



118 Tuttles Lane West, Wymondham

Wymondham



Guide Price £450,000
Minors & Brady

118 Tuttles Lane West

Wymondham, Wymondham

Guide Price £450,000 - £475,000. A rare opportunity to add your own memories and create lasting value in this spacious four-bedroom detached home on Tuttles Lane West. Offering versatile living spaces, the property features a welcoming lounge with a charming fireplace and a dining room that opens onto a private, enclosed rear garden, perfect for family gatherings and outdoor enjoyment. The well-equipped kitchen and adjoining utility room provide practical convenience, while a handy study adds extra flexibility. Upstairs, the generous main bedroom benefits from an en suite shower room, complemented by three additional bedrooms and a family bathroom. Gas central heating and double glazing ensure year-round comfort. Outside, the double garage offers secure parking and additional storage, alongside gardens that provide ample space for play and relaxation. Situated in a sought-after setting, this home presents an ideal opportunity for family living in a thriving community.

- Guide Price £450,000 - £475,000
- Four spacious bedrooms, including a master with en suite shower room
- Welcoming lounge with bay window and feature fireplace
- Open dining area with patio doors leading to the enclosed rear garden
- Well-equipped kitchen with ample base and wall units
- Adjoining utility room providing extra storage and garden access
- Practical study with shelving and under-stairs cupboard
- Family bathroom with bath, wash basin, and WC
- Double garage offering secure parking and additional storage
- Enclosed rear gardens ideal for children and outdoor activities





M&B

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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The Location

Tuttles Lane West is located in the heart of the charming market town of Wymondham, Norfolk, offering an ideal setting that balances convenience and connectivity. Just a short distance from the bustling town centre, you'll find a wide range of shops, cafes, and restaurants, including popular retailers such as Waitrose and Lidl, providing everything you need right on your doorstep.

The area is well-served by local amenities, including schools, parks, and medical facilities, ensuring a comfortable lifestyle for all.

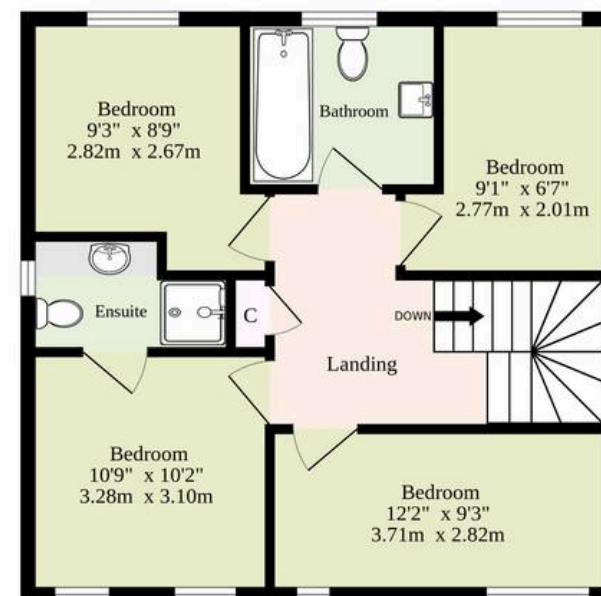
For those who need to commute, the property enjoys excellent transport links, with Wymondham railway station nearby offering direct services to Norwich and London Liverpool Street. The town is also well-connected by major road



Ground Floor
904 sq.ft. (84.0 sq.m.) approx.



1st Floor
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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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