



22 Preston Avenue, Wymondham
Wymondham



Minors & Brady

22 Preston Avenue

Overview:

At the edge of a quiet cul-de-sac, where the fields seem to stretch just a little further, this extended semi-detached home sits with understated presence, offering glimpses of Wymondham Abbey beyond. A gravelled driveway leads to a garage, while the rear garden provides terraces, a pergola and a generous lawn bordered by raised beds and mature shrubbery. Inside, the entrance hall blends practicality and charm, with bespoke storage, a bench for shoes and hooks ready for daily life. The sitting room, with built-in storage and a log-burning stove, offers a warm and inviting space for both family life and quiet evenings. At the heart of the home, the kitchen and dining area are flooded with light from a large roof lantern, featuring shaker cabinetry, gold accents, oak surfaces, and a central island that balances style with utility. Upstairs, three bedrooms share thoughtfully designed bathrooms with subtle gold finishes, while loft access and vertical radiators add convenience. The garden continues the sense of calm, with terraces, pergola, and lawn providing a private retreat that complements the home's elegant and practical design.

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The Location

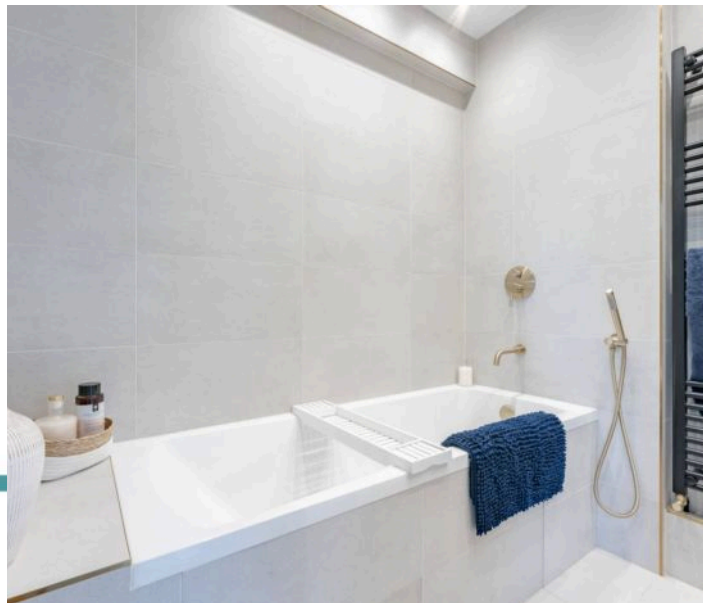
This property is situated in the heart of the charming market town of Wymondham, Norfolk, offering an ideal setting that balances convenience and connectivity. Just a short stroll from the bustling town centre, you'll find a wide range of shops, cafes, and restaurants, including popular retailers such 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 benefits from excellent transport links. Wymondham railway station is nearby, offering direct services to Norwich and London Liverpool Street, while major road networks, including the A11, make travel to surrounding areas and the wider region straightforward.

Whether you're seeking the peaceful charm of a historic town or the ease of city access, this location truly offers the best of both worlds.

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Wymondham

Preston Avenue, Wymondham

This beautifully extended semi-detached home has been thoughtfully redesigned to combine contemporary living with timeless appeal. Set within a peaceful cul-de-sac, it enjoys a prime position just a short stroll from Wymondham town centre, with captivating vistas over the surrounding fields and the historic Wymondham Abbey.

Upon arrival, a gravelled driveway leads to a garage, providing ample parking and a welcoming sense of arrival. The exterior is complemented by carefully considered landscaping, including a side access to the rear garden, which features a terraced patio, pergola, and expansive lawn bordered by timber sleepers and raised beds filled with mature shrubbery, offering both privacy and visual charm.

Step inside to discover the heart of the home. The entrance hall sets the tone with bespoke storage solutions, a convenient bench for putting on shoes, and hooks for coats—practical touches that combine style and functionality. The adjacent sitting room is equally inviting, featuring built-in storage, a charming log-burning stove, and a layout that effortlessly accommodates family life or quiet evenings in front of the fire.



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At the centre of the home is the spectacular open-plan kitchen and dining area, designed for modern family living and entertaining. A large roof lantern fills the space with natural light, while five-panel bi-fold doors open onto the garden, seamlessly blending indoor and outdoor living. The kitchen is a masterpiece of style and utility, with shaker-style cabinetry paired with elegant gold accents, oak work surfaces, a Belfast sink, and a generous central island with a wine cooler. A range-style cooker with a seven-ring gas hob completes the space, while underfloor heating adds an extra touch of luxury. The ground floor also accommodates a versatile bedroom or study and a stylish shower room with a large walk-in shower and beautifully finished sanitaryware, again accented with gold, ensuring every detail feels thoughtful and refined. A rear lobby connects to the garage, adding practicality to the home's flexible layout.

Upstairs, three well-proportioned bedrooms offer comfort and character. The principal bedroom is complemented by an en-suite WC, while the remaining rooms are served by a family bathroom featuring luxurious sanitaryware and gold accents, echoing the attention to detail seen throughout the home. Loft access and contemporary vertical radiators further enhance convenience and style.



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The exterior spaces continue to impress, with a rear garden designed for relaxation and enjoyment. A paved terrace with integrated lighting leads to a large lawn, complete with a pergola, wood store, shed, and raised beds with mature shrubbery—perfect for outdoor entertaining or peaceful family moments.

This property exemplifies a harmonious blend of style, comfort, and functionality. With its wrap-around extension, open-plan living spaces, bespoke features, and enviable setting with sweeping field and Abbey views, it presents an exceptional opportunity for family life in Wymondham.

Agents Note

Sold Freehold

Connected to all mains services.

- Thoughtfully extended semi-detached home blending contemporary design with timeless appeal
- Bespoke entrance hall with storage, bench seating, and coat hooks for practical elegance
- Convenient garage, loft access, underfloor heating, and contemporary vertical radiators
- Prime cul-de-sac location with sweeping views of Wymondham Abbey and surrounding fields
- Open-plan kitchen and dining area with a large roof lantern and five-panel bi-fold doors
- Shaker-style cabinetry with gold accents, oak surfaces, Belfast sink, and central island with wine cooler
- Versatile ground-floor bedroom or study with stylish shower room and a luxurious family bathroom
- Inviting sitting room featuring built-in storage and a log-burning stove

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Ground Floor
1200 sq.ft. (111.5 sq.m.) approx.

1st Floor
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 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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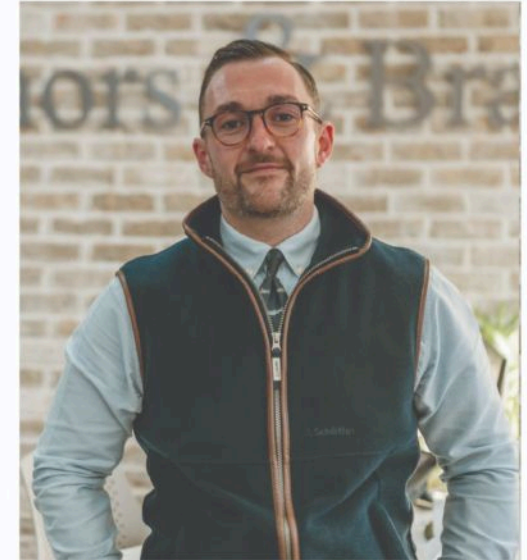
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