



2 Nightingale Avenue, Wymondham
Wymondham

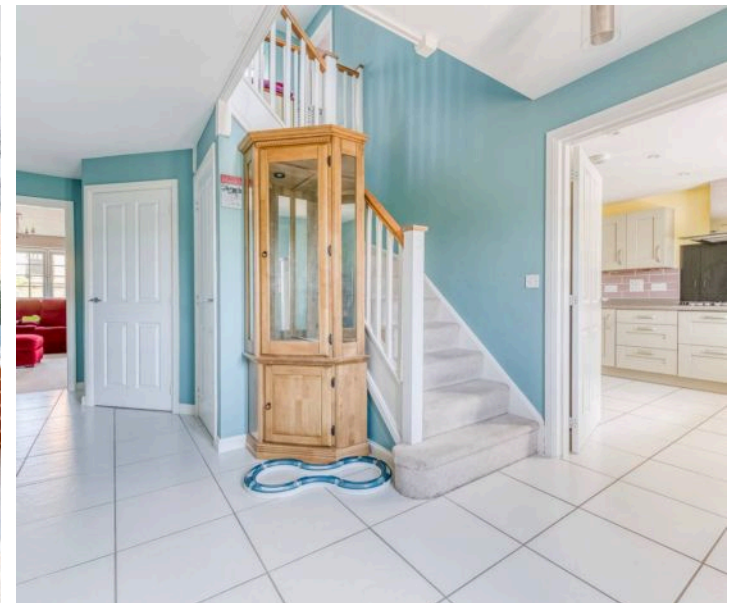


Minors & Brady

2 Nightingale Avenue

Wymondham

This detached residence, set proudly on a generous corner plot opposite an open green, enjoys a prime position within the charming market town of Wymondham. Built less than a decade ago by the reputable Bovis Homes, it offers over 1,913 sqft of stylish, well-maintained accommodation that is ready for you to make your own. Inside, a welcoming entrance hall leads to a bright, open-plan kitchen/dining room with integrated appliances, flowing into a fully insulated conservatory that invites the outdoors in all year round. A spacious sitting room, formal dining room, and dedicated study provide versatility for both relaxing and working from home. Upstairs, four well-proportioned bedrooms include a principal suite with its own en-suite shower room and walk-in wardrobe, while the remaining bedrooms share a modern family bathroom. Outside, a private landscaped garden with patio and lawn offers space for outdoor dining and leisure, complemented by a driveway and garage for convenient parking and storage.





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2 Nightingale Avenue

Wymondham

- Vendor found!
- Detached residence proudly positioned on a large corner plot, opposite a green within the market town of Wymondham
- Built within the past 10 years by Bovis Homes
- Over 1,913 sqft of well-presented accommodation ready for you to adapt to your own preferences and style
- Open-plan kitchen/dining room equipped with modern cabinetry, an integrated oven, a gas hob, a dishwasher and a fridge/freezer
- Internal double doors into a light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Spacious sitting room and a formal dining room, inviting relaxation and gatherings with loved ones
- A flexible study suitable for someone that works from home and a functional utility room/WC for your laundry appliances
- Four bedrooms, of which is a principal flaunting a private en-suite and a walk-in wardrobe, whilst the remaining bedrooms share a family bathroom
- A private, well-maintained garden featuring a patio for seating arrangements and a laid to lawn, along with a driveway providing off-road parking and a garage for storage options



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Location

Nightingale Avenue is a quiet residential street located on the southern edge of Wymondham, a charming market town in Norfolk. Residents have easy access to a variety of local shops, including small convenience stores, bakeries, cafés, and a selection of independent retailers near the Market Place. Larger supermarkets and retail options are also within a short drive.

Families in the area are served by several schools nearby, including primary schools within walking distance and Wymondham High School a short bus ride or drive away. For healthcare needs, the town has medical practices, dental surgeries, and pharmacies conveniently located near the centre, with hospitals in Norwich accessible for more specialized care.

Transport links are a highlight of the area. Wymondham railway station provides direct services to Norwich and connections to Cambridge and beyond, making it ideal for commuters. The town is also well connected by road, with easy access to the A11, linking Wymondham to Norwich, Thetford, and the wider East Anglia region. Local bus routes run regularly through the town, connecting residents to nearby villages and key amenities.



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From the moment you step into the bright and welcoming entrance hall, there's an immediate sense of space and comfort. The heart of the home is the open-plan kitchen/dining area, thoughtfully designed with modern cabinetry, integrated appliances including an oven, gas hob, dishwasher, and fridge/freezer, and ample room for family meals or entertaining friends. Double doors lead seamlessly into a fully insulated, light-filled conservatory, providing a year-round connection to the outdoors and extending your reception space for relaxed living.

