



8 Ash Close, Wymondham  
Wymondham



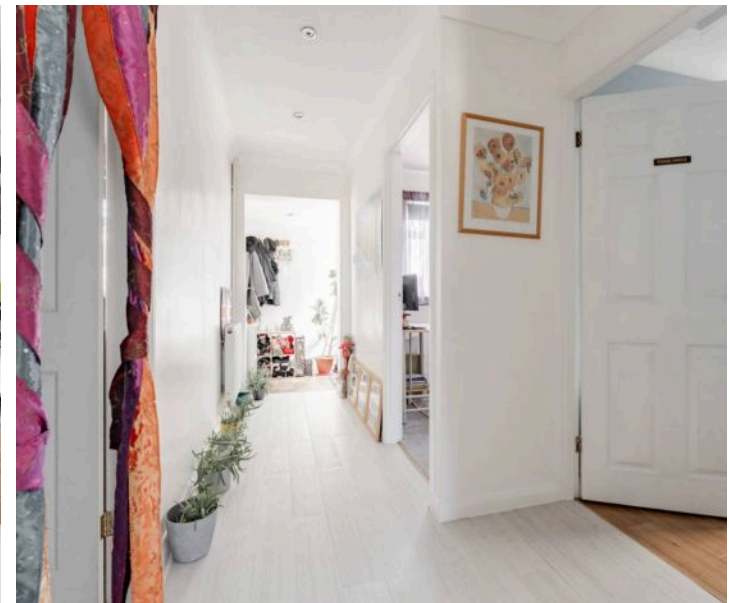
Minors & Brady



## 8 Ash Close

### Wymondham

Step into effortless single-level living in the heart of Wymondham. This charming semi-detached bungalow combines comfort, style, and practicality, making it an ideal choice for downsizers or anyone seeking a relaxed, spacious home. Showcasing a bright entrance hall, a welcoming sitting room, a modern kitchen with integrated appliances, three comfortable bedrooms, and a classic family bathroom, it offers everything for comfortable daily living. Outside, a private garden with patio, lawn, and planted beds provides a serene retreat, while a driveway, carport, and garage offer ample parking and storage. Perfectly positioned within a thriving market town, this home delivers both convenience and a peaceful lifestyle.







M&B



## 8 Ash Close

### Wymondham

- Semi-detached bungalow proudly positioned in the market town of Wymondham
- Perfect choice for someone looking to downsize, or if you require a single-level layout
- Spacious sitting room inviting relaxation and entertaining
- Kitchen equipped with modern cabinetry, an integrated oven and under-counter areas for your appliances, with a rear lobby that leads out to the garden
- Three bedrooms and a family bathroom comprising of a classic three-piece suite
- A private, well-maintained garden featuring a patio area, a laid to lawn and planted beds
- A driveway providing off-road parking, leading down to a carport and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



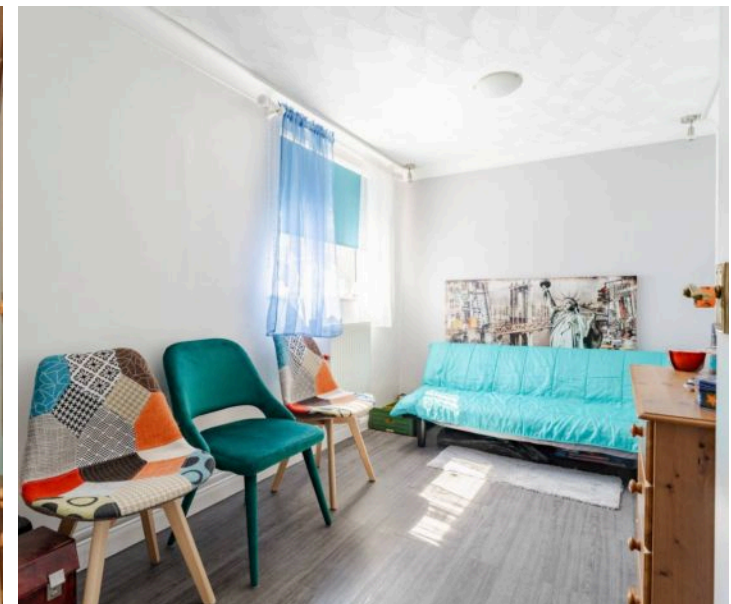


## 8 Ash Close

### Wymondham

Ash Close is a quiet residential cul-de-sac located in the charming market town of Wymondham, Norfolk. Within a short walk or drive, residents can reach the town centre, which is home to a variety of independent shops, cafes, and supermarkets, as well as essential services such as a post office and banks. Families benefit from the proximity to well-regarded schools, including Ashleigh Primary School, Wymondham High Academy, and Wymondham College, catering to a broad range of educational needs. Healthcare facilities are easily accessible, with Wymondham Medical Centre and Wymondham Health Centre nearby, while the Norfolk and Norwich University Hospital in Norwich provides more specialized care.

Transport links are excellent: Wymondham railway station offers regular services to Norwich, Cambridge, and London, while the A11 connects the town to the wider region. Local bus services also provide convenient travel to surrounding villages and the city centre.





## 8 Ash Close

### Wymondham

A welcoming porch entrance leads into a bright and airy hallway, setting the tone for the rest of the home. The spacious sitting room provides a warm and inviting space for both relaxation and entertaining, with plenty of room for comfortable seating, family gatherings, or quiet evenings in. The room's natural light enhances its welcoming atmosphere, creating a space that truly feels like the heart of the home.

