

Ben Allman  
Estate & Letting Agents



15 Whitehorse Street

, Wymondham, NR18 0BJ

Offers in excess of £210,000





**GROUND FLOOR**  
315 sq.ft. (29.3 sq.m.) approx.

**1ST FLOOR**  
297 sq.ft. (27.6 sq.m.) approx.

**GROUND FLOOR:**

- KITCHEN/ BREAKFAST ROOM:** 11'10" x 7'11" (3.61m x 2.42m)
- SITTING ROOM:** 14'8" x 12'3" (4.47m x 3.73m)
- BEDROOM:** 10'0" x 10'0" (3.05m x 3.05m)
- LANDING:** 5'0" x 5'0" (1.52m x 1.52m)
- BATHROOM:** 5'0" x 5'0" (1.52m x 1.52m)
- W.C.:** 3'0" x 3'0" (0.91m x 0.91m)
- WARDROBE:** 3'0" x 3'0" (0.91m x 0.91m)
- UP** (to 1st floor)
- DOWN** (to ground floor)

**1ST FLOOR:**

- BEDROOM 1:** 12'3" x 9'9" (3.73m x 2.97m)
- BEDROOM 2:** 14'0" x 6'3" (4.26m x 1.90m)
- BATHROOM:** 8'8" x 5'5" (2.64m x 1.65m)
- W.C.:** 3'0" x 3'0" (0.91m x 0.91m)
- WARDROBE:** 3'0" x 3'0" (0.91m x 0.91m)
- UP** (to 2nd floor)
- DOWN** (to ground floor)

**TOTAL FLOOR AREA:** 612sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		49	
<p><i>Not energy efficient - higher running costs</i></p>		<p>EU Directive 2002/91/EC</p>	

Please contact our Ben Allman Estate Agents Office  
on 01603 555577 if you wish to arrange a viewing appointment  
for this property or require further information.

- Guide Price £210,000 - £220,000
- Newly Installed Wren Kitchen With Integrated Washing Machine, Oven And Fridge/Freezer, And A Newly installed Electric Eco Boiler
- Newly Panelled And Decorated Bedrooms
- Modern Bathroom Suite With Classic Claw Bathtub
- New Carpets Fitted In 2022
- New Anthracite Windows And Doors Fitted In 2022
- Overlooking Woodland With Frequent Sightings Of Muntjac And Other Wildlife
- Opposite The Infamous River Tiffey Walk
- Inglenook Fireplace

Believed to date back to 1888, this beautifully restored Victorian terrace forms part of the historic Briton brush factory cottages — a piece of Wymondham's rich industrial heritage. Set within a conservation area, the home has been thoughtfully and tastefully renovated by the current owner, combining period charm with high-quality modern finishes.

From the outset, the property impresses. The deep red brick façade is perfectly complemented by striking anthracite grey double-glazed windows and front door, offering a crisp, contemporary contrast that sets the tone for what lies within.

Step through into a welcoming sitting room, complete with a characterful inglenook fireplace and soft, newly laid carpet underfoot. The heart of the home is the stylish green Wren shaker-style kitchen, finished with fresh tiling and full of charm and functionality. Beyond the kitchen, a rear porch opens into a private courtyard garden, with raised flower beds and a useful brick-built outbuilding that houses not only a functioning toilet, but there is also a raised fireplace and chimney stack!

Upstairs, you'll find two beautifully appointed double bedrooms, both recently decorated with elegant panelling and a careful eye for detail. The bathroom is a showstopper in itself — a super-stylish space featuring a classic clawfoot tub and elevated views over the woodland behind.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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