



54 The Lizard, Wymondham
Wymondham



Minors & Brady

54 The Lizard

Wymondham

Located in one of Wymondham's most desirable areas, this extended detached residence offers generous living space, scenic countryside views, and easy access to the town's extensive amenities. Enjoying a third of an acre plot (stms) that overlooks open fields, the home provides both privacy and convenience, with the railway station nearby offering direct links to Norwich and Cambridge. Inside, the accommodation includes a spacious sitting room with wood burner and French doors, a versatile dining room ideal for family gatherings or a home office, and a refurbished kitchen/breakfast room fitted with quality cabinetry and modern appliances. Upstairs are four comfortable bedrooms, including built-in storage, along with a contemporary family bathroom and a ground floor shower/utility room. The established rear garden features a decked terrace, sweeping lawn, mature borders, fruit trees, and a greenhouse, while a large 40ft outbuilding/stable block currently provides workshop and storage space with potential for further use (stms). A well-proportioned home offering space, flexibility, and an enviable position close to Wymondham's vibrant centre.





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- Extended detached residence set upon 1/3 acre plot (stms) in the sought-after area of Wymondham
- Overlooking scenic countryside fields, promising a quiet setting
- Moments away from the town centre offering a wide range of amenities and the railway station, with direct links to Norwich and Cambridge
- The heart of the home lies within the spacious sitting room, accentuated by a wood burner and French doors, inviting relaxation and entertaining
- Formal dining room encouraging intimate family meals and gatherings, with the flexibility to be a snug, home office or a playroom
- Refurbished kitchen/breakfast room equipped with quality cabinetry, an integrated oven, an induction hob and spaces for your own appliances
- A ground floor shower room/utility room suitable for guest use and laundry appliances
- Four double bedrooms, one with a walk-in wardrobe and the other with a built-in wardrobe, complemented by a modern family bathroom that was updated in 2022
- A private, established garden featuring a decked terrace for seating arrangements, a sweeping laid to lawn, mature beds, fruit trees and a greenhouse
- A large 40ft stable block/outbuilding that is currently utilised as a workshop, a storage shed and an outside WC (stms)



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Location

The Lizard is a charming residential area located in the historic market town of Wymondham, Norfolk. It is set amidst a mix of traditional and modern homes, with nearby green spaces offering pleasant walking routes along the River Tiffey. Residents enjoy easy access to Wymondham town centre, which hosts a variety of local shops, cafes, and independent boutiques, as well as national supermarkets for everyday needs. Families benefit from several nearby educational facilities, including Wymondham High Academy for secondary education, Robert Kett Primary School, and Wymondham College, offering a mix of state-funded and independent schooling options.

Healthcare needs are well catered for with the Wymondham Medical Centre, local dental practices, and pharmacies within easy reach. Transport links are convenient, with Wymondham railway station providing regular services to Norwich, Cambridge, and connections to London, while the A11 dual carriageway offers swift road access to Norwich and the wider region. Bus services connect residents to surrounding villages and nearby towns, making the area well-connected without compromising its peaceful, semi-rural character.



