



Guide Price £325,000

3 Bedroom Bungalow for sale  
11 Clifton Road, Wymondham





## Overview

A bright, beautifully laid-out three-bedroom bungalow where the living spaces sit to the rear, soaking up the south-facing garden - open-plan kitchen-living-diner, separate lounge and a gorgeous sun room. Walk to town, buses and Wymondham Garden Centre.



## Key Features

- Bright 3-Bedroom Bungalow Offering a Comfortable Layout
- Rear-Positioned Living Spaces Enjoying the South-Facing Garden Aspect
- Open-Plan Kitchen-Lounge-Diner for Modern Day-to-Day Ease
- Separate Lounge Set as a Tranquil Retreat Boasting a Large Bay Window
- Gorgeous Sun Room Enjoying a Lovely Garden Outlook
- Generous Shower Room with Tiled Walls, Heated Towel Rail and Good Ventilation
- Ample Storage Throughout for Interior and Exterior Needs
- Side-by-Side Driveway Parking for Two Vehicles
- Walking Distance to Town Centre, Bus Stop (approx. 1 Minute) and Wymondham Garden Centre
- Viewings Readily Available





Welcome to Clifton Road, Wymondham, NR18. This home is an ideal move for anyone craving single-storey living without compromise - whether you're downsizing, simplifying, or wanting a home that's easy to live in and easy to enjoy. One of the standouts here is the layout: the social spaces are positioned to the rear, creating a lovely connection to the garden and making the most of the sunny aspect.

Inside, you'll find a home that feels light and welcoming, starting with the spacious hallway, perfect for storing all your accessories. An open-plan kitchen-living-dining room is made for everyday ease and entertaining, while a separate lounge offers a comfy evening retreat. The sun room is a magnetising space – complementing any beverage or book brilliantly! A useful utility area sits adjacent to the kitchen, good for storage and practicalities, neatly tucked away. Fun fact: the box freezer is currently storing produce from the garden!

The accommodation includes three bedrooms and a generous shower room, with ample storage available - so you're not losing the cupboards, wardrobes and "put-it-away" space that often comes with a downsize. There's also plenty of external storage in the garage for the things you still want close at hand, from garden tools to bicycles. If EV charging is high on your list of requirements, this is a well-positioned connection point.

The frontage is a blend of charm and convenience: a gorgeous front lawn with shrubs and a driveway that provides side-by-side parking for two vehicles. The back garden is the showstopper! This sun-drenched space means plants and shrubs thrive, and you can enjoy them all without being overlooked. The location is superb - walkable to Wymondham town centre, with a bus stop within a moment's walk and Wymondham Garden Centre within a short stroll too.

If you're looking for bright, low-maintenance living in a well-connected spot and reliable local amenities, this one deserves a closer look. Call us 24/7 to book your viewing today.

What3Words: [///instant.daydream.workflow](https://www.what3words.com/#!/instant.daydream.workflow)



**Utility**

13' 11" x 4' 9" (4.25m x 1.46m)

Laminate flooring, uPVC window, base-mounted units, stainless steel sink, ceiling light and multiple sockets.

**Kitchen-Living-Dining**

19' 9" x 17' 6" (6.04m x 5.34m)

Kitchen: Laminate flooring, uPVC double-glazed window with fitted Vertical blinds, fitted base and wall-mounted units with tiled splashback, range cooker with glass splashback (gas hob and electric ovens), integrated fridge-freezer, hardwired ceiling light, coving and multiple sockets.

Living: Fitted carpet, uPVC double-glazed window with fitted screen roller blind, coving, hardwired ceiling light, radiator, multiple sockets and TV aerial.

**Lounge**

14' 6" x 12' 7" (4.42m x 3.84m)

Fitted carpet, uPVC double-glazed bay window with fitted screen roller blind and internal window into the sun room, gas fire with marble hearth and wooden surround, hardwired ceiling and wall-mounted lights, coving, multiple sockets, radiator and TV aerial.

**Sun Room**

11' 2" x 4' 7" (3.41m x 1.40m)

Vinyl flooring, uPVC double-glazed windows and patio doors and polycarbonate roof panels.

**Bedroom One**

13' 6" x 9' 11" (4.14m x 3.04m)

Fitted carpet, uPVC double-glazed window with fitted screen roller blind, two built-in double wardrobes, coving, ceiling light, radiator and multiple sockets.

**Bedroom Two**

11' 10" x 8' 10" (3.61m x 2.71m)

Fitted carpet, uPVC double-glazed window with fitted screen roller blind, ceiling light, radiator and multiple sockets.

**Bedroom Three**

8' 9" x 7' 4" (2.67m x 2.24m)

Fitted carpet, uPVC double-glazed window with fitted screen roller blind, coving, ceiling light, radiator and multiple sockets.

**Shower Room**

8' 9" x 5' 4" (2.67m x 1.65m)

Vinyl flooring, obscured uPVC double-glazed window with fitted Vertical blinds, tiled walls, rectangular shower tray with glass screens and mixer shower, toilet, wash hand basin, heated towel rail, ceiling light and coving.

# Floorplans

SINGLE STOREY  
1173 sq.ft. (109.0 sq.m.) approx.



DETACHED 3-BEDROOM BUNGALOW

TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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