



THE STORY OF

164 Norwich Road

Wymondham, Norfolk

SOWERBYS



THE STORY OF

164 Norwich Road

Wymondham, Norfolk
NR18 0UH

Detached Home

Popular Location

Three Reception Room and Conservatory

Kitchen Breakfast Room

Utility Room and Cloakroom

Four Bedrooms

Family Bathroom and En-Suite Shower Room

Drive with Parking

Double Garage

Established Walled Garden

SOWERBYS NORWICH OFFICE

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This fine modern home, set on a corner plot, offers versatile and generously proportioned accommodation. The spacious sitting room features a square bay window and a central gas fire, creating a warm and inviting space. The family room is of excellent size and flows seamlessly into the conservatory, providing lovely views over the walled garden.

The fitted kitchen offers plenty of storage and workspace, along with space for a dining table. Additionally, there is a well-appointed study, cloakroom, and utility room.

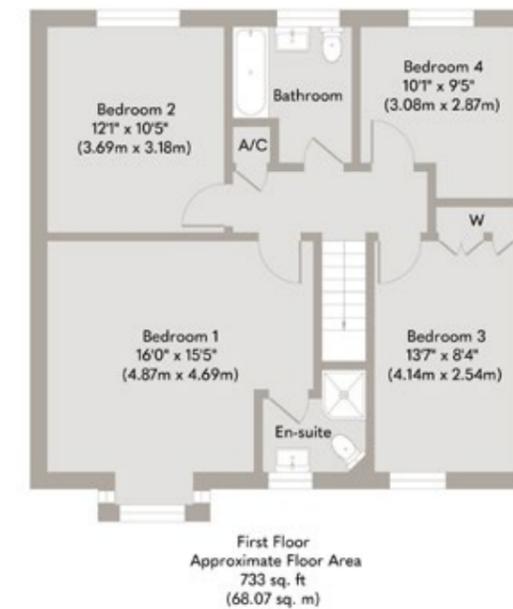
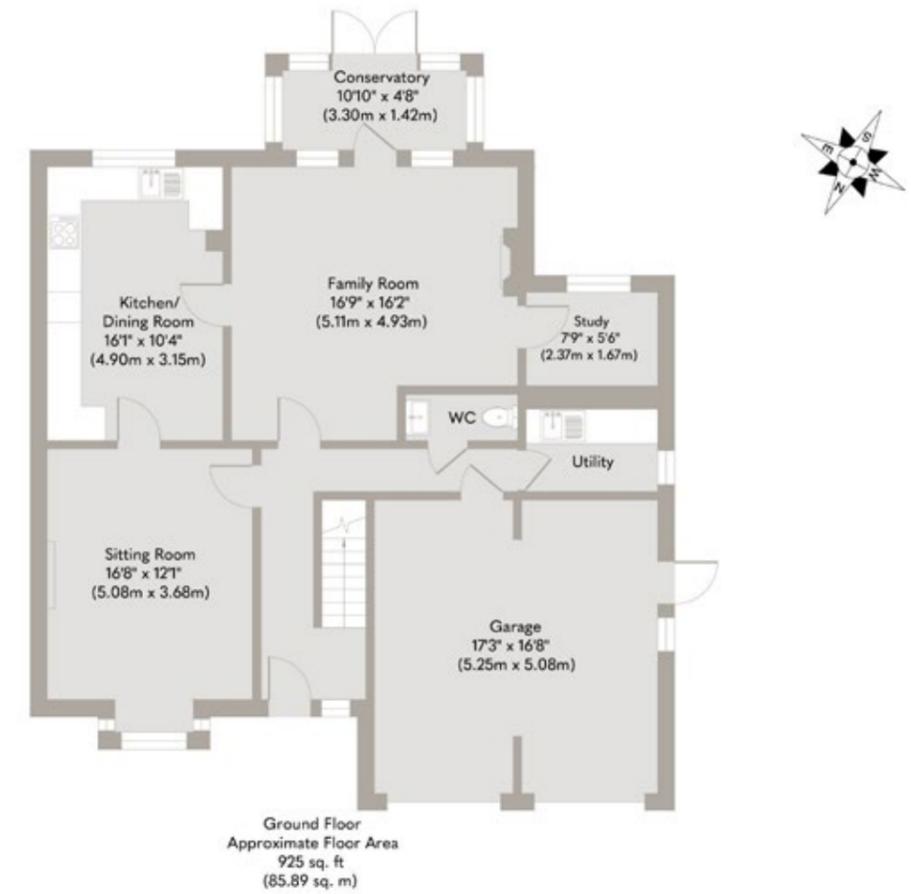
On the first floor, you will find four spacious bedrooms, a family bathroom, and an en suite to the principal bedroom.

Outside, the front offers a driveway providing ample parking and access to the double garage. The established rear garden is mainly laid to lawn, with specimen trees and a charming wall forming a beautiful backdrop.



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 Kett's 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 a few photos have been virtually staged.

These particulars and measurements 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 representation or warranty in respect of the property.

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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