



25 Bellrope Lane, Wymondham

Wymondham

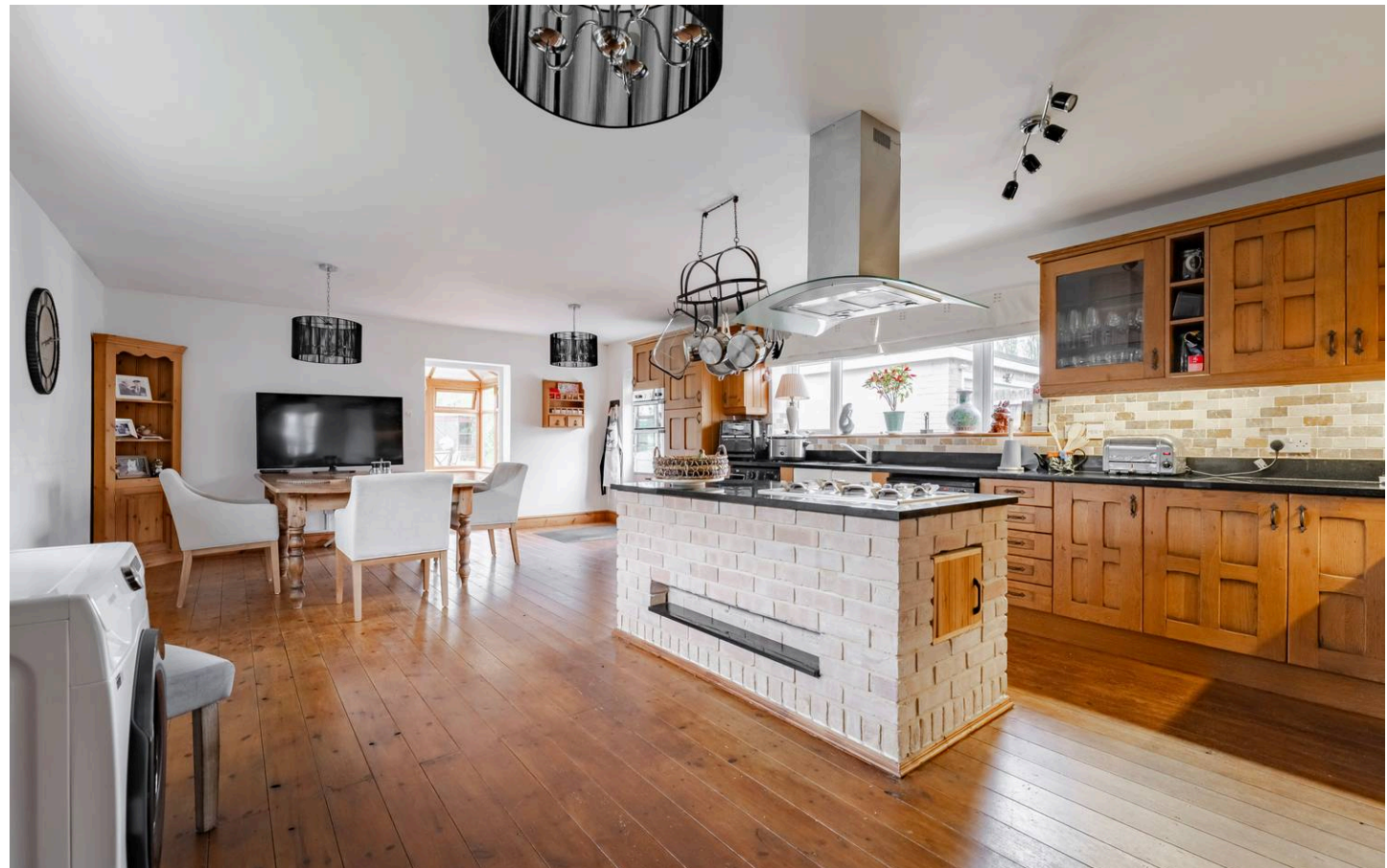


Minors & Brady

## 25 Bellrope Lane

Set within a popular residential area of Wymondham, this chalet-style home offers generous and adaptable accommodation on a substantial plot. The property benefits from a well-balanced layout that supports both family living and flexible use of space. The ground floor provides a strong sense of flow, with practical living areas and multiple rooms that can be used for a variety of needs. Upstairs adds further independence with additional accommodation that works well for guests or older family members. Outside, the home is complemented by ample parking, a garage, and outdoor space with clear potential for enhancement. Overall, it is a versatile and well-positioned property suited to a range of buyers seeking space and convenience.

