



Flat 12, Granary Close, Wymondham  
Wymondham



Minors & Brady

# Flat 12

## Granary Close, Wymondham

Set within a well-regarded residential area in the historic market town of Wymondham, this stylish two-year-old ground floor apartment offers modern living in a prime location with no onward chain. The bright open-plan layout includes a contemporary kitchen with handleless cabinetry, coordinated work surfaces, and integrated Caple appliances, flowing effortlessly into a comfortable lounge and dining area with a door opening to the outside. There are two double bedrooms, including a principal bedroom with an en suite shower room, a second bedroom with built-in wardrobes, and a modern family bathroom. Energy-efficient solar panels and double glazing enhance comfort and reduce running costs, while residents also benefit from communal gardens, allocated off-road parking, and visitor parking. Less than a minute's walk from the railway station with regular services to Norwich and Cambridge, and within easy reach of local shops, eateries, and the A11, this apartment offers an ideal opportunity for first-time buyers, investors, or those seeking a well-placed Norfolk home.

### Location

Granary Close is set within a well-regarded residential area in the historic market town of Wymondham, known for its charming town centre, independent shops, cafés, and the impressive Wymondham Abbey. The property enjoys easy access to a range of everyday amenities including supermarkets, schools, and leisure facilities, all within a short distance. Excellent transport links make this location ideal for commuters, with Wymondham train station offering direct services to Norwich and Cambridge, and convenient access to the A11 connecting to major routes across Norfolk and beyond. Families benefit from highly regarded local schools, including Wymondham College and Wymondham High Academy. The area also offers scenic countryside walks, riverside trails, and nearby parks perfect for outdoor recreation. With a strong community atmosphere and excellent connectivity, Wymondham provides an attractive balance of town convenience and peaceful surroundings.

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Stepping inside, you are welcomed into a bright open-plan living space that immediately conveys the home's stylish and carefully planned design. The entire area features recessed lighting and oak internal doors, creating a consistent, polished feel throughout. In the kitchen, attractive wood-effect flooring adds a contemporary touch, complemented by handleless cabinetry, coordinating work surfaces, and matching upstands. A full range of integrated appliances includes a double oven, induction hob with feature extractor, fridge freezer, and dishwasher, ensuring both style and practicality. A built-in cupboard provides useful storage for coats and everyday items, while a wide window draws in natural light.

The layout flows effortlessly into the adjoining lounge and dining area, finished with soft carpet underfoot for comfort. This inviting space offers flexibility for both relaxing and entertaining, with a door leading to the outside, allowing light to fill the room and providing a pleasant connection to the communal gardens.

Beyond the living area, an inner hallway leads to two well-proportioned double bedrooms, both presented in calm, neutral tones. The principal bedroom enjoys its own en suite shower room featuring a curved glass enclosure, rainfall and handheld fittings, a modern vanity unit with storage, and a low-level WC.



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The main bathroom mirrors this finish with a panelled bath and shower over, wall-mounted vanity, WC, and coordinated tiling for a refined, cohesive look.

The apartment also benefits from access to communal areas, allocated off-road parking, and visitor parking, offering both convenience and practicality in this modern development.

## Agents notes

We understand that the property will be sold leasehold, connected to main services water, electricity and drainage.