The kitchen is thoughtfully designed to combine style and functionality. Modern cabinetry offers generous storage, while an integrated oven and under-counter spaces provide convenience for everyday cooking and appliance use. A rear lobby opens directly onto the garden, offering a seamless transition between indoor and outdoor living, perfect for enjoying sunny days or evening barbecues.

Accommodation includes three well-proportioned bedrooms, each offering a peaceful retreat, and a family bathroom featuring a classic three-piece suite, designed for comfort and practicality.

Outside, the property offers a private, well-maintained garden, thoughtfully landscaped for enjoyment and easy upkeep. A paved patio area invites outdoor dining, or simply relaxing in the afternoon sunshine, while the lawn and planted beds add greenery, colour, and charm.





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Wymondham

Practicality is further enhanced by a driveway providing off-road parking, leading down to a carport and a garage, offering flexible storage options for vehicles, tools, or hobbies.

This bungalow represents an exceptional opportunity to enjoy a comfortable, single-level lifestyle in Wymondham. Its combination of modern convenience, thoughtful design, and private outdoor space makes it a truly inviting home for those seeking a peaceful yet connected way of living.

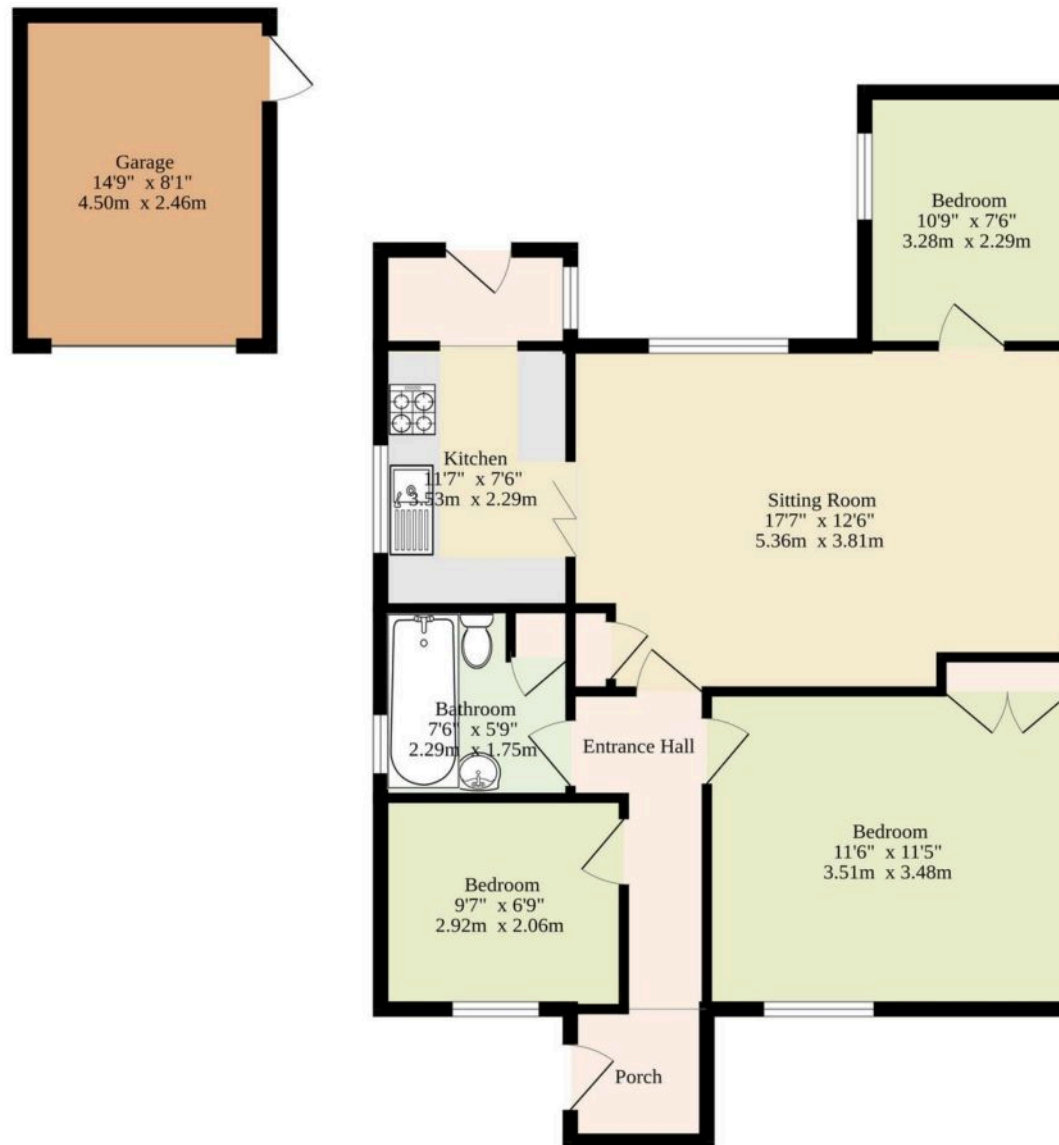
Agents note

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

**Ground Floor**  
880 sq.ft. (81.8 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 880 sq.ft. (81.8 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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