



27 Esprit Close, Wymondham

Wymondham

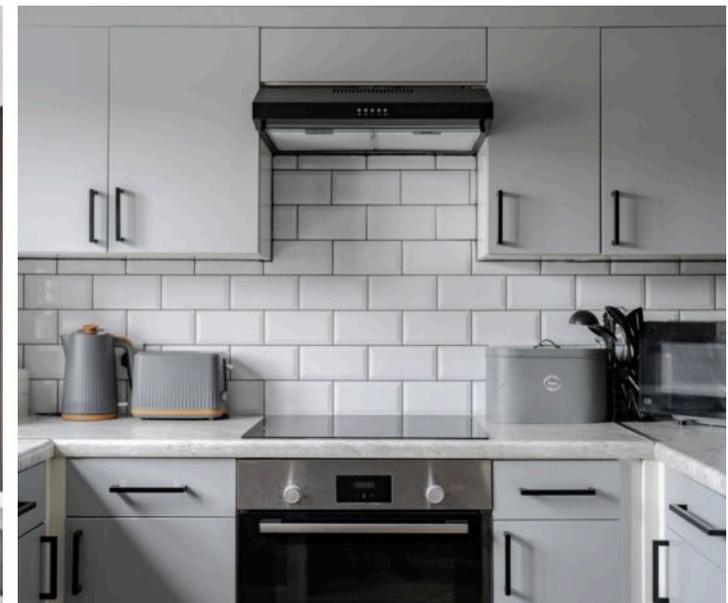


Minors & Brady

27 Esprit Close

Truly tucked away at the top of a peaceful cul-de-sac, this terraced home has been carefully refreshed with new carpets, flooring, and modern décor throughout. The open-plan living and dining area is full of natural light and opens directly onto a fully enclosed rear garden. A contemporary kitchen comes with integrated appliances, generous storage, and stylish work surfaces, alongside a new 2025 Hive boiler. Upstairs, two comfortable bedrooms include a rear main with built-in wardrobes and decorative panelling, while the bathroom has been fully renovated with a bath and rainfall shower. Outside, the rear garden is private and mostly lawn, with two allocated off-road parking spaces. With thoughtful updates and a bright, welcoming feel, this home is ready to move into and enjoy from day one.

- Peaceful cul-de-sac location with privacy and minimal traffic
- Fully refreshed and move-in ready with new carpets, flooring, and modern décor
- Bright open-plan living and dining area with direct access to the rear garden
- Contemporary kitchen with some integrated appliances, ample storage, stylish work surfaces, and 2025 Hive boiler
- Two comfortable bedrooms, including a main rear room with built-in wardrobes and decorative panelling
- Fully renovated bathroom with modern tiles, bath, glass screen, and rainfall shower
- Private, fully enclosed rear garden, mostly laid to lawn, ideal for children, pets, or gardening
- Two allocated off-road parking spaces for convenience
- Close to local amenities including Waitrose, Lidl, cafes, shops, and Wymondham High Academy
- Excellent transport links via A47 and regular train services to Norwich, Cambridge, and London





M&B

27 Esprit Close

The Location

Set in the heart of Wymondham, Esprit Close (NR18) offers a highly convenient and well-connected location ideal for families, professionals, and commuters alike. Just a few steps away, you'll find both Waitrose and Lidl, making everyday shopping incredibly easy. Within mere seconds, you can access the A47, providing fast connections to Norwich, Thickthorn Park & Ride, and beyond, perfect for those commuting into the city or further afield.

The home is located close to several well-regarded primary and secondary schools, including the highly-rated Wymondham High Academy. Wymondham Rugby Club is also nearby, offering sporting opportunities and a sense of local community spirit. For even more amenities, the neighbouring village of Hethersett is just a short drive away, where you'll find additional shops, takeaways, cafes, and a charming farm shop, perfect for fresh produce and locally made sweet treats.

Wymondham itself is a historic Norfolk market town known for its beautiful abbey, weekly markets, and a strong sense of community. There's a range of cafes, pubs, independent shops, and a popular Leisure Centre, making it a vibrant yet relaxed place to call home. With regular train services from Wymondham Station to Norwich, Cambridge, and even London (via Ely), the town combines the charm of rural living with exceptional connectivity.



27 Esprit Close

Esprit Close, Wymondham

Tucked away at the top of a peaceful cul-de-sac, this terraced home has been fully refreshed and is ready to move into. The property has been redecorated throughout with new carpets and flooring, giving it a fresh, welcoming feel. With two good-sized bedrooms, a modern kitchen, and an open-plan living and dining area, it's a practical and comfortable home.

At the back of the house, the living and dining space opens up beautifully, filled with natural light from large sliding doors that lead onto the rear garden. It's a great size, perfect for relaxing, dining, or spending time with family and friends. The room has been tastefully carpeted, adding warmth and comfort.

The kitchen has been updated with plenty of storage and integrated appliances, including an oven and hob, and there's space for a fridge, freezer, and washing machine. The new work surfaces and tiled splashbacks give it a clean, contemporary look. A new Hive boiler installed in 2025 adds efficiency and peace of mind.

Upstairs, there are two bedrooms. The larger rear bedroom has built-in wardrobes and decorative touches like wall panelling, making it a relaxing retreat with plenty of room for furniture. The smaller front bedroom is ideal as a nursery, guest room, or home office. The bathroom has been fully renovated with modern tiles, a bath with a glass screen, and a rainfall shower, creating a light and practical space.



