



THE STORY OF

# 164 Norwich Road

*Wymondham, Norfolk*

**SOWERBYS**



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# 164 Norwich Road

Wymondham, Norfolk  
NR18 0UH

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Generous Corner Plot Position

Well Presented Modern Detached Home

Three Versatile Reception Rooms

Bright Conservatory Overlooking the Garden

Spacious Kitchen Breakfast Room

Separate Utility Room and Cloakroom

Four Well Proportioned Bedrooms

Principal Bedroom with En-Suite Shower Room

Driveway Parking and Double Garage

Established Walled Garden with Mature Planting

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Occupying a generous corner plot, this well-presented modern home offers a highly adaptable layout, perfectly suited to both family life and entertaining. Thoughtfully arranged throughout, the property provides a natural flow between its principal living spaces, all enhanced by an abundance of light.

The sitting room is a particularly inviting space, centred around a feature gas fire and enjoying a square bay window that creates both character and a pleasant outlook. Complementing this is a spacious family room, which opens seamlessly into the conservatory, where views across the enclosed walled garden provide an ever-changing backdrop throughout the seasons.

The kitchen breakfast room is well-appointed, offering ample storage and preparation space alongside room for informal dining. A separate study, utility room and cloakroom complete the ground floor, adding further practicality and flexibility.

Upstairs, four well-proportioned bedrooms are arranged around a central landing, including a principal bedroom with en suite shower room. The remaining bedrooms are served by a family bathroom, all presented with a sense of comfort and functionality.

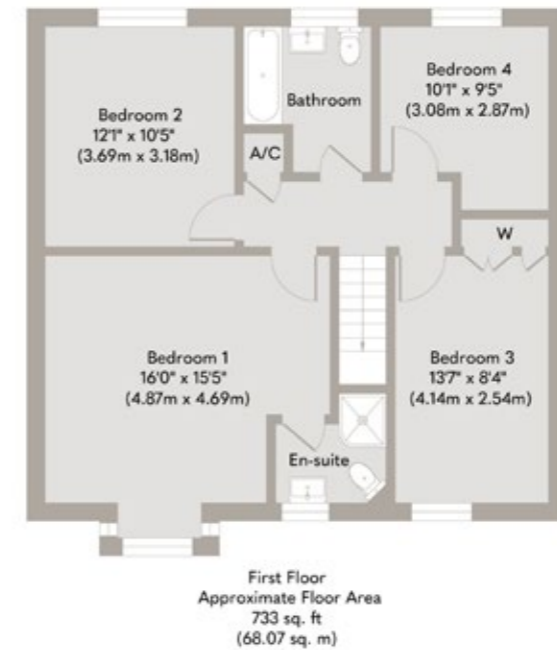
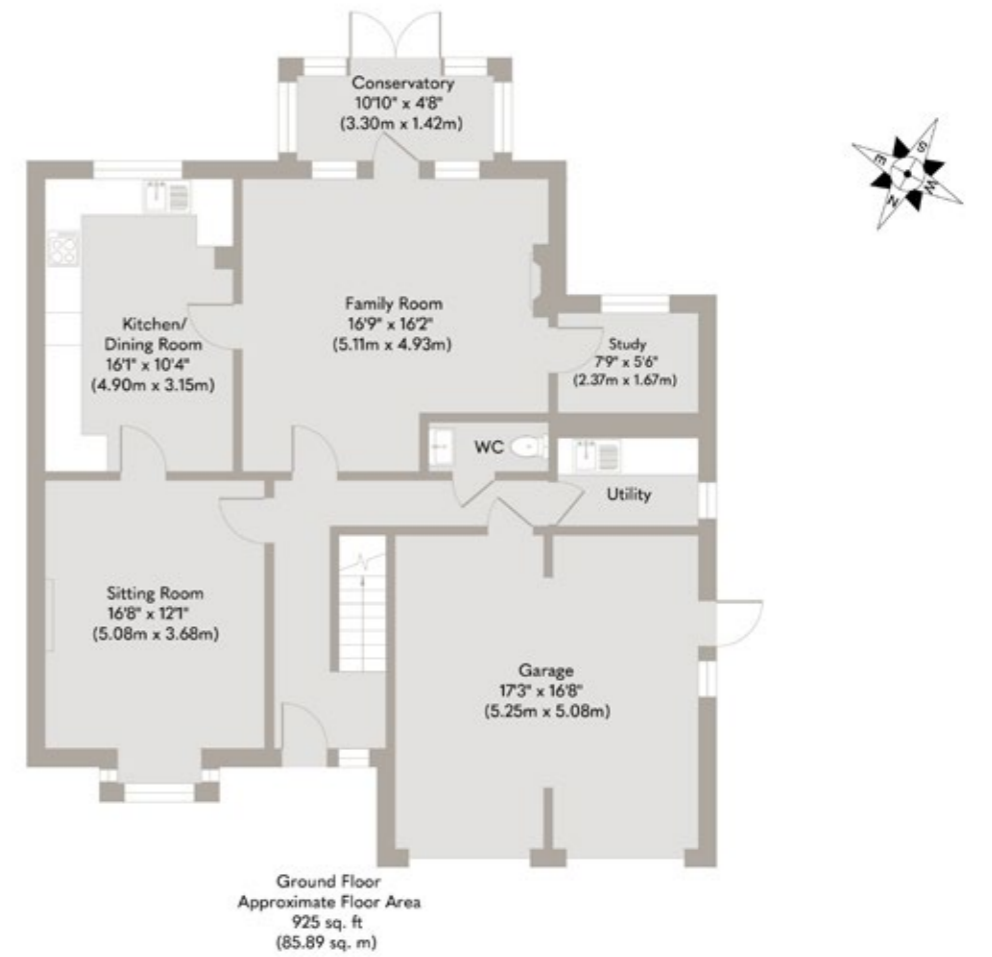
Outside, the property continues to impress. A driveway provides ample parking and leads to a double garage, while the rear garden has been carefully established, predominantly laid to lawn and framed by mature planting. A charming wall forms an attractive boundary, creating both privacy and a picturesque setting.