Heating system- Electric Central Heating

Council Tax Band- B

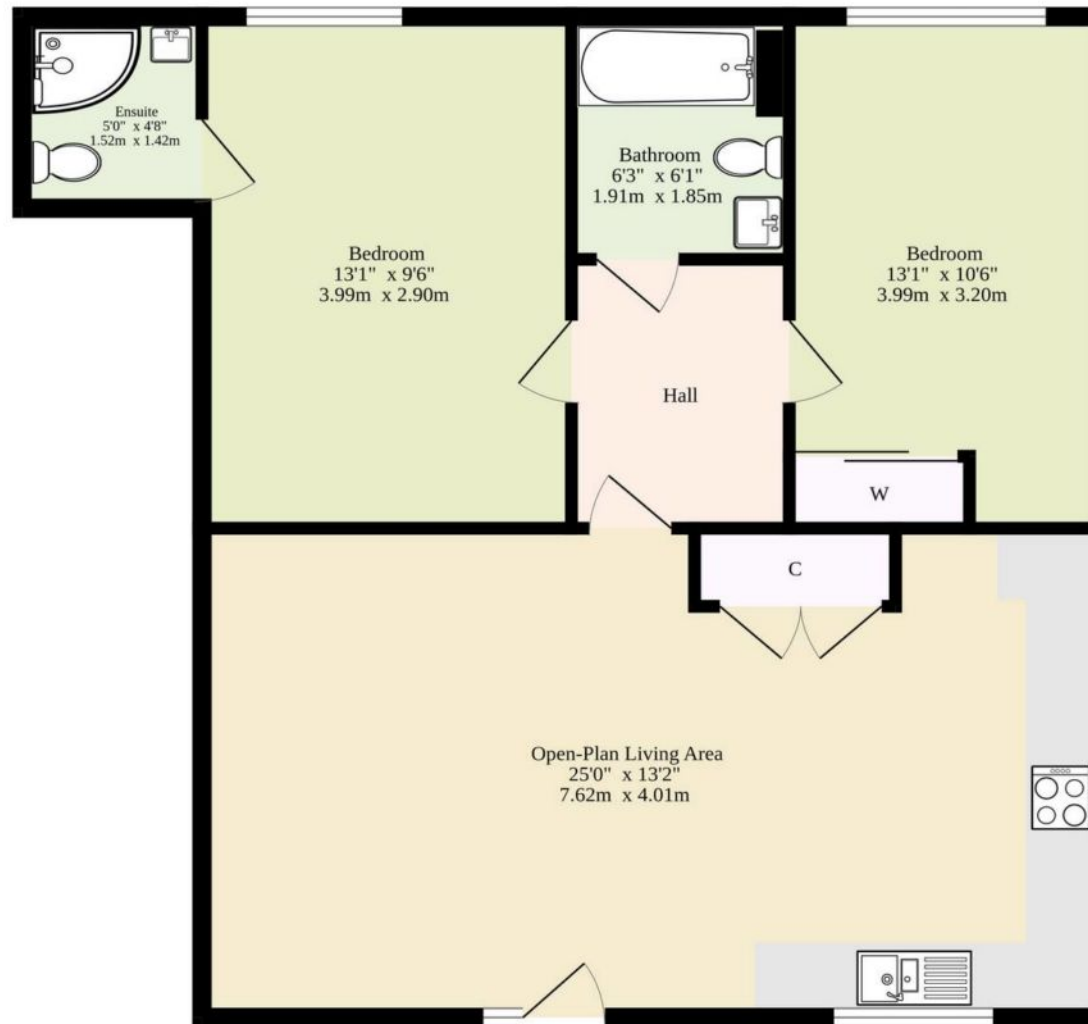
Approximately 196 years remaining on the lease

Combined ground rent and maintenance charge: £1,700 per annum



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**Ground Floor**  
**700 sq.ft. (65.0 sq.m.) approx.**



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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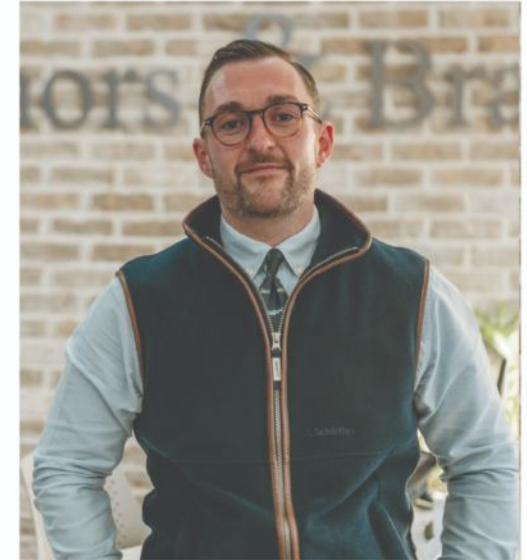
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