



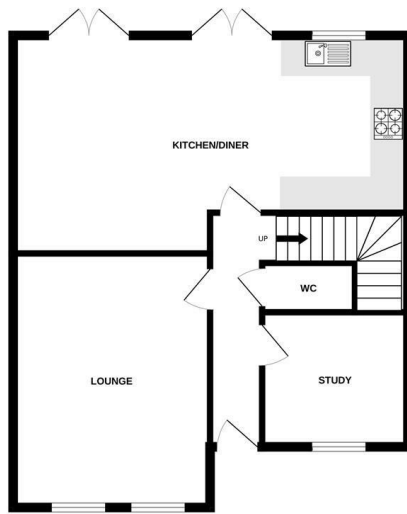
2 Edith Cavell Close | | Wymondham | NR18 0YL

Price Guide £415,000

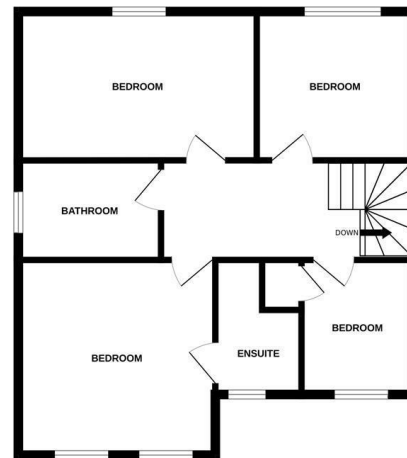
GUIDE PRICE: £415,000 - £425,000 Gilson Bailey are delighted to present this stunning four-bedroom detached family home, beautifully positioned on a modern development overlooking the park and fields in the highly sought-after market town of Wymondham. Finished to an exceptional standard throughout, the property offers a welcoming entrance hall, spacious lounge, stylish open-plan kitchen/diner, dedicated study and convenient ground floor WC, while the first floor boasts four generous bedrooms, a sleek family bathroom and a luxury en-suite to the principal bedroom. Outside, a large driveway and single garage provide ample parking, and the enclosed rear garden offers a low-maintenance paved space, perfect for entertaining or relaxing. With gas central heating, double glazing and immaculate presentation, this impressive home is the ideal choice for modern family living – early viewing is strongly advised.



GROUND FLOOR



1ST FLOOR



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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Location

The popular market town of Wymondham lies off the A11 approximately 9.5 miles south-west of the historic and cultural City of Norwich and boasts a full range of amenities including schooling to include Wymondham College and Wymondham High Academy, Wymondham Abbey, popular local shops, pubs and restaurants. The train station provided links to Norwich, Cambridge and London.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, study, WC and stairs to first floor.

Lounge 16'5" x 12'1"

Two double glazed windows, radiator.

Kitchen/Diner 25'5" x 11'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, two sets of patio doors, double glazed window, radiator.

Study 10'1" x 8'2"

Double glazed window, radiator.

WC 4'11" x 3'1"

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 12'1" x 12'1"

Two double glazed windows, radiator.

En-Suite 7'7" x 5'2"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 14'6" x 9'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'6" x 9'1"

Double glazed window, radiator.

Bedroom Four 10'1" x 7'4"

Double glazed window, radiator, storage cupboard.

Bathroom 8'9" x 6'1"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Small lawned gardens and driveway leading to a single garage.

Outside Rear

Paved and shingled garden enclosed by fencing and walling with side gate access.

Local Authority

South Norfolk District Council, Tax Band E.

Tenure

Freehold

Service charge £180 per annum


Utilities

Full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band E

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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