- Spacious chalet-style home in a sought-after residential area of Wymondham
- Generous plot offering excellent outdoor space and future potential
- Large driveway providing ample off-road parking
- Detached garage for parking or additional storage
- Extended open-plan kitchen and dining area ideal for family living and entertaining
- Separate front-facing lounge offering a comfortable second reception space
- Flexible ground floor layout with multiple bedrooms or office options
- First-floor bedroom providing a private and versatile upper-level space
- Additional upstairs bathroom adding convenience for multi-level living
- Close proximity to local schools and amenities within walking distance





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# 25 Bellrope Lane

## The Location

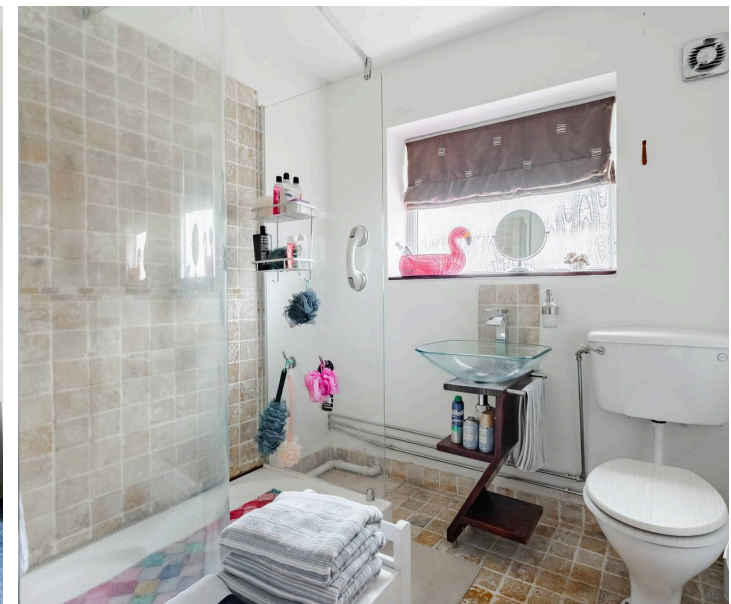
Set in the heart of Wymondham, Bellrope Lane (NR18) offers a convenient and well-connected location ideal for families, professionals, and commuters alike. Nearby you'll find Waitrose, Morrisons, and a Co-op convenience store, making everyday shopping simple. The railway station is also close by, providing access to regular train services.

The A11 is easily accessible: northbound leads to Norwich, The Broads, and the north and east coasts of Norfolk, while southbound connects to Thetford Forest, Cambridge, London, and the Midlands, ideal for commuting or exploring further afield.

The property is well placed for several respected primary and secondary schools, including the highly regarded Wymondham High Academy. Wymondham College, a well-respected and sought-after school, is also nearby. Wymondham Rugby Club is close, offering sporting opportunities and a strong sense of community.

For additional amenities, the neighbouring village of Hethersett and the market town of Attleborough are both easily reached, with Attleborough home to the well-known Peter Beales Roses nursery as well as shops and eateries.

Wymondham itself is a historic Norfolk market town known for its beautiful abbey, weekly markets, and welcoming community. A variety of cafés, pubs, independent shops, and a popular leisure centre create a vibrant yet relaxed place to live, combining the charm of rural surroundings with excellent connectivity.



# 25 Bellrope Lane

Wymondham, Wymondham

## Bellrope Lane, Wymondham

This is a spacious chalet-style home located on a well-regarded residential road in Wymondham, offering a flexible layout and plenty of room for modern family living. The property sits on a generous plot with extensive outdoor space, a large driveway providing ample parking, and a garage for additional storage or vehicle use.

Inside, the heart of the home is a striking open-plan kitchen and dining area that has been extended to create an impressive social space. It is well suited for both everyday family life and entertaining, with a natural flow into the rest of the ground floor and views out towards the garden. A separate lounge at the front of the property provides a comfortable and more private living area, ideal for relaxing.

The ground floor also offers multiple bedrooms, giving flexibility for families, guests, or those needing home office space. The layout allows for practical single-level living if required, with a family bathroom conveniently positioned nearby. The overall feel is bright and adaptable, with rooms that can be arranged to suit a range of needs.

Upstairs, there is a further private bedroom along with an additional bathroom, creating a self-contained feel that could work well as a guest suite or space for older children. There is also an additional room currently used for work or creative purposes, adding further versatility to the home.



## 25 Bellrope Lane

Outside, the property continues to impress with a substantial garden space offering plenty of potential for landscaping, outdoor dining, or relaxation areas. Located within easy reach of local schools and amenities, this home combines space, practicality, and a sought-after setting, making it a strong option for buyers looking for a flexible and well-positioned property.

### Agents Note

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



Basement  
151 sq.ft. (14.0 sq.m.) approx.

Ground Floor  
1235 sq.ft. (114.7 sq.m.) approx.

1st Floor  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 2032 sq.ft. (188.8 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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