



5 Pople Street
Wymondham | Norfolk | NR18 0PS

 FINE & COUNTRY

THE TALK OF THE TOWN



In the heart of the pretty market town of Wymondham, walking distance from shops, schools, leisure facilities and from the historic abbey and River Tiffey, you have everything you need right on the doorstep here. This attractive period property invites you step inside and explore, offering spacious and bright accommodation spread over three floors, packed with beautiful character features, and benefitting from a surprisingly private walled garden.



KEY FEATURES

- A Handsome Grade II Listed House situated in the Market Town of Wymondham
- Three Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite with Roll Top Bath
- Kitchen/Breakfast Room with Separate Utility/WC
- Open Plan Sitting/Dining Room
- Character includes Sash Windows, Fireplaces, Wooden Floors and Dormer Windows
- Enclosed Rear Garden with Patio and Covered Seating Area
- The Accommodation extends to 1,397 sq.ft
- No EPC Required

If you love period properties, you'll love this. From the handsome frontage with sash windows and attic dormers, to the wooden floors and feature fireplaces, there's plenty of charm throughout this welcoming home. It's been beautifully and lovingly restored by the owners and the character coupled with the location makes this a home that stands out from the crowd for all the right reasons.

Instant Attraction

The house forms one of a row of three Grade II listed properties dating back to 1684. When the owners came here, 22 years ago, they fell in love with the convenience of the location, the charm of the town with so many beautiful old buildings, and the amount of space on offer within the property. It had been updated in the 1970s and was very much of that time, so the owners stripped it back and set about restoring it to something rather more authentic, whilst also creating a home that works for modern life. The result is a comfortable and welcoming home with a wonderfully friendly feel. Surprisingly light and well proportioned, it's a delight.

Comfort And Character

You enter the property to find yourself in a wonderfully spacious double reception room, running the full width of the house. With an open fire and ample space for both seating and dining, there's plenty of room here to host a crowd, or for day-to-day family life. The owners love parties and have hosted many social occasions here over the years - it's a place where people instantly feel at home. At the rear of the house is the kitchen breakfast room, another spacious part of the property. One of the owners is a carpenter and has crafted a beautiful bespoke kitchen which perfectly suits the feel of the home. There's a utility room and cloakroom to one side and a door leading out to the private garden.





KEY FEATURES

Upstairs on the first floor there are two good size double bedrooms sharing a shower room that has a gorgeous feature fireplace. On the top floor, the owners have converted the attic into a lovely bedroom suite. The bedroom is enormous and opens onto a very attractive bathroom with a feature rolltop bath.

Perfectly Positioned

Step outside and you'll see the garden is peaceful and private - a rarity when you live in town. The owners have planted pots of colourful flowers and very much enjoy relaxing out here. The abbey is a five-minute walk from your front door and you can enjoy a stroll down by the river, or a picnic on the grass. Wymondham is a lively town with many amenities and highly-regarded schools, and living here you can make the most of it all. Supermarkets, sports facilities, play parks and more are all within easy reach. The town is also perfectly positioned for travel across the area, being close to the A11 and having a train station taking you up to Norwich or over to Cambridge.

















INFORMATION



On The Doorstep

Situated within the ever popular Wymondham, the property enjoys the thriving market town atmosphere whilst being part of the interesting local history. The attractive town centre has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge while offering easy access to the A47 Norwich southern bypass.

How Far Is It To?

Wymondham is situated approximately 9.5 miles south west of the Cathedral City of Norwich with its wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is a mere 7.5 miles south west of Wymondham with a good selection of high street shops including a Sainsburys Supermarket.

Directions

Leave Norwich via the A11 Newmarket Road. At the first roundabout, take the 2nd exit signposted London A11. At the next roundabout take the 2nd exit and stay on the A11 signposted London and Thetford. Take the B1135 exit towards Dereham/Wymondham. At the roundabout take the 3rd exit and continue on the B1135. At the roundabout take the 3rd exit and stay on the B1135, go through a further roundabout and then left onto Melton Road. At the roundabout take the 1st exit onto Cock Street, which then turns left and becomes Pople street, whereby number 5 will be found on your left.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available - currently not connected

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

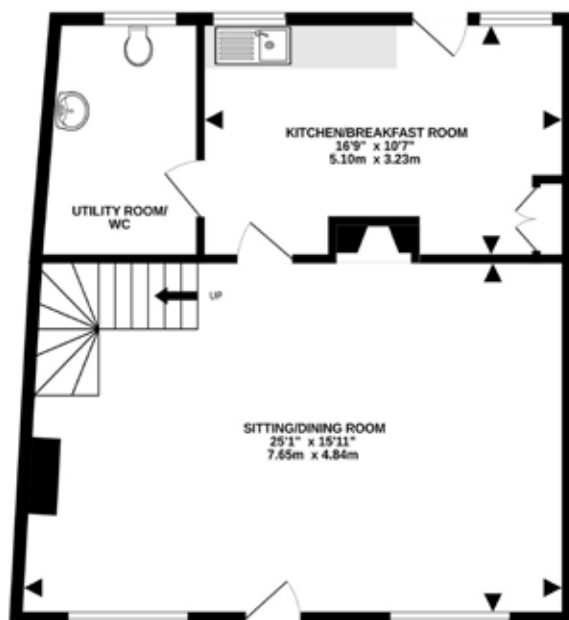
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Freehold

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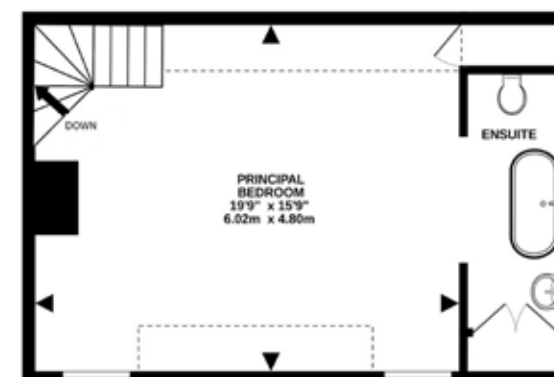
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GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

TOTAL FLOOR AREA : 1397 sq.ft. (129.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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