



260 Norwich Road, Wymondham

Wymondham



Minors & Brady

260 Norwich Road

This five-bedroom home, crafted by the prestigious Charles Church in 2016, delivers contemporary elegance and family-friendly functionality. The layout effortlessly blends private and social spaces, with a cosy lounge tucked away from the vibrant heart of the home. A bright, open-plan kitchen and dining area serves as the hub, enhanced by high-quality integrated appliances and seamless garden access. Natural light floods every room, accentuating the sense of space and calm throughout. Upstairs, versatile bedrooms cater to a growing family, with cleverly designed en-suites offering modern convenience. Externally, a generous driveway and integral double garage provide ample parking and storage solutions. The south-east facing garden offers a sun-soaked setting, perfect for relaxing or entertaining in style.

- Five generously sized bedrooms designed for flexibility
- Luxurious main bedroom en-suite with separate shower
- Dual-access en-suite for bedrooms three and four
- Contemporary family bathroom with separate shower
- Open-plan kitchen and dining area with integrated appliances
- Cosy lounge offering a quiet retreat
- South-east facing rear garden with patio and lawn
- Integral double garage with internal access
- Private cul-de-sac location with side-by-side driveway
- Built in 2016 by renowned developer Charles Church





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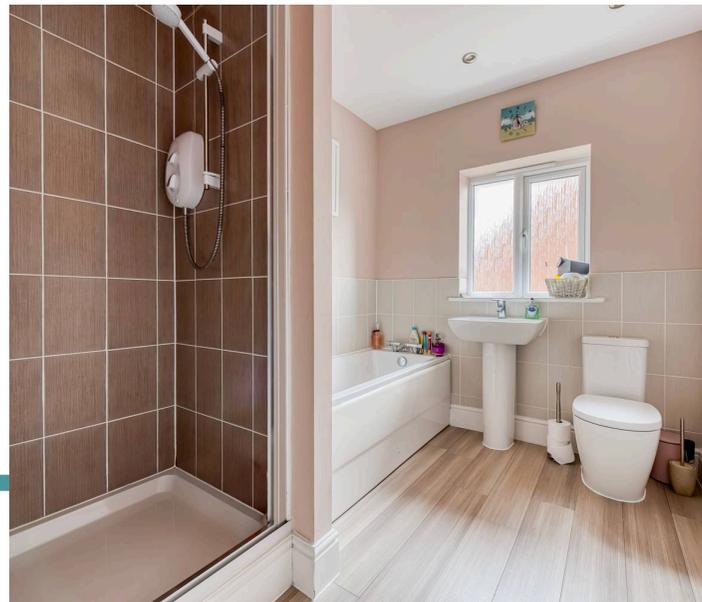
260 Norwich Road

The Location

Set in the heart of Wymondham, Norwich Road (NR18) offers a highly convenient and well-connected location ideal for families, professionals, and commuters alike. Just a short distance 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, Thickethorne 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.



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This impressive detached residence, built in 2016 by renowned developer Charles Church, offers over 2,300 sq/ft of thoughtfully designed living space. Perfectly suited to family life, the home combines generous proportions with a practical layout, ensuring comfort, style, and convenience.

Step inside to a welcoming entrance hall, which leads to a cosy lounge, an ideal retreat for quiet evenings away from the main hub of the home. At the heart of the property lies a stunning open-plan kitchen and dining area, fitted with high-quality integrated appliances.

This versatile space includes designated areas for both dining and family living, while twin French doors open directly onto the south-east facing garden, creating a seamless indoor-outdoor flow that's perfect for entertaining or relaxing. A practical utility room and a ground-floor WC complete the layout of the lower level.

Upstairs, five well-proportioned bedrooms provide flexibility for families of all sizes. The main bedroom boasts a luxurious en-suite with a separate shower, while bedrooms three and four share a dual-access en-suite, an arrangement that's both stylish and practical.

A contemporary family bathroom with a separate shower serves the remaining rooms, and each bedroom benefits from natural light and generous dimensions.



