



29 Melton Close, Wymondham

Wymondham



Minors & Brady

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Wymondham

Set within a quiet cul-de-sac and overlooking a pleasant communal green, this well-presented end-of-terrace bungalow offers a relaxed pace of living just a short walk from the centre of Wymondham. Light-filled and thoughtfully arranged on a single level, the home features a generous 19ft living room, a practical fitted kitchen, three comfortable bedrooms and a modern shower room. Outside, a private south-west facing garden provides a sunny spot to unwind, while off-road parking for two vehicles and a garden shed with electrics add everyday convenience. With a new boiler installed in 2023 and amenities within easy reach, the property is well suited to those looking to downsize, buyers seeking accessible living, or investors looking for a well-located home in this popular market town.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Two dedicated parking spaces within the communal carpark.





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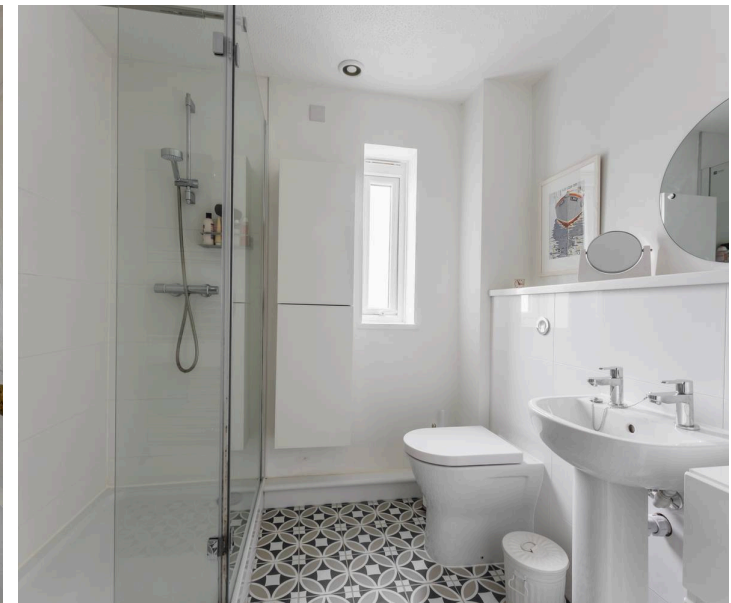
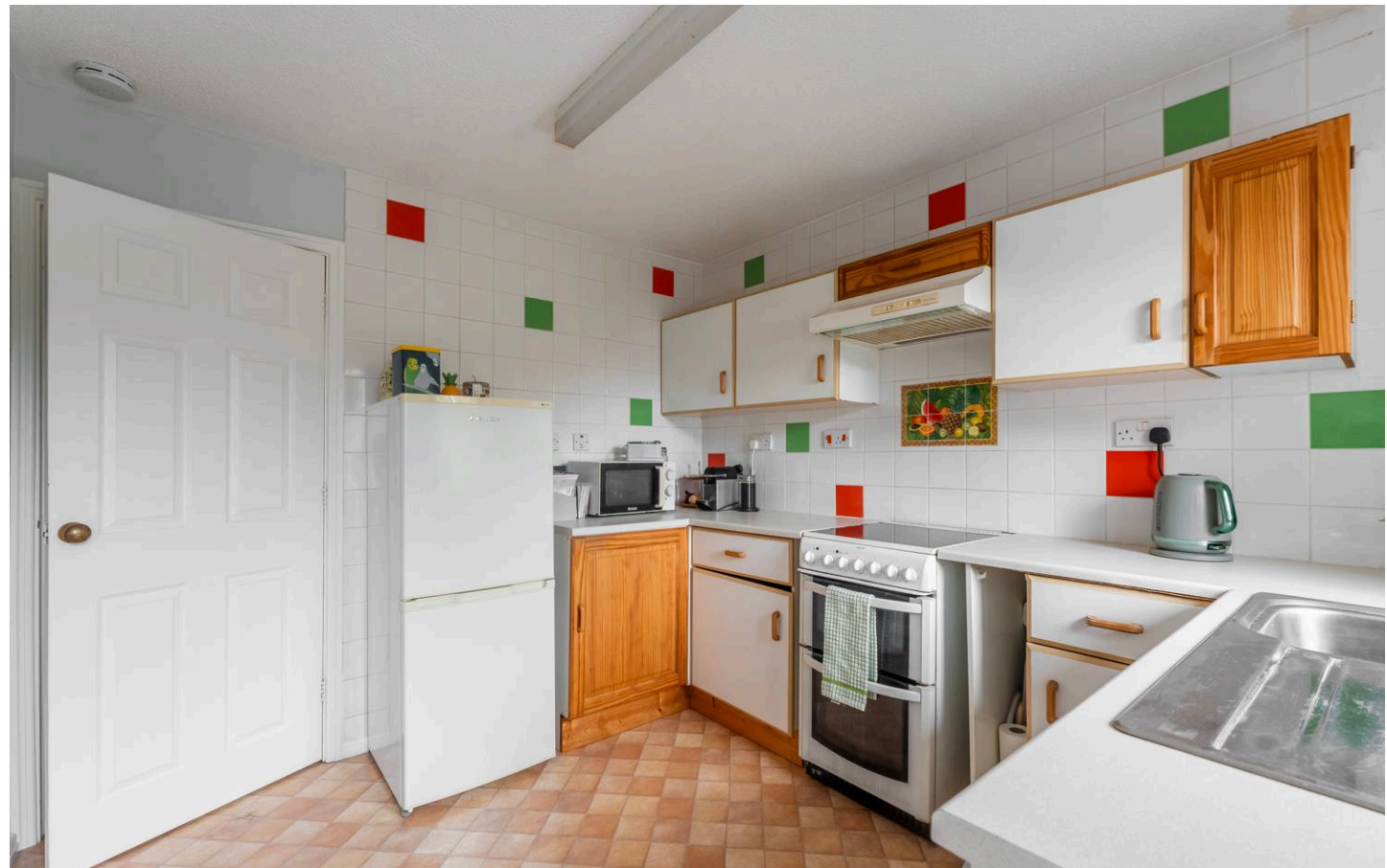
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Melton Close is located within a well-established residential area on the northern side of the historic market town of Wymondham in South Norfolk. The property is around a 15-minute walk from the town centre, where the Market Place and surrounding streets provide a range of everyday amenities including independent shops, cafés, supermarkets, and local services. This proximity allows residents to access the town's facilities on foot while still being set back in a quieter neighbourhood environment.

