



53 Folly Road, Wymondham

Wymondham



Minors & Brady

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Set in a highly sought-after part of Wymondham, this stylish three-bedroom home offers the perfect balance of modern comfort and everyday practicality. With a generous driveway, garage, and beautifully presented interiors, it's ready to move straight into and enjoy. The spacious sitting room with bay window flows effortlessly into a bright, open-plan kitchen diner, complete with French and sliding doors for a seamless connection to the garden. Upstairs, three well-proportioned bedrooms and a sleek, contemporary bathroom provide flexible and comfortable living. Outside, the private garden is a true highlight, with a lawn, mature borders, and a sunny patio ideal for entertaining. Perfectly positioned for schools, shops, transport links, and Wymondham's vibrant town centre, this home is an exceptional find.

- Sought-after Wymondham location close to schools, shops, and transport links
- Generous tarmac driveway with parking for multiple vehicles
- Side front door leading into a spacious and welcoming entrance hall
- Large sitting room with bay window and hard flooring for easy maintenance
- French-style doors opening into a bright, wrap-around kitchen diner
- Sliding doors from the dining area to the garden for effortless indoor-outdoor living
- Stylish kitchen with clean cabinetry, chrome fixtures, and fully integrated appliances
- Three well-proportioned bedrooms offering flexibility for family, guests, or home office use
- Private rear garden with lawn, mature shrubs, patio seating area, and a garage for storage





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The Location

Set in the heart of Wymondham, Poppy Street (NR18) offers a highly convenient and well-connected location ideal for families, professionals, and commuters alike. Just a short distance away, you'll find both Waitrose and Lidl, making everyday shopping incredibly easy. Within mere minutes, you can access the A47, providing fast connections to Norwich, Thickthorn Park & Ride, and beyond—perfect for those commuting into the city or further afield.

The home is located close to several well-regarded primary and secondary schools, including the highly-rated Wymondham High Academy. Wymondham Rugby Club is also nearby, offering sporting opportunities and a sense of local community spirit. For even more amenities, the neighbouring village of Hethersett is just a short drive away, where you'll find additional shops, takeaways, cafes, and a charming farm shop, perfect for fresh produce and locally made sweet treats.

Wymondham itself is a historic Norfolk market town known for its beautiful abbey, weekly markets, and a strong sense of community. There's a range of cafes, pubs, independent shops, and a popular Leisure Centre, making it a vibrant yet relaxed place to call home. With regular train services from Wymondham Station to Norwich, Cambridge, and even London (via Ely), the town combines the charm of rural living with exceptional connectivity.



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Tucked away in a sought-after residential area of Wymondham, this beautifully presented three-bedroom property combines stylish modern living with practical everyday comforts. The home boasts excellent kerb appeal, with a generous tarmac driveway offering ample parking space for multiple vehicles, and a convenient side front door providing an attractive and welcoming entry point.

Stepping inside, you are greeted by a good-sized entrance hall that immediately sets the tone for the property, spacious, bright, and well-proportioned. To the front of the home, the large sitting room features a bay window that floods the space with natural light, creating a warm and inviting atmosphere.

The hard flooring not only adds a contemporary touch but also makes the room exceptionally easy to maintain, perfect for busy households.

From the sitting room, French-style doors open directly into the impressive wrap-around kitchen diner. This open-plan space has been thoughtfully designed for both everyday living and entertaining, with the dining area enjoying the benefit of sliding doors that lead seamlessly to the garden, encouraging an easy flow between indoor and outdoor spaces during the warmer months.



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The kitchen itself features cabinetry in a clean, timeless finish, complemented by gleaming chrome fixtures. Fully integrated appliances are neatly built-in, ensuring a clutter-free, streamlined look, while ample work surfaces provide plenty of room for food preparation.

Upstairs, you will find three well-proportioned bedrooms, each tastefully decorated and offering flexibility for a variety of uses, from family bedrooms to guest accommodation or a home office.

The modern bathroom is finished to a high standard, comprising a stylish three-piece suite with sleek tiling and contemporary fittings.

The rear garden is a delightful retreat, offering a sense of privacy. A well-maintained lawn is bordered by mature shrubs and planting, creating both beauty and seclusion. A dedicated patio area provides the perfect spot for outdoor dining, barbecues, or simply relaxing.

The property also benefits from a garage, adding further practicality and storage options.

