



Old Crown Cottage Friarscroft Lane, Wymondham

Wymondham



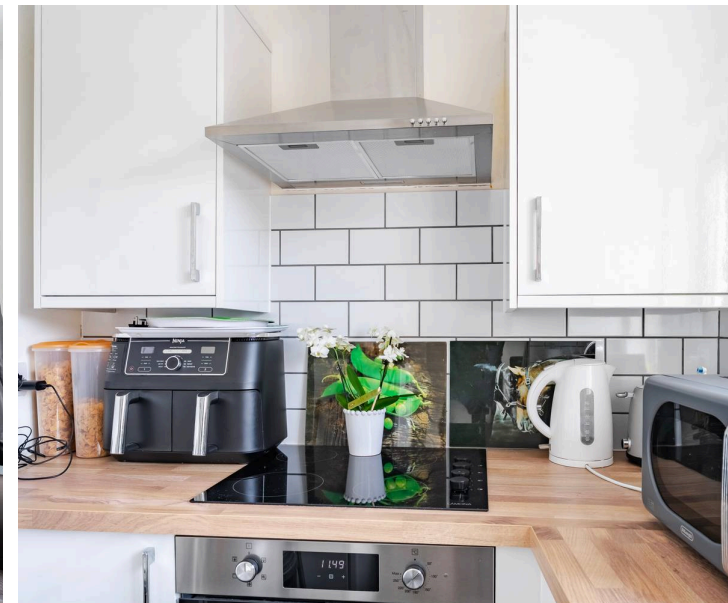
Minors & Brady

# Old Crown Cottage Friarscroft Lane

## Wymondham

A centrally located, low-maintenance bungalow offering modern comfort just moments from Wymondham's amenities. Recently renovated throughout, this well-presented one-bedroom home provides a fresh and practical living environment ideal for a range of buyers. Inside, a bright living space offers room for both relaxing and dining, complemented by a contemporary kitchen designed for everyday convenience. The double bedroom provides a calm and comfortable retreat, while the overall layout makes efficient use of the space available. Situated within easy reach of shops, cafés and transport links, the property delivers excellent connectivity and day-to-day ease. Offering a straightforward opportunity in a well-connected market town, this is a home suited to those seeking simplicity and convenience in equal measure.

- Prime town centre setting within the heart of Wymondham
- Beautifully presented and recently renovated throughout
- Bright and comfortable living space with natural light
- Contemporary kitchen with modern finishes
- Well-proportioned double bedroom
- Simple, low-maintenance layout ideal for modern living
- Electric heating for straightforward day-to-day use
- Within walking distance of shops, cafés and amenities
- Excellent access to public transport connections
- Ideal for first-time buyers, downsizers or investors