The area is well placed for schooling, with Robert Kett Primary School among the closest options, while Ashleigh Primary School and Nursery School and Browick Road Primary and Nursery School are also within the town. For secondary education, Wymondham High Academy is located nearby and is easily accessible from this part of Wymondham.

Transport connections are practical for both local travel and commuting. Wymondham railway station lies just over a mile away and provides regular services towards Norwich, Cambridge and London Liverpool Street. Road connections are also straightforward, with the A11 close by offering direct access to Norwich to the north and Cambridge to the south. Bus routes run through Wymondham linking the town with surrounding villages and the city.



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Tucked away in a quiet residential cul-de-sac in the historic market town of Wymondham, this rarely available end-of-terrace bungalow offers a calm, well-connected setting just a 15-minute walk from the characterful town centre. Overlooking a pleasant communal green, the property enjoys a sense of openness at the front while remaining private, an appealing balance for those seeking a more relaxed pace of life while staying close to everyday amenities.

Inside, the bungalow is beautifully presented, with a layout that feels both practical and welcoming. A porch entrance provides a useful buffer from the outdoors and opens into a bright and airy interior where natural light moves easily through the space. The 19ft living room forms the heart of the home: a light-filled and comfortable room that lends itself equally well to quiet evenings in or to hosting friends and family.

The kitchen is neatly arranged with a range of wall and base units, complemented by a freestanding oven. There is space for a fridge/freezer and plumbing for a washing machine, creating a functional and efficient space for everyday cooking and household routines.

Three bedrooms provide flexibility, whether used for sleeping accommodation, a guest room or a home office. Each offers a comfortable and private setting, while the modern shower room is fitted with a clean three-piece suite, completing the interior with a practical and contemporary finish.



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Outside, the south-west facing garden has been designed for easy enjoyment. A patio area offers space for outdoor seating and summer dining, while a small lawn and established planting beds provide colour and greenery through the seasons. An 8ft x 8ft garden shed, complete with electrics, adds useful storage or workshop potential.

To the front, the property looks out across a communal green that enhances the sense of space and neighbourhood character. Off-road parking for two vehicles is positioned conveniently at the side of the bungalow.

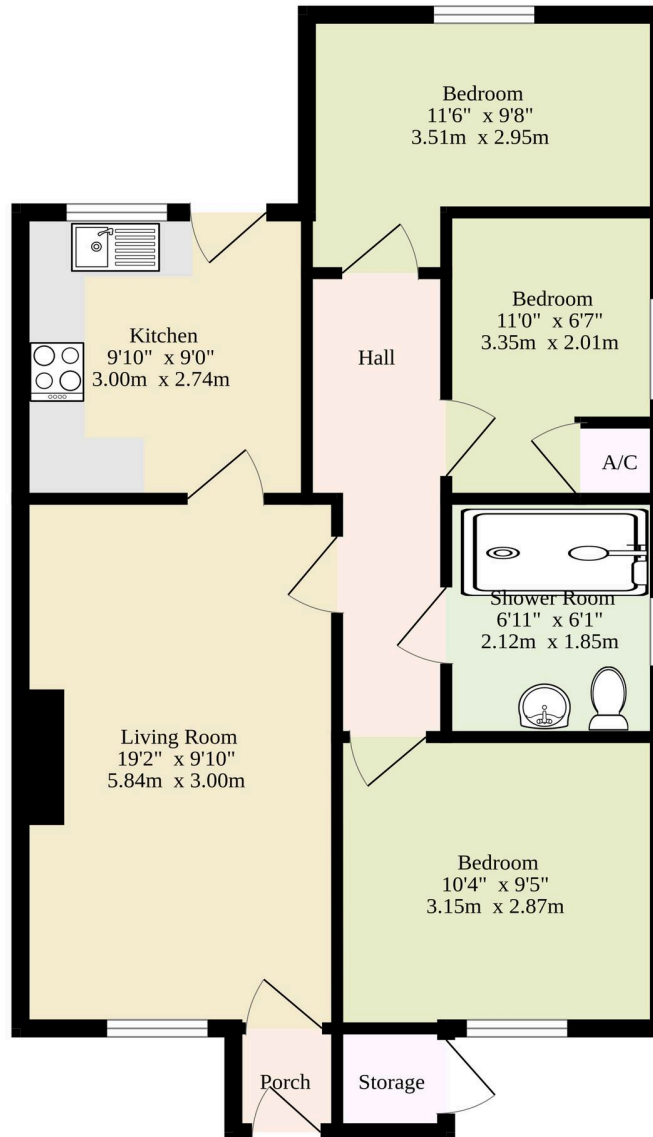
A new boiler installed in 2023 adds further reassurance for future owners.

With its single-level layout, appealing presentation and convenient setting within walking distance of the town centre, this bungalow presents an excellent opportunity for those looking to downsize, buyers seeking accessible living, or investors looking for a well-located property in one of Norfolk's most desirable market towns.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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