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The rear garden is fully enclosed and mainly laid to lawn, perfect for children, pets, or gardening. At the side, there's an open courtyard leading to two allocated off-road parking spaces, a real bonus in a quiet location.

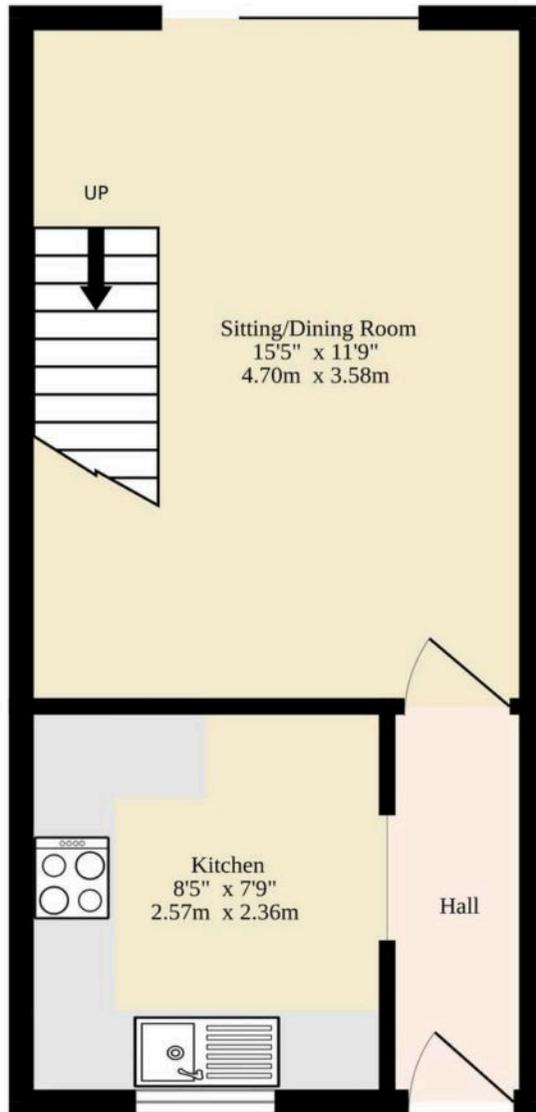
This home feels fresh, welcoming, and practical. It's been carefully updated throughout, offering a blank canvas for whoever moves in, while being ready to enjoy from day one. With a good-sized garden, off-road parking, and a peaceful cul-de-sac setting, it's a home you'll want to come back to every day.

Agents Note

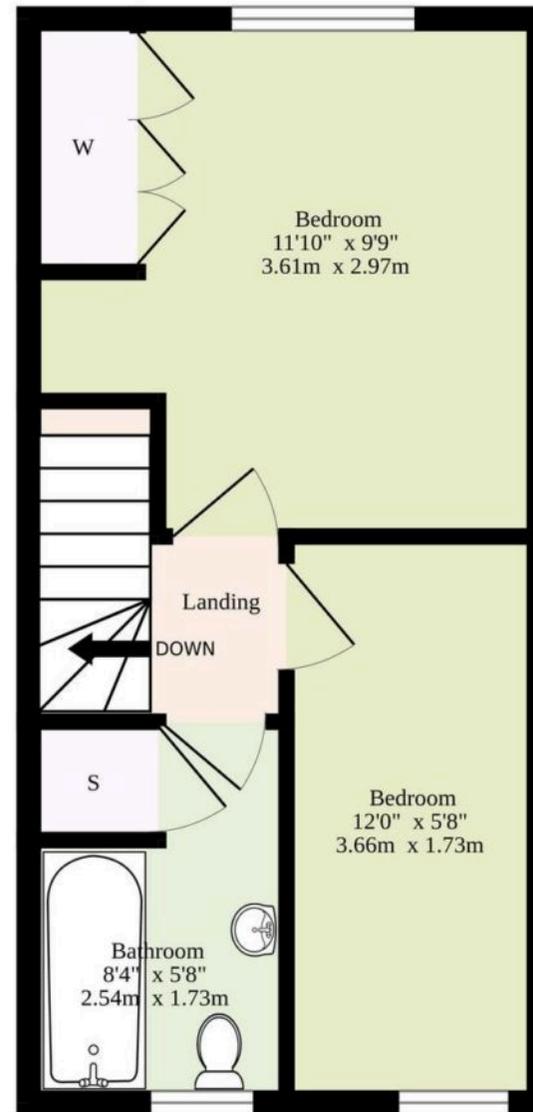
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
282 sq.ft. (26.2 sq.m.) approx.



1st Floor
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 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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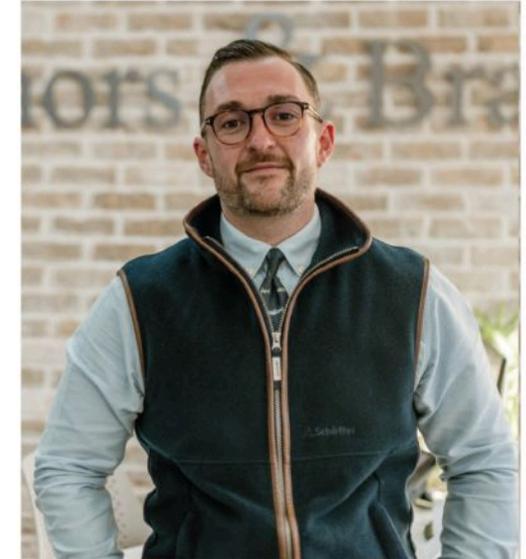
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