



73 Briggs Mead, Wymondham

Wymondham



Minors & Brady

## 73 Briggs Mead

This beautifully presented home offers spacious and versatile accommodation arranged over three floors, ideal for modern family living. The property welcomes you with a porch leading into a stylish sitting room, complete with practical storage. To the rear, a contemporary kitchen diner features wood-effect worktops, grey cabinetry, and French doors opening onto the garden. The first floor provides two generous double bedrooms alongside a modern family bathroom, offering flexibility for bedrooms, a home office, or playroom. Occupying the second floor is a spacious master bedroom, benefiting from a private ensuite for added comfort and privacy. Externally, the low-maintenance rear garden combines patio seating with artificial turf, perfect for relaxing or entertaining. The home is further enhanced by two allocated driveway parking spaces, adding convenience for residents and guests.

- The property is arranged over three well-planned floors, offering spacious and flexible accommodation ideal for modern living
- A welcoming entrance porch provides useful separation from the main living space and adds everyday practicality
- The sitting room is generously sized, featuring ample space for both living furniture and an entertainment setup
- Practical storage is well considered throughout the home, including a convenient understairs cupboard to help keep the space clutter-free
- The modern kitchen diner is finished with grey cabinetry and wood-effect worktops, creating a contemporary yet functional space for cooking and dining
- French doors from the dining area open directly onto the garden, allowing natural light to flow in and enhancing indoor-outdoor living
- The first floor offers two well-proportioned double bedrooms, each providing flexibility for use as bedrooms, a home office, or a playroom





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# 73 Briggs Mead

## The Location

Wymondham is a historic and vibrant market town, just 10 miles southwest of Norwich, offering a perfect balance of countryside charm and modern convenience. Known for its iconic Abbey and picturesque town centre, Wymondham boasts a wealth of local amenities including independent cafés, restaurants, a bustling weekly market, and well-regarded supermarkets such as Waitrose and Lidl. Families are particularly well-catered for, with highly regarded primary and secondary schools, including the sought-after Wymondham College, all within easy reach.

The town also provides excellent transport links, with its train station offering regular services to Norwich, Cambridge, and London, making it a popular choice for commuters. Outdoor enthusiasts will appreciate the abundance of local parks, green spaces, and scenic riverside walks, along with easy access to the wider Norfolk countryside. Meanwhile, Norwich, with its extensive shopping, cultural attractions, and entertainment, is just a short drive away.

Wymondham's strong sense of community, combined with its rich history, green spaces, and modern amenities, makes it a truly desirable place to call home.

## Briggs Mead, Wymondham

As you enter through the porch, you'll immediately appreciate the sense of separation before stepping into the welcoming living space. The sitting room offers generous proportions, easily accommodating a full range of furniture and an entertainment setup.



A convenient understairs cupboard provides valuable storage, helping to keep the living area neat and clutter-free. Moving through the property, the hallway leads to a handy cloakroom, adding everyday practicality.

To the rear, the kitchen diner is both stylish and functional, featuring wood-effect worktops paired with sleek grey cabinetry. This spacious room offers plenty of space for a dining table and benefits from French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living.

On the first floor, there are two well-proportioned double bedrooms, each offering flexibility to suit your lifestyle. One room is currently used as a toy room, while the other could easily serve as a home office or guest bedroom. The family bathroom on this floor is well designed, finished in a modern, contemporary style.

The second floor is dedicated to the impressive master bedroom. This spacious retreat comfortably accommodates a double bed and benefits from a private ensuite, offering added luxury, privacy, and convenience.

To the rear of the property, the well-sized garden has been thoughtfully designed for low maintenance, featuring a combination of patio and artificial turf. There is ample space for seating and entertaining, making it an ideal spot to relax and enjoy outdoor living.

The property further benefits from two allocated driveway parking spaces, providing convenient off-road parking for both residents and visitors.

#### Agents Note

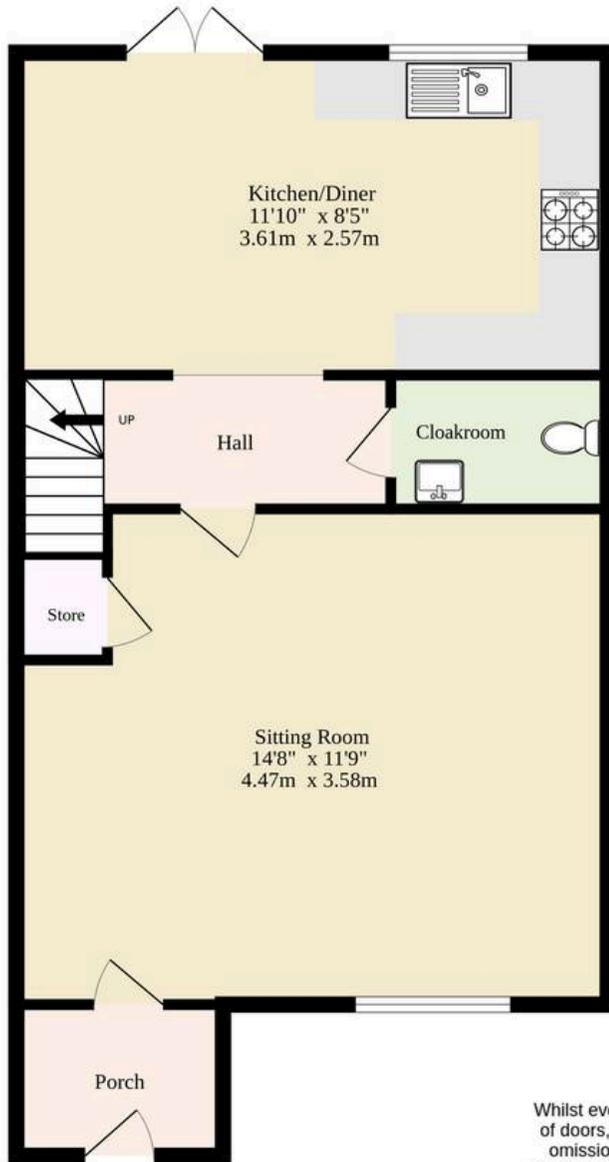
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