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Externally, the property is positioned in a private cul-de-sac, accessed via a shared driveway, and features a side-by-side driveway plus an integral double garage with internal access.

The rear garden enjoys a sunny south-east aspect and is mainly laid to lawn, complemented by a patio that's perfect for al fresco dining or summer gatherings.

Agents Note

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

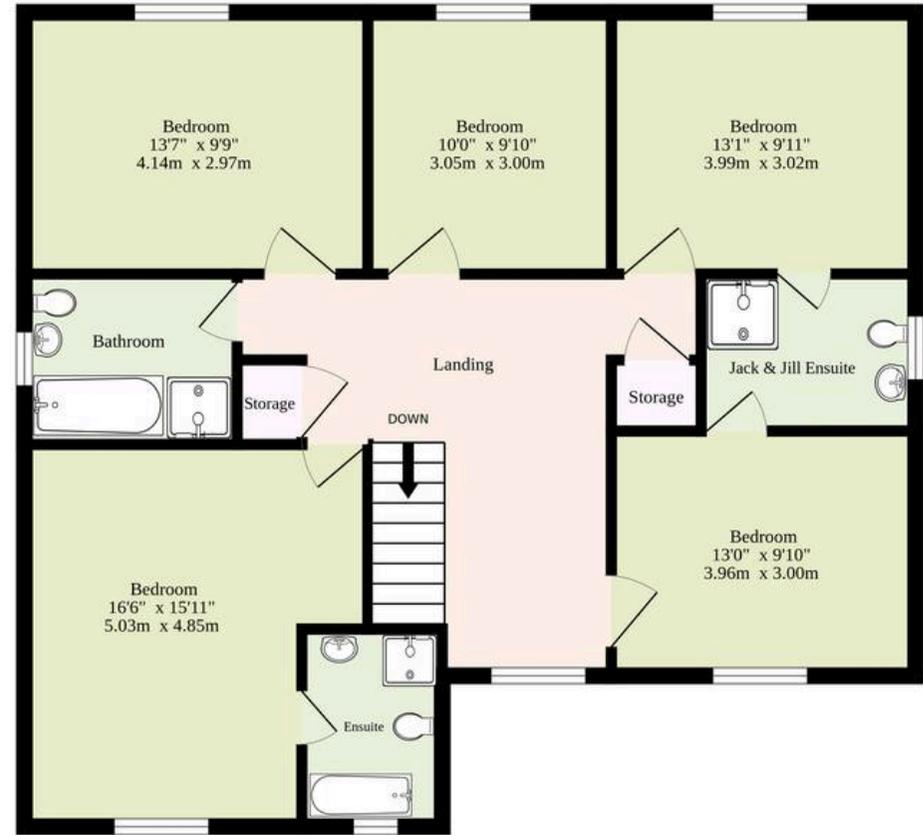
The seller has confirmed that an annual Estate Charge of £197.65 is payable.



Ground Floor
1079 sq.ft. (100.2 sq.m.) approx.



1st Floor
1266 sq.ft. (117.6 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 2345 sq.ft. (217.9 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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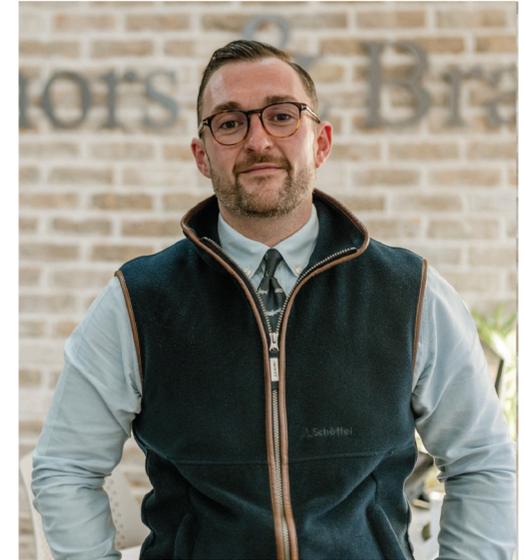
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Minors & Brady

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