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## Wymondham

### The Location

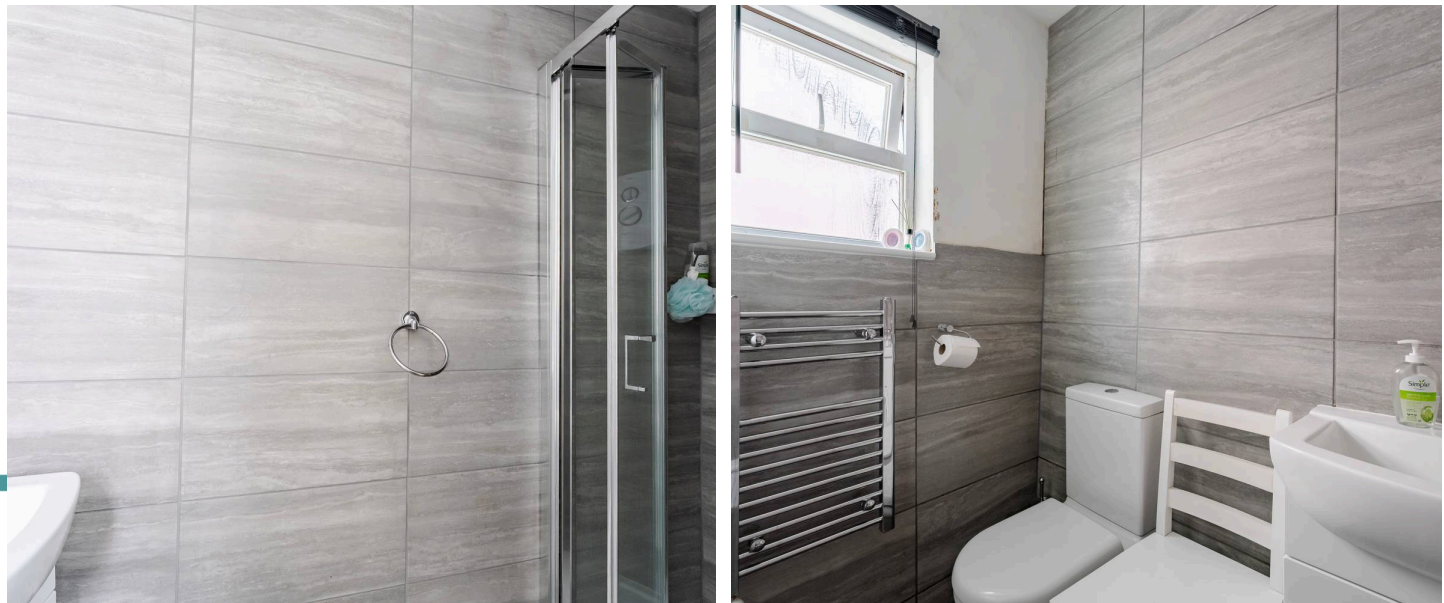
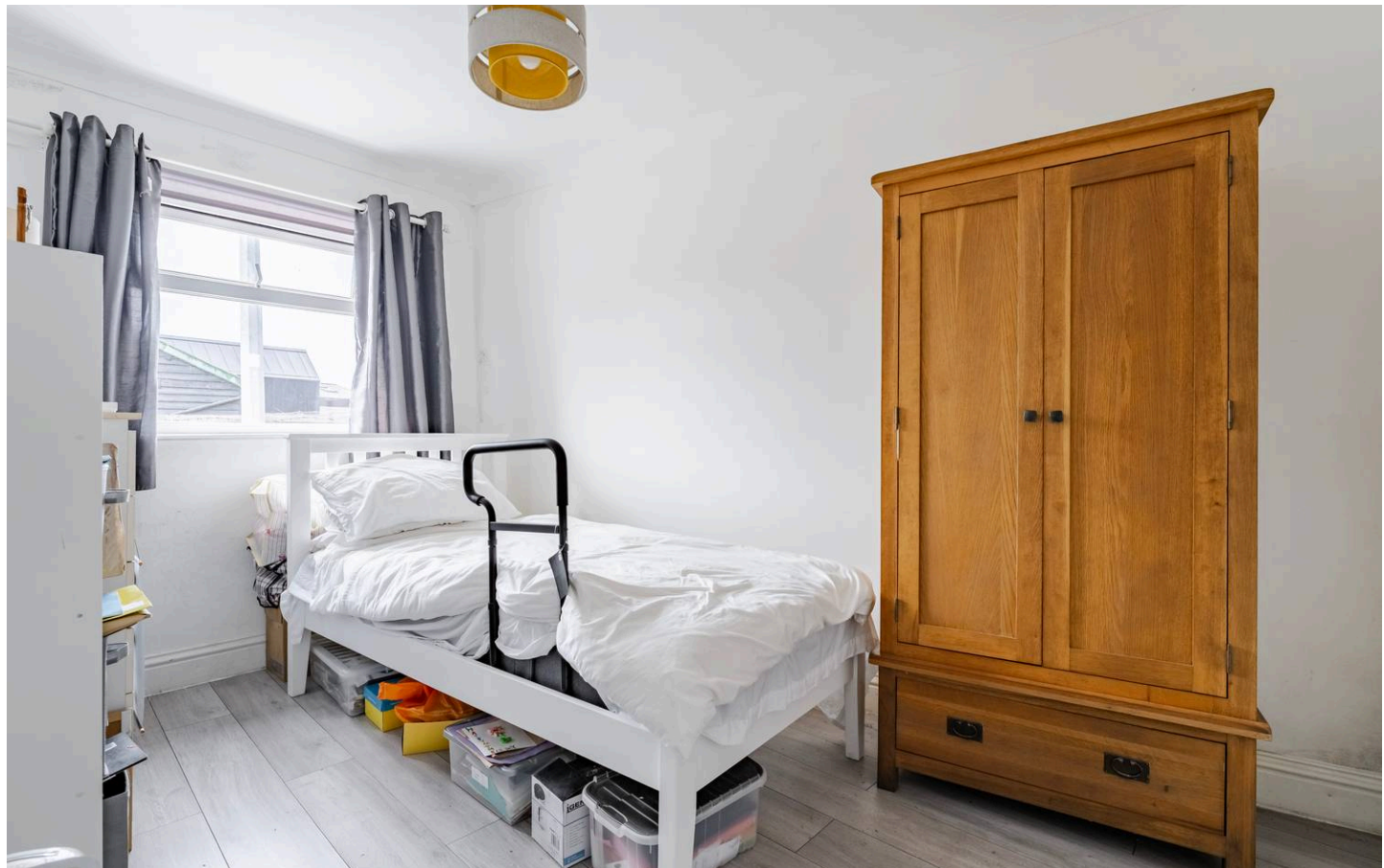
Set in the heart of Wymondham, this location offers a highly convenient and well-connected setting, ideal for families, professionals and commuters alike. Just a short distance away, both Waitrose and Lidl make everyday shopping simple and accessible. Within moments, the A47 can be reached, providing fast connections to Norwich, the Thickthorn Park & Ride and further afield, making it particularly well suited for those commuting into the city or beyond.

The area is well served by a number of highly regarded primary and secondary schools, including the well-rated Wymondham High Academy. Wymondham Rugby Club is also close by, offering excellent sporting facilities and fostering a strong sense of community.

