



3 Spinks Lane, Wymondham

Wymondham



Minors & Brady

3 Spinks Lane

Wymondham

A cottage that feels as considered as it is charming. Set quietly within a tucked-away cul-de-sac, this beautifully curated home offers a seamless blend of heritage character and refined modern living. Each space has been thoughtfully evolved, where exposed beams and warming wood burners sit effortlessly alongside clean, contemporary finishes. Natural light moves gently through the home, enhancing its sense of flow and creating an atmosphere that feels both calm and inviting. The layout has been designed with everyday living and entertaining in mind, centring around a stylish kitchen and welcoming reception spaces. Upstairs, three bedrooms provide comfortable and well-balanced accommodation, including a private principal suite. Outside, the south-east facing garden offers a softly enclosed retreat, perfect for long afternoons, quiet moments, and relaxed gatherings.

- Attractive semi-detached cottage blending period charm with modern finishes
- Quiet cul-de-sac setting offering privacy and convenience
- Beautifully presented throughout with a thoughtfully extended layout
- Triple-aspect sitting room filled with natural light and feature wood burner
- Stylish kitchen with contemporary units and integrated appliances
- Characterful dining room with exposed beams and additional wood burner
- Three well-proportioned bedrooms including a principal suite with en suite
- Underfloor heating across both floors alongside double glazing
- Landscaped south-east facing garden with patio, lawn and vegetable beds
- Generous driveway parking with detached garage and gated access





M&B

3 Spinks Lane

Wymondham

The Location

Set in the heart of Wymondham, this location offers a convenient and well-connected setting ideal for families, professionals, and commuters alike. A range of everyday amenities are close by, including supermarkets such as Waitrose, Morrisons, and a local Co-op, making day-to-day living simple and accessible. The town also benefits from a railway station providing regular services, supporting travel to surrounding areas.

The nearby A11 offers excellent road links, connecting northbound towards Norwich and the wider Norfolk coastline, while routes to the south provide access to Thetford Forest, Cambridge, London, and beyond, making it well suited for those who commute or travel regularly.

The area is well served by a number of respected primary and secondary schools, including the highly regarded Wymondham High Academy and Wymondham College. There are also local sports and leisure opportunities within the community, contributing to a well-rounded lifestyle.

Surrounding areas such as Hethersett and Attleborough provide additional amenities, including further shopping, dining, and local businesses, adding to the overall convenience of the location.

Wymondham itself is a historic Norfolk market town known for its striking abbey, regular markets, and strong sense of community. With a variety of cafés, pubs, independent shops, and leisure facilities, it offers a balanced lifestyle that blends traditional charm with modern convenience.



3 Spinks Lane

Wymondham

Spinks Lane, Wymondham

Positioned within a quiet cul-de-sac and conveniently placed for access to the town and key road links, this beautifully presented semi-detached cottage offers a harmonious blend of character and contemporary style. Originally of period construction and thoughtfully extended over time, the home delivers a seamless balance between traditional charm and modern living.

From the outset, the property feels welcoming and refined, with its attractive façade hinting at the quality found within. Internally, the accommodation has been carefully enhanced to create light-filled, versatile spaces that flow naturally from one to another. Period features such as exposed beams and wood-burning stoves sit comfortably alongside stylish finishes, giving the home both warmth and individuality.

The sitting room is a particularly inviting space, enjoying a triple aspect that allows natural light to move throughout the day. A wood burner provides a central focal point, creating a cosy and relaxed atmosphere, while a skylight adds to the sense of openness above.

The kitchen has been designed with both practicality and visual appeal in mind, featuring contemporary units and integrated appliances. It offers a clean and modern feel while maintaining a connection to the character of the home. Adjoining this space, the dining room provides an ideal setting for entertaining or family meals, enhanced by exposed beams and its own inset wood burner, creating a setting that is both sociable and full of charm.



3 Spinks Lane

Wymondham

Upstairs, the property continues to impress with three well-proportioned bedrooms. The main bedroom enjoys the added benefit of an en-suite shower room, offering privacy and convenience, while the remaining bedrooms are served by a well-appointed family bathroom.

The home benefits from gas central heating, predominantly underfloor across both levels, alongside double glazing, ensuring comfort and efficiency throughout the year.

Externally, the property enjoys a particularly attractive plot. A shingled driveway provides generous off-road parking and leads to a detached garage, while gated access opens through to the rear garden. The garden has been thoughtfully landscaped to create a variety of usable spaces, including a courtyard-style seating area and a larger lawned section bordered by established planting and mature trees.

Vegetable beds add a practical touch, while the overall south-east facing orientation allows for excellent natural light, making it ideal for outdoor dining, relaxing or entertaining.

This is a home that has been carefully improved and maintained, offering a rare combination of character, comfort and convenience in a tucked-away yet well-connected setting.

Agents Note

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



M&B

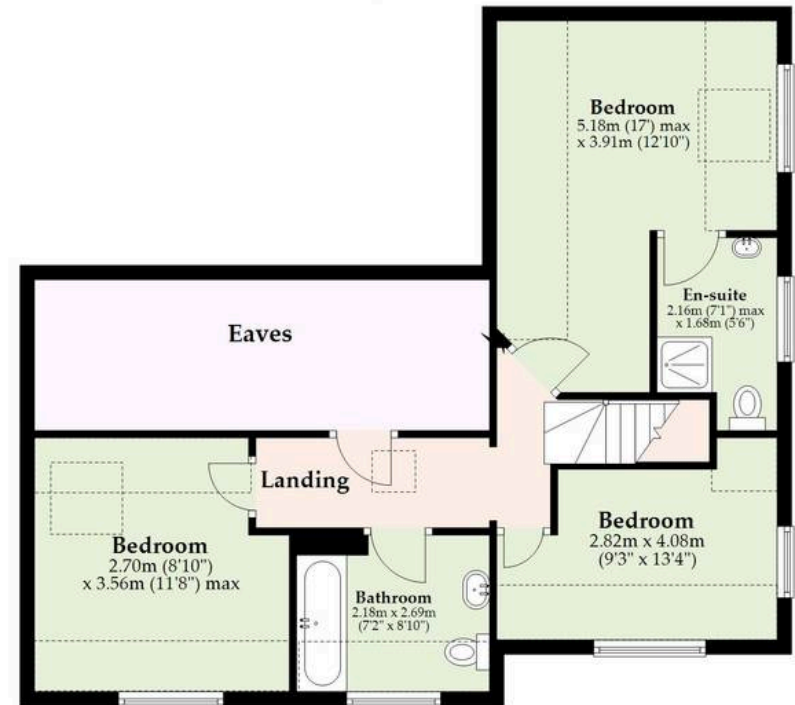
Ground Floor

Approx. 84.7 sq. metres (911.5 sq. feet)
(excluding Shower Room)



First Floor

Approx. 46.6 sq. metres (502.0 sq. feet)
(excluding Bathroom, Eaves)



Total area: approx. 131.3 sq. metres (1413.5 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

 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