



5 Evora Road, Wymondham

£375,000 Freehold

Set within a popular and well-connected part of Wymondham, this well-maintained four-bedroom detached house offers a fantastic blend of practical family living and modern convenience. With over 1,100 square feet of internal accommodation, the home is thoughtfully laid out with two reception rooms, four generous bedrooms, and a private rear garden. The interiors are bright and welcoming, with a layout that suits both entertaining and everyday life. Energy-efficient and cared for with a regularly serviced boiler, the property is ideal for buyers seeking a move-in ready home in a peaceful residential setting. Located within walking distance of the railway station, a newly built school, and a variety of local amenities, this is a home that offers both space and long-term practicality in one of Wymondham's most desirable neighbourhoods.

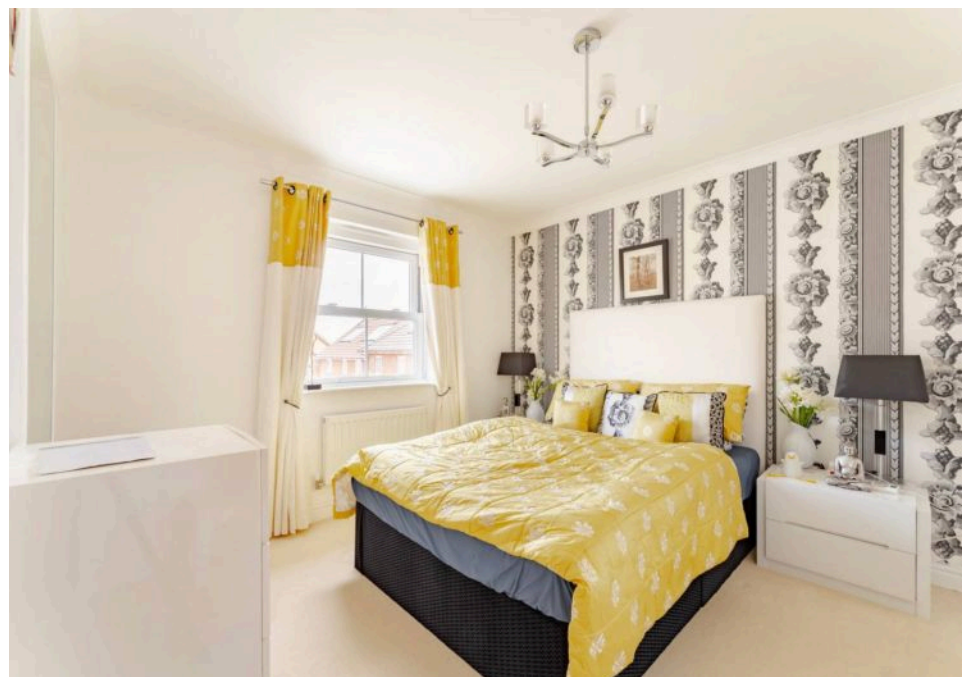
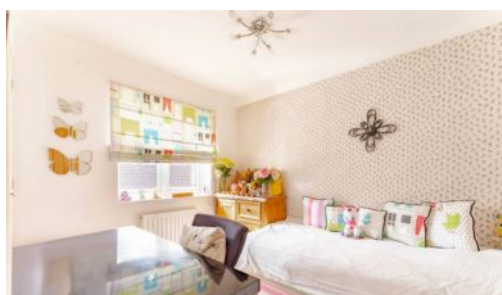
Location

Evora Road is situated in a desirable residential area on the southern edge of Wymondham, a historic Norfolk market town known for its characterful centre, strong community feel, and excellent commuter links. The property is within easy reach of Wymondham College and other well-regarded schools, as well as supermarkets, independent shops, and eateries. Nearby Wymondham train station provides regular services to Norwich, Cambridge, and London, making it a convenient location for both work and leisure. Surrounded by green spaces, walking paths, and access to the Norfolk countryside, this area appeals to those seeking a well-connected yet relaxed lifestyle.



Evora Road

Inside, the layout is practical and spacious. The entrance hall leads to two separate reception rooms, a dedicated dining room at the front and a generously sized lounge stretching over 21 feet at the rear, perfect for relaxing with family or hosting guests.



French doors open directly from the lounge into the rear garden, creating a lovely flow between indoor and outdoor living.

The kitchen offers plenty of worktop space and cabinetry, while a separate utility room keeps laundry and additional appliances neatly out of sight. A ground floor WC adds further convenience to this well-planned ground floor.

Upstairs, the home continues to impress with four spacious bedrooms, offering flexibility for families, guests, or home working. The main bedroom benefits from its own private ensuite, while the remaining bedrooms are served by a modern family bathroom with full-sized bath. A wide landing enhances the sense of space and light on the upper level.

Outside, the enclosed rear garden is designed for easy maintenance, offering a private space to relax or entertain with minimal upkeep. To the front, the property benefits from off-road parking for two vehicles via a private driveway and garage, providing useful storage and secure parking.

Energy-efficient and well cared for, with a regularly serviced boiler, this home is move-in ready and ideally placed for both daily life and future growth.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Ground Floor
575 sq.ft. (53.4 sq.m.) approx.



1st Floor
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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