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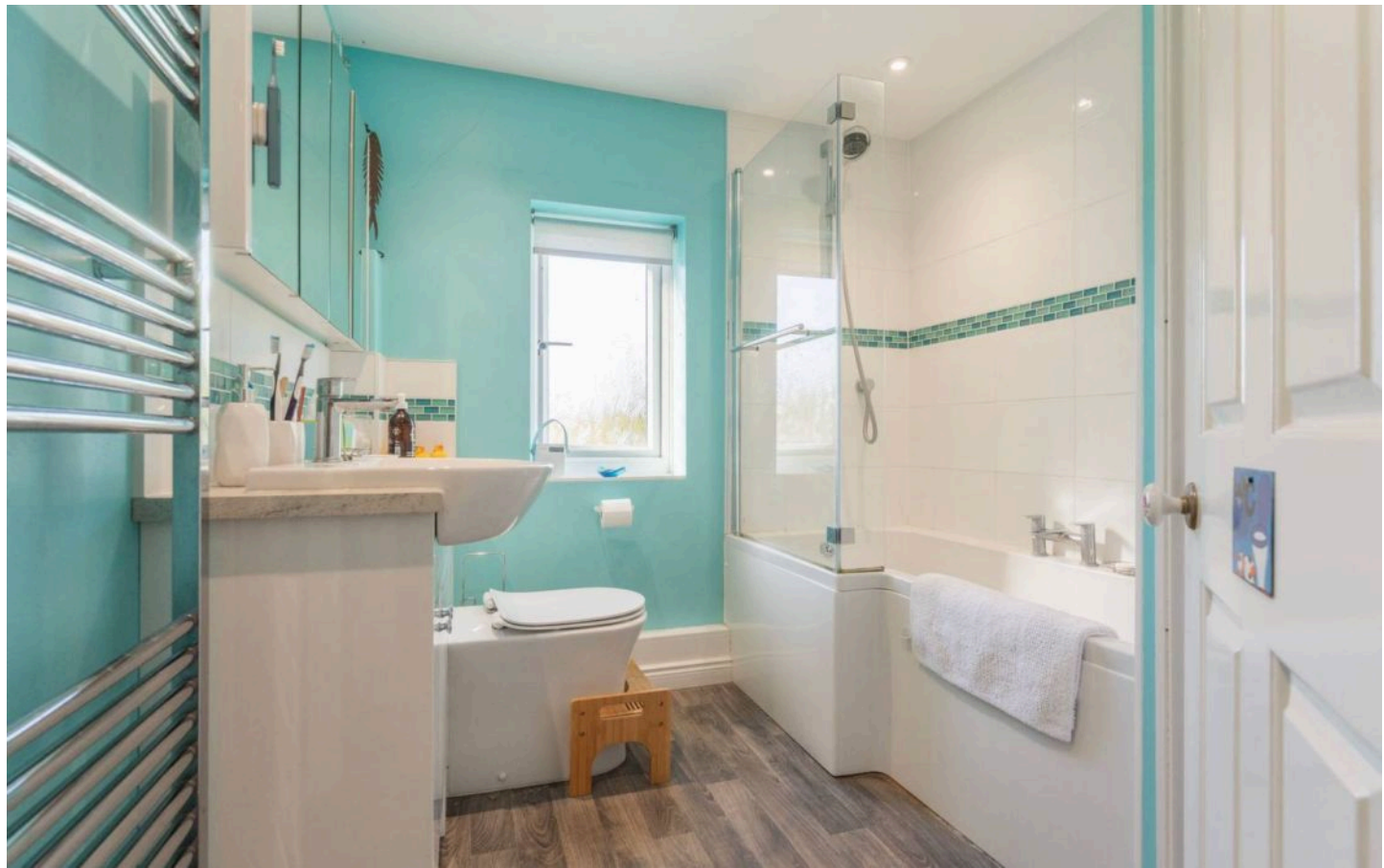
Wymondham

Set within approximately one-third of an acre (stms), this extended detached residence offers an enviable blend of quiet countryside and convenient access to modern amenities.

Located in the highly sought-after town of Wymondham, the home enjoys peaceful views across open fields, providing a sense of rural calm while remaining just moments from the bustling town centre.

Upon arrival, you can enter through either the charming front porch or a side entrance hall, each leading into a home that has been thoughtfully maintained and tastefully modernised. The spacious sitting room forms the heart of the property, featuring a wood-burning stove and French doors that open out to the rear garden, creating a bright, inviting space for relaxation and entertaining throughout the seasons.

Adjacent to this is the formal dining room, perfectly suited for family meals and special gatherings. Its adaptable layout also allows for use as a snug, home office, or playroom, depending on lifestyle needs. The refurbished kitchen/breakfast room provides a practical yet stylish cooking environment, fitted with quality cabinetry, an integrated oven, induction hob, and ample space for additional appliances. Completing the ground floor is a versatile shower room/utility room, offering facilities for both guests and laundry use.



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Wymondham

Upstairs, the property hosts four double bedrooms, two of which include built-in or walk-in wardrobes, ensuring plenty of storage. The modern family bathroom, updated in 2022, adds a touch of contemporary luxury with a classic three-piece suite.

Outside, the home opens to a beautifully established private garden, designed for both leisure and lifestyle. A decked terrace provides the perfect setting for seating arrangements, overlooking a generous lawn, mature planting beds, fruit trees, and a greenhouse for keen gardeners. A substantial 40ft stable block/outbuilding offers exceptional versatility, currently serving as a workshop, alongside a storage shed and outside WC (stms). This space presents endless possibilities for hobbies, home business use, or future conversion (subject to planning).

Altogether, this impressive Wymondham home encapsulates a balanced lifestyle, where countryside serenity meets everyday convenience, making it a truly special opportunity for those seeking space, comfort, and connection.

