



80 Ashleigh Gardens, Wymondham

Wymondham



Minors & Brady

## 80 Ashleigh Gardens

A thoughtfully designed home showcasing a calm, neutral finish and an unusually spacious ground floor layout, set on a desirable corner plot. This three-bedroom property offers a welcoming and move-in-ready feel, with interiors that are both versatile and easy to personalise. The generous lounge and well-arranged kitchen with adjoining dining area create a sociable and practical hub for everyday living. The sense of space on the ground floor is a real highlight, making it ideal for both relaxing and entertaining. Upstairs, three well-proportioned bedrooms are complemented by a modern family bathroom. With an enclosed garden, driveway, and garage, this is a well-balanced home in a popular Wymondham location.

- Desirable corner plot offering extra space and privacy
- Beautifully presented with a calm, neutral interior throughout
- Unusually spacious ground floor layout
- Generous lounge ideal for relaxing and entertaining
- Stylish shaker-style kitchen with ample storage and worktop space
- Separate dining area with french doors creating a sociable living environment
- Three well-proportioned bedrooms
- Modern family bathroom
- Fully enclosed garden for privacy and outdoor use
- Driveway parking and garage for convenience





M&B

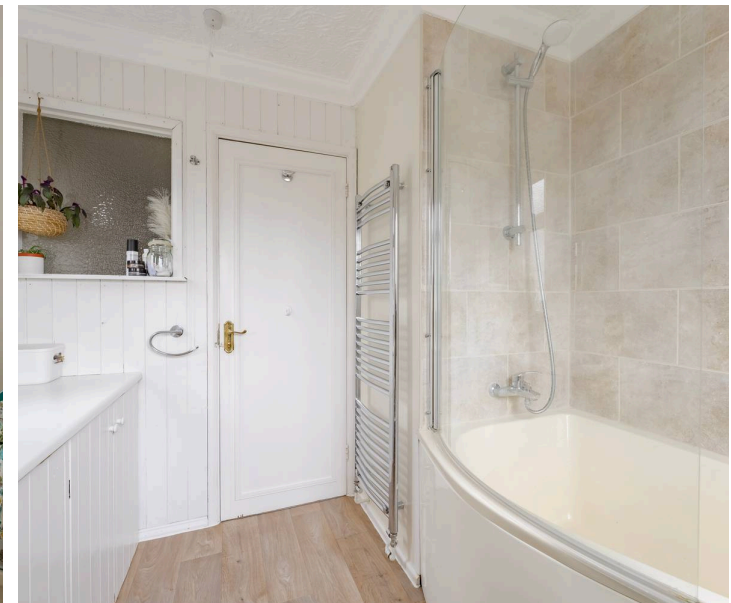
## 80 Ashleigh Gardens

### 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, 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.



M&B

## 80 Ashleigh Gardens

### Ashleigh Gardens, Wymondham

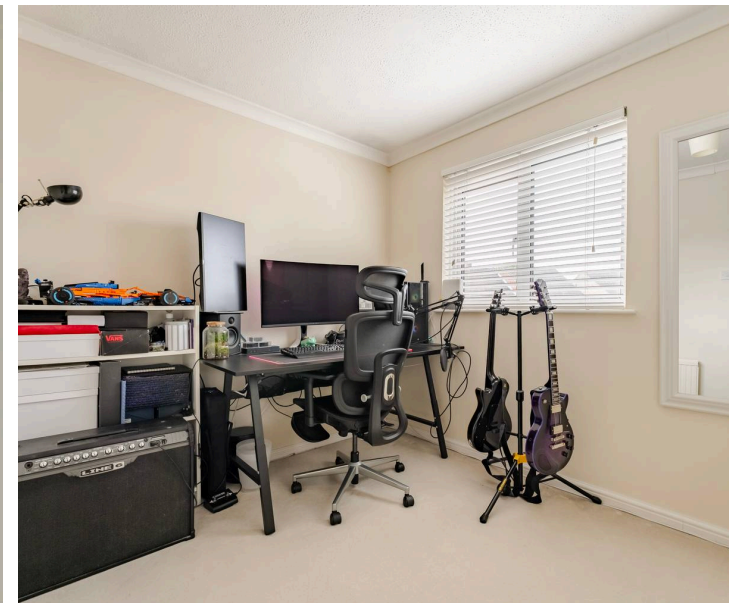
Situated within the popular Ashleigh Gardens area in Wymondham, this well-presented three-bedroom detached home occupies a desirable corner plot, offering both space and a sense of privacy. The property has been well maintained throughout and is finished in neutral tones, creating a bright and welcoming environment ideal for modern family living.

The accommodation begins with a useful entrance porch, which also offers flexibility as a utility-style space, with incorporation of matching shaker-style cabinetry in keeping with the kitchen.

This leads through into a particularly spacious lounge, providing a comfortable and versatile area for relaxing or entertaining.

The kitchen has been fitted in a timeless shaker style, offering a generous range of cabinetry and storage solutions, along with space for appliances. The layout flows naturally into a separate dining area, creating a sociable setting for everyday meals and gatherings.

