



Back Lane, Wymondham - NR18 0QB

**STARKINGS
& WATSON**

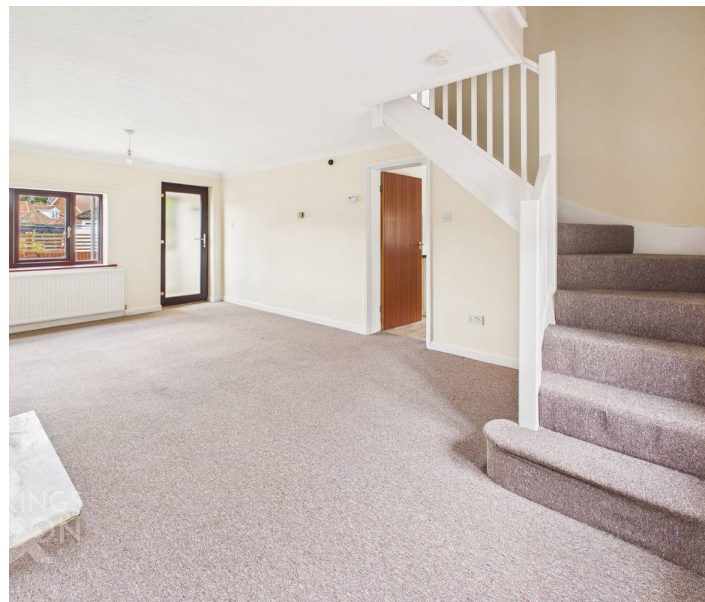
HYBRID ESTATE AGENTS



Back Lane

Wymondham

NO CHAIN. Step into this CHARMING SEMI-DETACHED COTTAGE dating back to the 1800s, perfectly positioned in a sought-after TOWN CENTRE LOCATION. Recently re-decorated throughout, with NEW BARGE BOARDS, SOFFITS, AND GUTTERS (2025), this CHARACTER-FILLED home seamlessly blends period features with MODERN COMFORTS. Offering close to 701 SQ. FT (stms) of well-proportioned accommodation, the property welcomes you with a spacious 20' SITTING/DINING ROOM, ideal for relaxing or entertaining friends and family. The adjoining 10' FITTED KITCHEN provides ample workspace and storage, perfect for keen cooks or busy households. Upstairs, you will find TWO DOUBLE BEDROOMS, both generously sized and filled with natural light, along with a well-appointed FAMILY BATHROOM. Practicality is a key feature, with OFF ROAD PARKING and a GARAGE providing valuable storage and convenience, while the separate courtyard frontage adds to the home's unique appeal.



With a LARGE LAWNED GARDEN tucked away to the side of the property, offering a tranquil retreat from the bustle of town life, you will find a space enclosed within TIMBER PANEL FENCING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Chain!
- 1800's Semi-Detached Cottage in a Town Centre Location
- Recently Re-Decorated and with New Barge Boards, Soffits & Gutters in 2025
- Off Road Parking & Garage
- Approx. 701 Sq. ft (stms) of Accommodation
- 20' Sitting/Dining Room & 10' Fitted Kitchen
- Two Double Bedrooms & Family Bathroom
- Large Lawned Garden with Mature Planting & Separate Courtyard Frontage

The property is in the market town of Wymondham, and within close proximity to a very good range of everyday amenities including shops, leisure centre and doctors surgery. It is approximately 10 miles south west of Norwich, with rapid access to the A11.



The town also has a train station with the Norwich to Cambridge railway lines. Excellent schools are available in the area, both Wymondham College & Wymondham High School, are highly thought of within the area.

SETTING THE SCENE

Siding onto the road, a low level timber fence and gate encloses the courtyard frontage. With potential to create further parking (stp), the frontage is a fantastic vantage point to enjoy town centre life. A pathway leads to the private gardens, and front door.

THE GRAND TOUR

The porch entrance offers the ideal meet and greet space, providing access to the main sitting/dining room. Finished with fitted carpet, dual aspect windows face to both sides, with fitted carpet underfoot, stairs rising to the first floor and cupboard storage below. The kitchen leads off, with a u-shape of cupboard units, along with integrated cooking appliances including an inset gas hob and built-in electric oven. Tiled splash-backs run around the work surface, with space provided for a fridge freezer and washing machine.