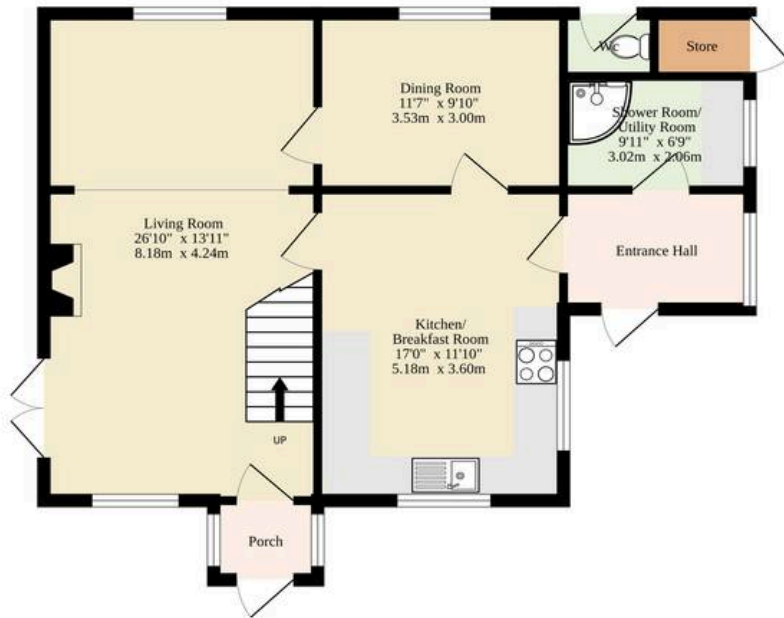
Agents note

Freehold

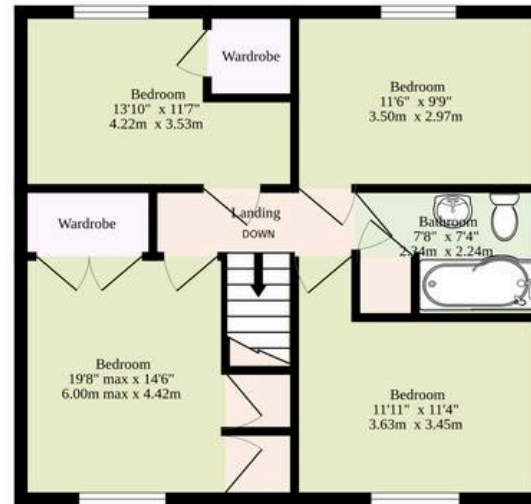


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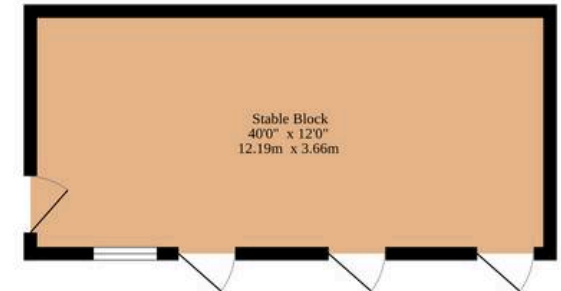
Ground Floor
847 sq.ft. (78.7 sq.m.) approx.



1st Floor
748 sq.ft. (69.5 sq.m.) approx.



Outbuilding
480 sq.ft. (44.6 sq.m.) approx.



Sqft Includes The Stable Block

TOTAL FLOOR AREA : 2075 sq.ft. (192.8 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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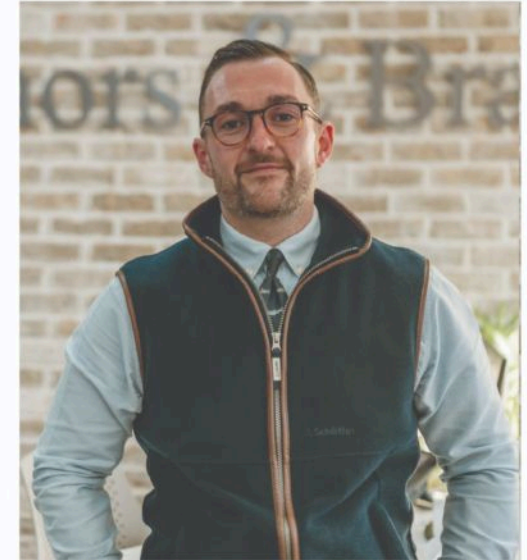
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