Upstairs, the property offers three well-proportioned bedrooms, each presented in neutral décor, making them easy to adapt to individual needs. The family bathroom is modern in style and serves all bedrooms.



## 80 Ashleigh Gardens

Externally, the home benefits from a fully enclosed garden space, providing a private and secure outdoor area suitable for both relaxation and family use. The corner plot position enhances the overall sense of space, while a driveway and garage offer practical off-road parking and additional storage.

Further benefits include fibre optic connectivity, making the property well equipped for home working and modern lifestyles. Overall, this is a well-balanced and thoughtfully presented home, combining space, practicality, and a sought-after Wymondham location.

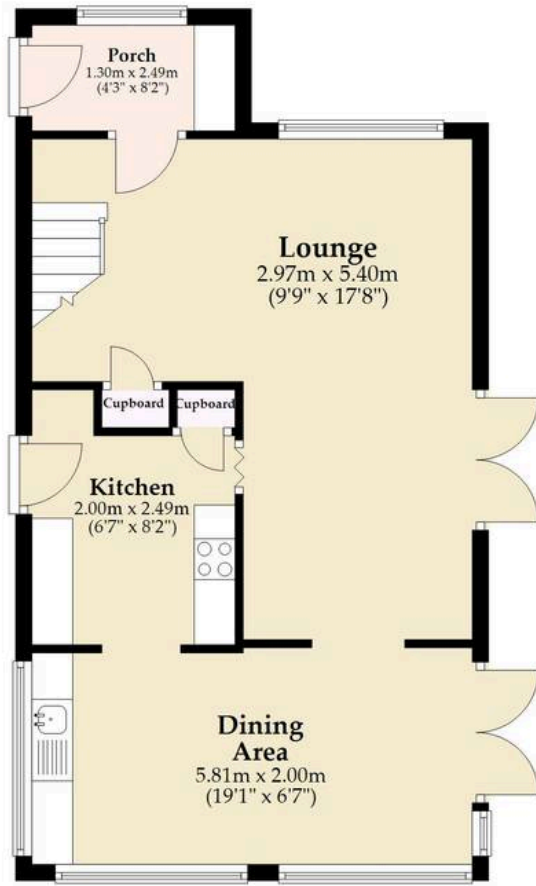
### Agents Note

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



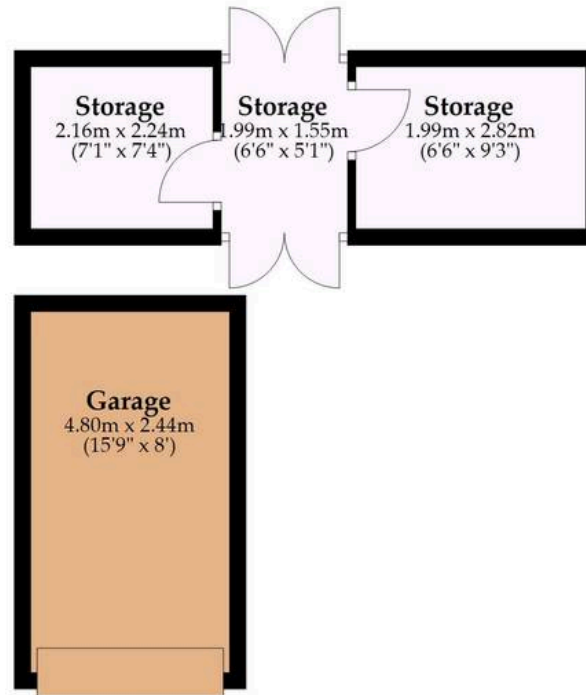
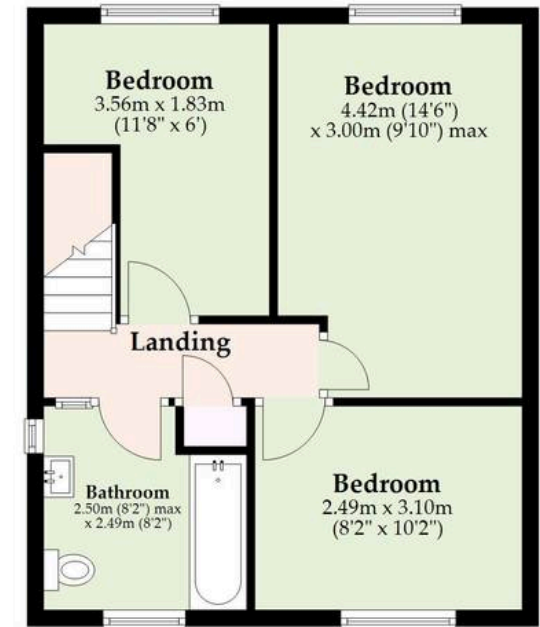
### Ground Floor

Approx. 77.0 sq. metres (829.0 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 118.7 sq. metres (1277.7 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.

# Dreaming of this home? Let's make it a *reality*.



Meet *Kyle*  
Branch Manager



Meet *Aysegul*  
Aftersales Progressor



Meet *Curtis*  
Listings Director

Minors & Brady  
*Your home, our market*

 [dereham@minorsandbrady.co.uk](mailto:dereham@minorsandbrady.co.uk)

 01362 700820

 9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)