Agents Note

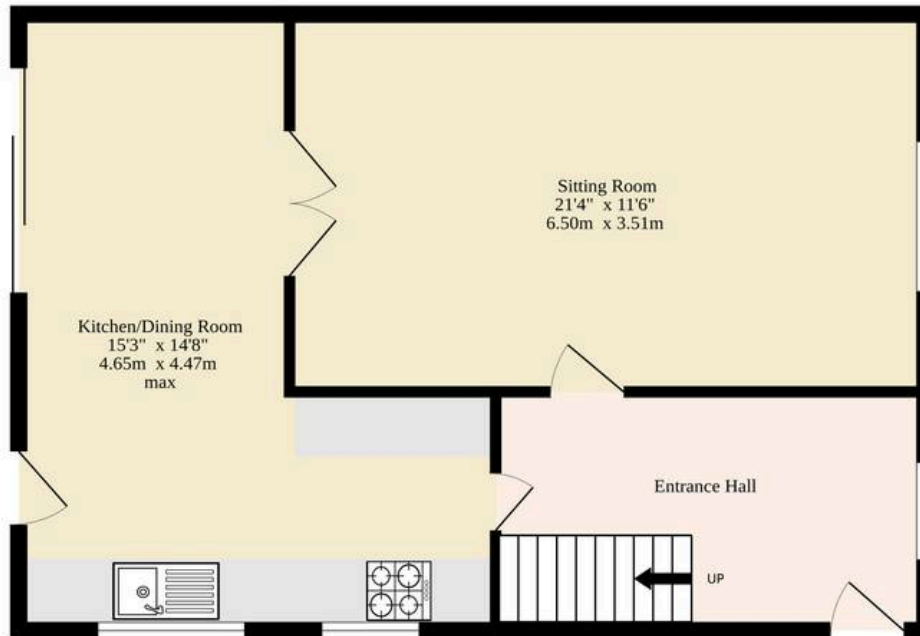
Sold Freehold

Connected to all mains services.

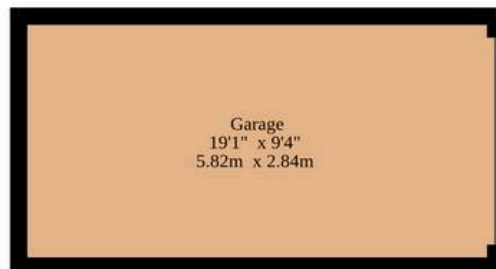
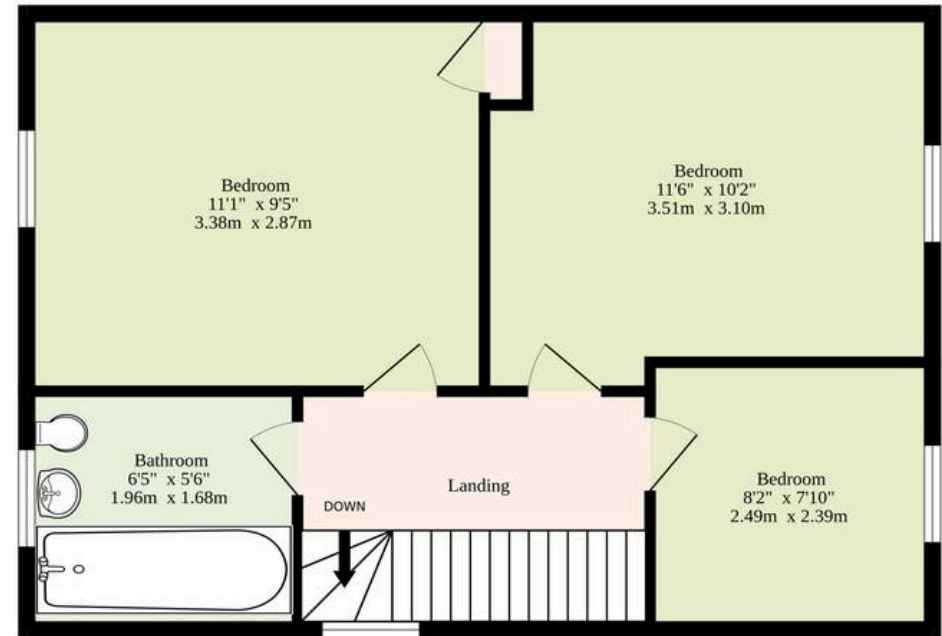
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Ground Floor
682 sq.ft. (63.4 sq.m.) approx.



1st Floor
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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