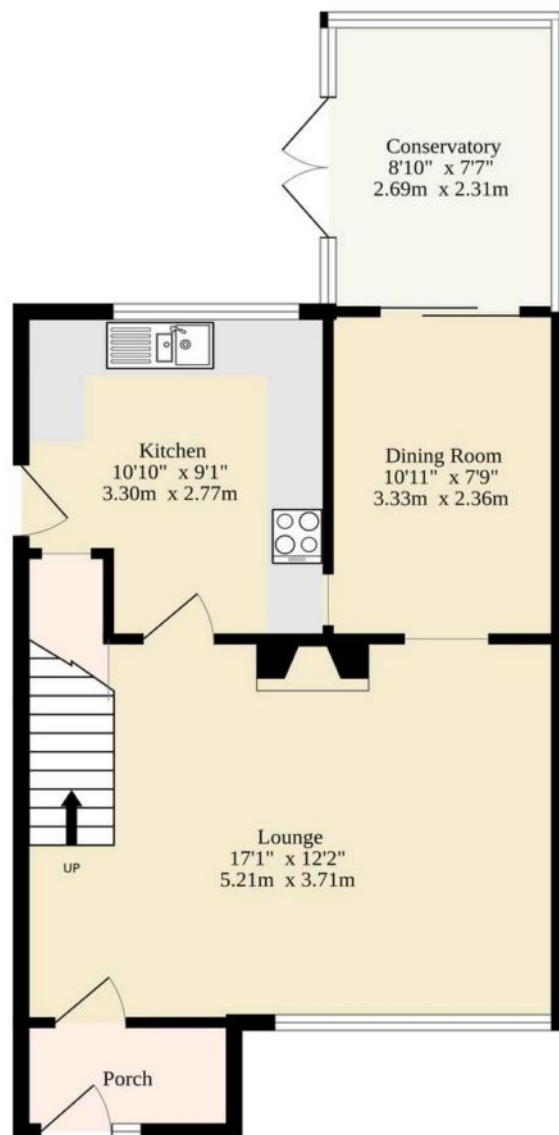
Heating system- Gas central heating with traditional back boiler

Council Tax Band- C

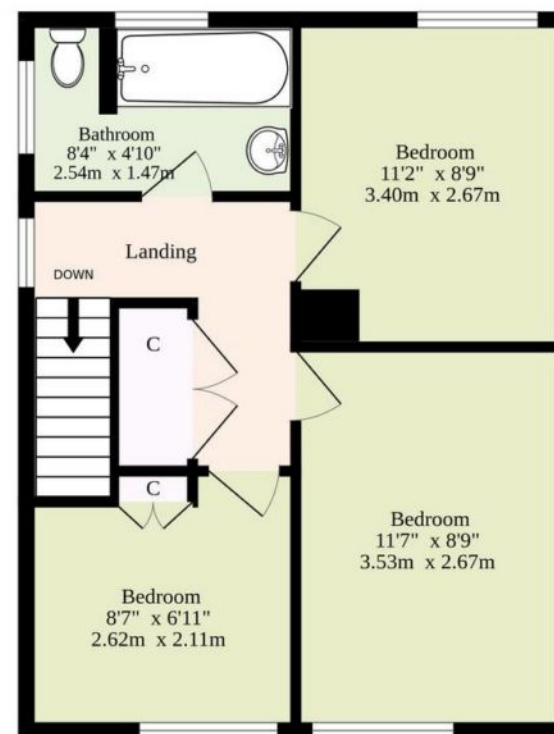
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Ground Floor
472 sq.ft. (43.9 sq.m.) approx.



1st Floor
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

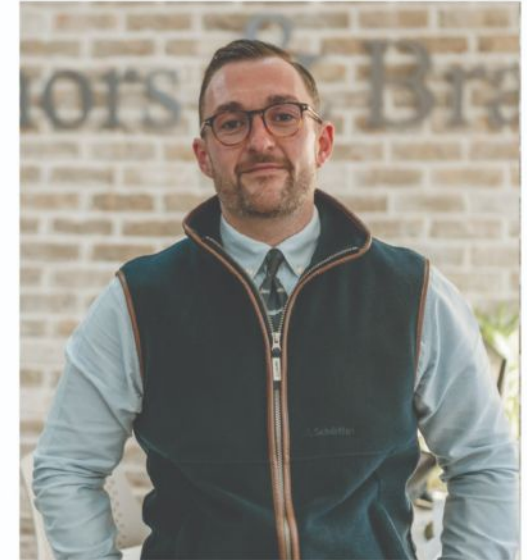
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