



14 Norwich Common, Wymondham

£550,000 Freehold

Originally known as The Old Oak, this former public house has been beautifully transformed into a spacious and character-filled family cottage, just under a mile from the historic Ketts Oak. Offering generous proportions, modern updates, and distinctive architectural features, this unique property combines heritage charm with 21st-century convenience. Ideal for buyers seeking something individual, the home has undergone a full renovation, including new wiring, central heating, windows, and complete redecoration, leaving it in turn-key condition and ready to enjoy.

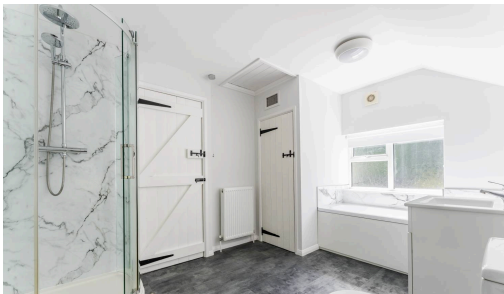
Location

Norwich Common is ideally positioned on the southern edge of Wymondham, offering excellent access to both local amenities and major transport routes. Just a short walk from the town centre, residents can enjoy a wide range of independent shops, cafes, and services, along with supermarkets and weekly markets. Wymondham’s highly regarded schools, including Wymondham College and Wymondham High Academy, are within easy reach, as is the town’s railway station with regular services to Norwich, Cambridge, and London. The A11 is moments away, providing swift road links to Norwich and the wider region. Nearby, Tiffey Valley and Ketts Park offer green spaces for walking and leisure, making this a practical and well-connected location for both families and commuters.



Norwich Common

Step through the porch into a welcoming entrance that leads to a ground floor cloakroom with a contemporary white suite and vanity storage. The heart of the home is the impressive 26ft open-plan reception and dining area, featuring exposed brickwork, pamment flooring, ornamental wall niches, and an enclosed fireplace with electric fire, perfect for entertaining or quiet evenings in.



Natural light flows through multiple picture windows to the front and rear, creating a warm and inviting atmosphere throughout.

The newly installed kitchen features a mix of traditional charm with practicality, offering Shaker-style units, ceramic splashbacks, integrated appliances including dishwasher, fridge, eye-level oven, and hob, and a resin sink set beneath dual-aspect windows. There's also access to a rear lobby/utility area with a Belfast sink, worktops, plumbing for a washing machine, pantry cupboard, and direct access to the garden.

Upstairs, three spacious double bedrooms all benefit from vaulted ceilings, radiators, and plenty of natural light, while a fourth smaller room provides the perfect space for a home office, study, or dressing area. The bathroom is well-appointed with a corner shower, bath, vanity unit, and ample fitted storage, along with housing for the Baxi combi boiler and a shelved linen cupboard.

Outside, the property enjoys a generous rear garden with a large lawn, patio areas, and mature planting bordered by fencing and walling. A driveway to the front offers parking for four vehicles, while a further gated area provides space for an additional three cars and access to a garage with power and lighting. Attached and external outbuildings include a store room, gardeners WC, and shed, ideal for those seeking extra workspace or storage.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and gas.

AI staging has been used on images included in this listing.

Council Tax band: D

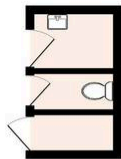
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



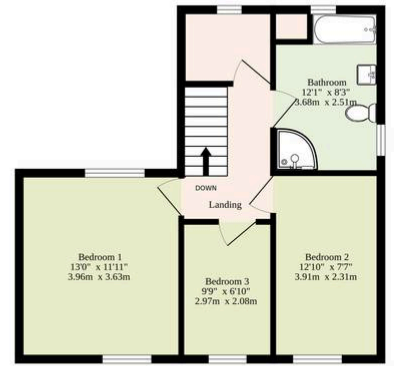
Outbuildings & Garage
269 sq.ft. (25.0 sq.m.) approx.



Ground Floor
671 sq.ft. (62.3 sq.m.) approx.



1st Floor
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

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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