

1 Back Lane
Wymondham
NR18 0QB



1 Back Lane

Guide Price £270,000

The extended brick & flint cottage...

Welcome to 1 Back Lane, a beautifully renovated two-bedroom cottage located in the heart of Wymondham. This property combines modern comforts with the unique character of a traditional cottage, making it an ideal home for those seeking a quaint yet contemporary living space. The location offers easy accessibility to Wymondham town centre, ensuring you are never far from everyday amenities.

Upon arrival, you'll appreciate the convenience of off-road parking for two vehicles, which is easily accessed via a resin driveway. Entering through the entrance hall, you'll find space for storage of coats and shoes, setting the tone for the warmth and character that flows throughout the home. The entrance leads into the cosy living and dining area, featuring original exposed timbers & two windows that overlook the front garden, this quaint space provides a bright and inviting atmosphere. The feature wall, adorned with original flint brick, adds a touch of historical charm, complemented by exposed floorboards that enhance the cottage feel.

The heart of the home is the classic shaker-style kitchen, beautifully designed with oak worktops. This bright and airy space includes a single oven, gas hob and double Butler sink. The kitchen also features a breakfast area, ensuring that this versatile space can accommodate various dining needs. The kitchen also hosts the boiler installed just last year. Adjoining the kitchen is a rear hall that provides access to the utility room and a modern downstairs bathroom. The bathroom has been tastefully modernised in recent years, featuring a bath with a shower overhead, a toilet, and a sink.

Upstairs, bedroom one is generously sized with bright views overlooking a nearby playing field, creating a serene setting. The second bedroom is another spacious double room that enjoys a view of the lush greenery at the rear. Lastly, the converted extension presents a well-designed shower room featuring a shower, toilet, and sink, complemented by the retention of original flint & brick walls, beautifully marrying modern practicality with heritage charm. The third and final bedroom is currently utilised as a home office. While it's a good-sized single room which could potentially fit a double bed, it is ideal for those needing a dedicated workspace. The skylight and spotlights add a contemporary touch.

Stepping outside, the rear courtyard provides a lovely outdoor space that is perfect for al fresco dining or simply relaxing in the sun. With a shed for storage and a right of way for neighbouring properties, this quaint outdoor area is a true sun trap and offers privacy thanks to its surrounding greenery.

This exquisite cottage on Back Lane is a unique blend of character, comfort, and modern conveniences.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band B

Local Authority
South Norfolk

Council Tax Band B

EPC Rating C



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 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 errors, 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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