A well-balanced home, offering space, versatility and a setting ideal for modern living.



This has been a superb family home.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Wymondham

A BUSTLING TOWN  
FULL OF HISTORY

Set amidst the gentle rolling countryside of South Norfolk, Wymondham is a picturesque and historic market town with a strong sense of community and a reputation as one of the county's most desirable places to live. At its heart lies the magnificent Wymondham Abbey, an iconic 12th century landmark with beautiful surroundings and a rich ecclesiastical history that gives the town much of its charm.

Wymondham's vibrant town centre is home to an array of independent boutiques, traditional pubs, and cafés, with the popular Kett's Books and The Lemon Tree Café offering local flavour and friendly service. The town hosts a bustling weekly market and enjoys regular events including the Wymondham Music Festival and various heritage days celebrating the area's fascinating past.

For families and outdoor enthusiasts, there are lovely green spaces and walks along the Tiffey Valley, while nearby attractions include the Mid-Norfolk Railway, offering heritage steam train journeys through the countryside to Dereham, and Wymondham Heritage Museum, located in the town's historic Bridewell building.

Commuters are well served by Wymondham railway station, with direct connections to Norwich, Cambridge, and London. The A11 is also easily accessible, making road travel across the region convenient.

With highly regarded schools such as Wymondham College and Wymondham High Academy, along with the proximity to the cultural and retail offerings of Norwich – just 9 miles away – Wymondham offers the perfect blend of rural tranquillity and modern living.



## Note from the Vendor



“Wymondham is a charming town to explore, with the lovely surrounding area and Ketts Park just nearby.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 3200-7138-0622-4520-3653

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///bearings.withdraws.decide

### AGENTS NOTE

Please note some photos have been virtually staged.

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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