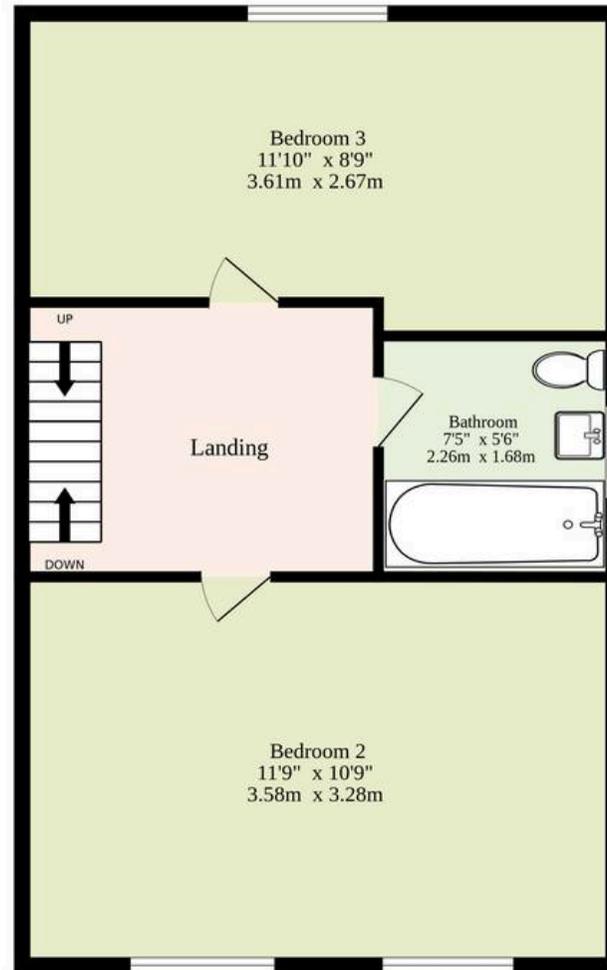
Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



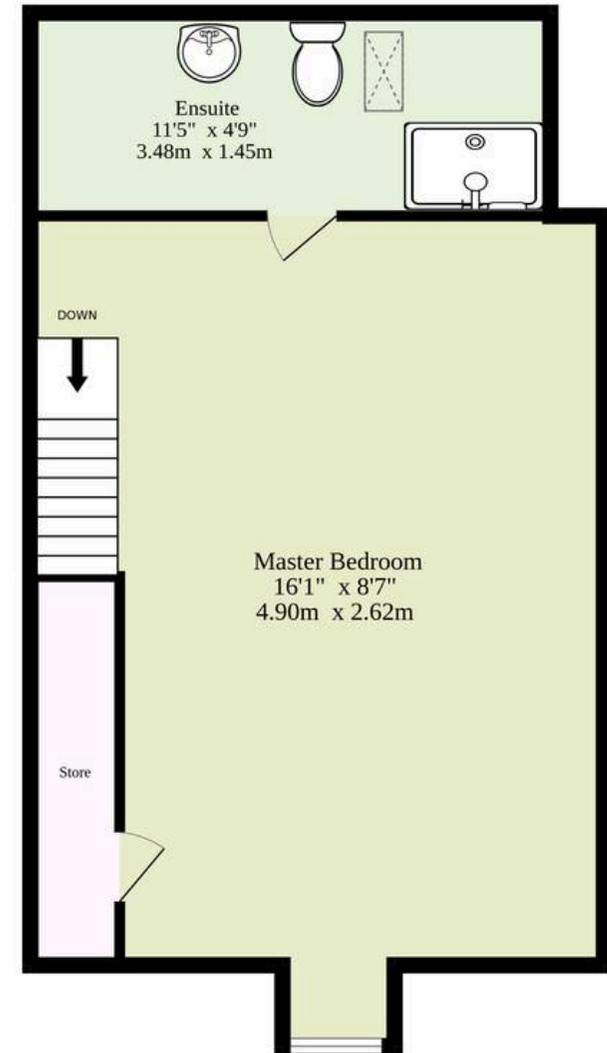
Ground Floor  
325 sq.ft. (30.2 sq.m.) approx.



1st Floor  
297 sq.ft. (27.6 sq.m.) approx.



2nd Floor  
202 sq.ft. (18.8 sq.m.) approx.



**TOTAL FLOOR AREA : 824 sq.ft. (76.6 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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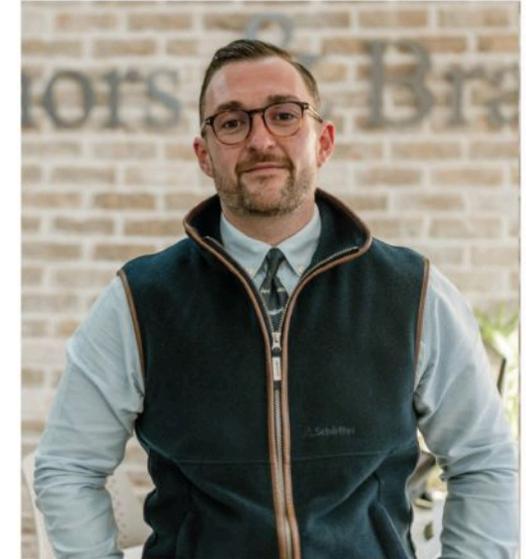
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## Minors & Brady

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