Upstairs, the carpeted landing includes a loft access hatch, whilst doors lead to the two double bedrooms - both finished with fitted carpet and uPVC double glazing. The family bathroom completes the first floor, with a three piece suite including a thermostatically controlled shower over the bath, tiled splash-backs and a large built-in storage cupboard.

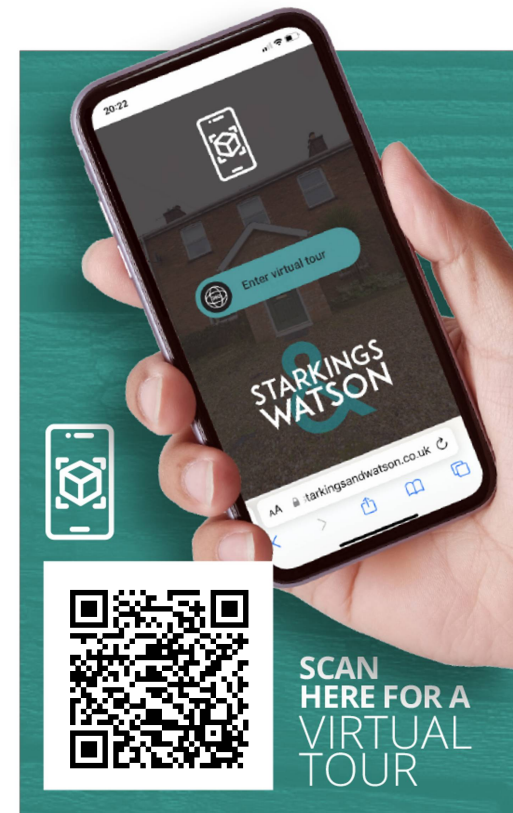
FIND US

Postcode : NR18 0QB

What3Words : ///jolly.ironic.defenders

VIRTUAL TOUR

View our virtual tour for a full 360 degree view of the interior of the property.







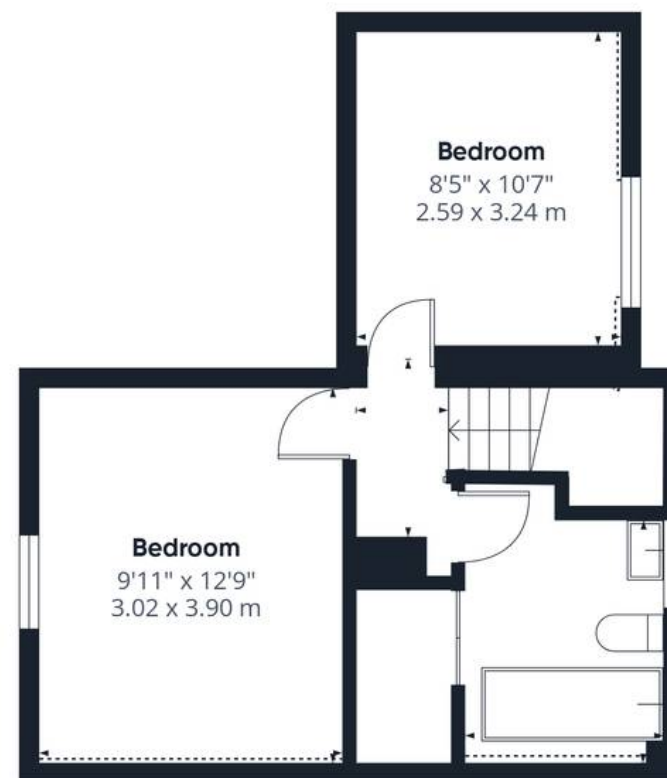
THE GREAT OUTDOORS

Tucked away to the side of the property, a large lawned garden can be found, enclosed within timber panelled fencing. Shingled borders and various planting can be found, along with a timber built storage shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

701 ft²

65.1 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.