For additional amenities, the neighbouring village of Hethersett is just a short drive away, providing a further range of shops, takeaways, cafés and a popular farm shop, ideal for fresh produce and locally made goods.

Wymondham itself is a historic Norfolk market town, known for its striking abbey, regular markets and welcoming community atmosphere. A variety of cafés, pubs and independent shops add to its character, alongside a leisure centre and other everyday conveniences.

The town also benefits from excellent transport links, with regular train services from Wymondham Station connecting to Norwich, Cambridge and London (via Ely), offering a lifestyle that blends the charm of a traditional market town with strong connectivity.



### **Friarscroft Lane, Wymondham**

This well-presented one-bedroom bungalow enjoys a prime position within the heart of Wymondham, offering a convenient and accessible setting just moments from a wide range of local amenities.

Recently renovated, the property provides a fresh and modern feel throughout, making it an appealing choice for those seeking a home in a central location.

The accommodation is thoughtfully arranged, with a comfortable living space that offers room for both seating and dining, enhanced by natural light from the side aspect. The kitchen has been updated in a contemporary style, providing practical workspace alongside integrated appliances, well suited to everyday use.

The bedroom is a well-proportioned double, offering a calm and comfortable environment, while maintaining a sense of simplicity and ease. The overall layout is straightforward and functional, designed to maximise the available space without compromise.

The property is heated via electric systems and prospective purchasers should note that there is known dampness within the property, which may require further investigation. Overall, this is a well-located and recently updated home, offering a straightforward opportunity within a popular and well-connected market town setting.

### **Agents Note**

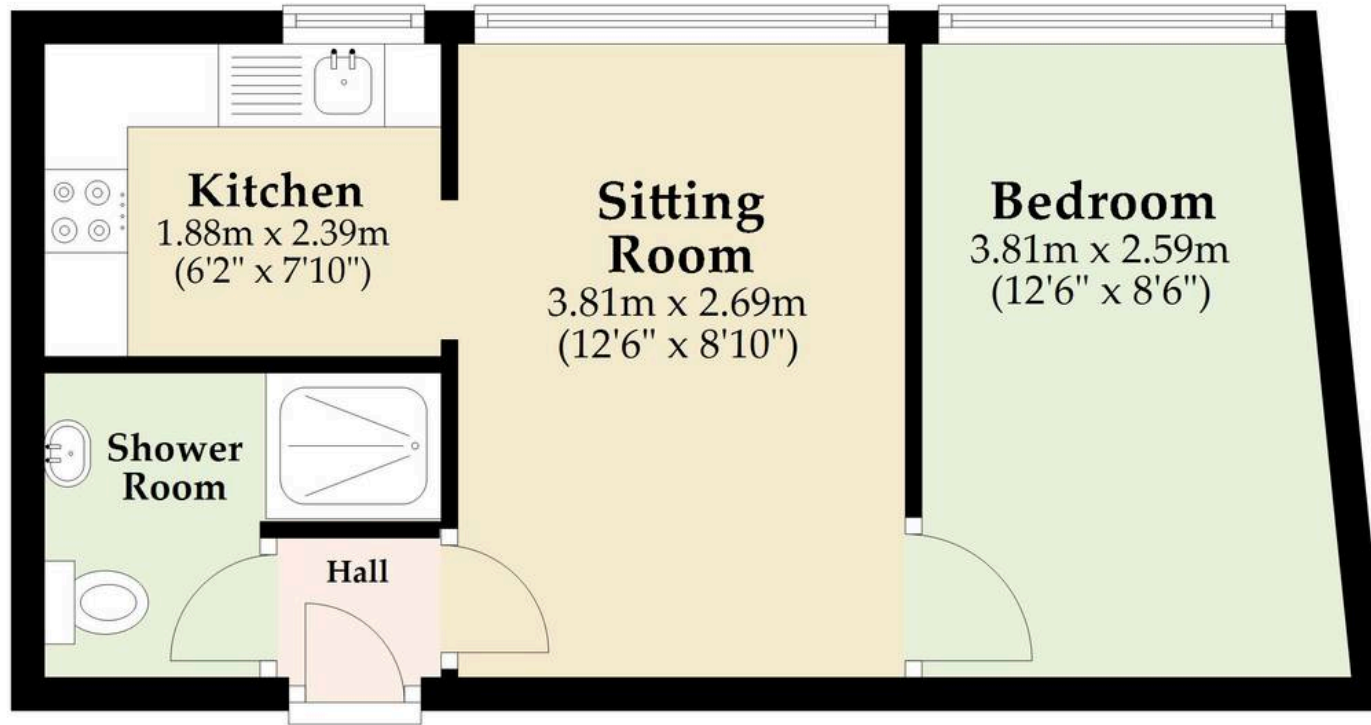
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Please be aware that due to the size of the property, it may not meet the minimum lending criteria of some high street mortgage providers. Prospective purchasers are advised to consult with a mortgage advisor or specialist lender to confirm suitability and available options.



# Ground Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



**Total area: approx. 29.2 sq. metres (314.4 sq. feet)**

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.

Plan produced using PlanUp.

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