A spacious sitting room offers the perfect setting for cosy evenings, while the formal dining room provides an elegant space for hosting special occasions. For those working from home, a dedicated study offers privacy and flexibility, complemented by a practical utility room/WC for laundry and everyday convenience.

Upstairs, four well-proportioned bedrooms await, offering the utmost comfort and privacy. The principal suite flaunts its own en-suite shower room and a walk-in wardrobe, while the remaining bedrooms are served by a family bathroom, comprising of a bathtub, a shower cubicle, a hand wash basin and a WC.



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Outside, the property offers a private, beautifully maintained garden with a lawn and patio area, ideal for summer barbecues, al-fresco dining, or simply soaking up the sunshine. At the front of the residence is a brick-weave driveway providing off-road parking, and a garage that adds valuable storage options.

Agents note

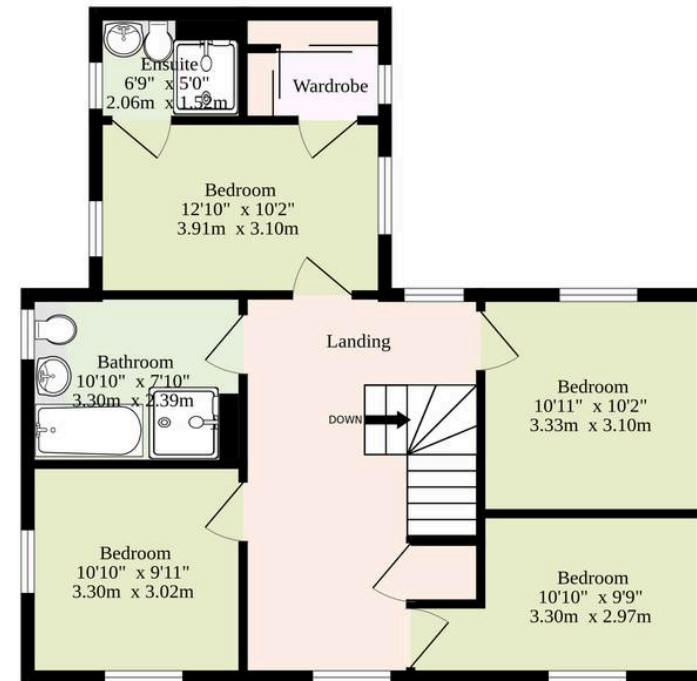
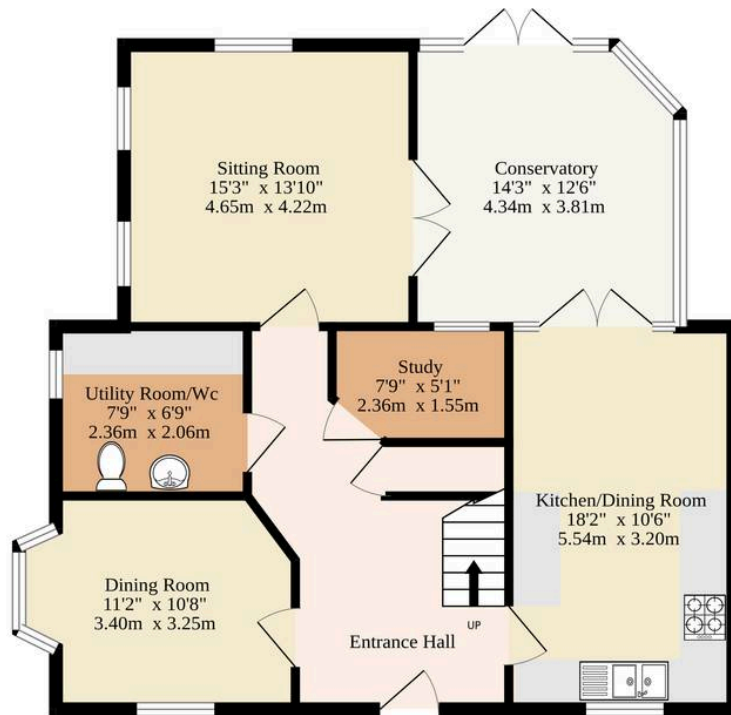
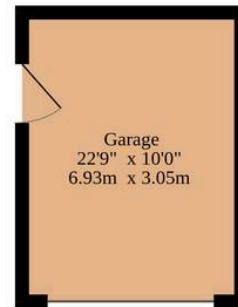
Freehold



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Ground Floor
1189 sq.ft. (110.5 sq.m.) approx.

1st Floor
724 sq.ft. (67.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1913 sq.ft. (177.7 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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