



49 Greenland Avenue, Wymondham

Minors & Brady



49 Greenland Avenue

Wymondham

Thoughtfully designed by the respected Matthew Homes, this substantial family home offers the perfect balance of space, versatility and everyday convenience. Arranged over three floors, the property has been carefully planned to accommodate modern family life, with flexible reception rooms, generous bedrooms and a welcoming kitchen at its heart. From growing families to those seeking dedicated home-working space, the adaptable layout caters effortlessly to a variety of lifestyles, while the established garden, garage and driveway further enhance its appeal. Conveniently located within walking distance of the town centre, well-regarded schools, local amenities and public transport links, this is a home that combines practicality with a relaxed and connected way of living.



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- Townhouse built by the highly regarded Matthew Homes in the Norfolk market town of Wymondham
- Spacious accommodation arranged across three well-planned floors
- Flexible layout with four/five bedrooms to suit a variety of family needs
- Principal bedroom featuring a private en-suite shower room
- Generous kitchen/dining room with integrated oven and space for additional appliances
- Versatile ground-floor reception room ideal as a home office, playroom, guest room or additional bedroom
- Impressive first-floor living room offering an excellent space for relaxing and entertaining
- Established and well-maintained rear garden, ideal for outdoor dining and family enjoyment
- A driveway providing off-road parking and a garage for storage use
- Conveniently located within walking distance of the town centre, schools, local amenities and public transport links





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The Location

Greenland Avenue is situated within the highly sought-after market town of Wymondham, one of Norfolk's most desirable residential locations. Combining historic character with excellent amenities and strong transport connections, the town is popular with families, professionals and retirees alike.

The property is conveniently located for a range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and well-regarded schools. Wymondham's attractive town centre offers a vibrant atmosphere centred around its historic market place and the impressive Wymondham Abbey.

The town enjoys a strong sense of community and provides a variety of leisure opportunities, with nearby parks, sports facilities, walking routes and open green spaces. The surrounding Norfolk countryside offers further opportunities for outdoor recreation, while Norwich city centre is just a short journey away.

Excellent transport links enhance the area's appeal.

Wymondham railway station provides regular services to Norwich, Cambridge and beyond, while the nearby A11 offers convenient road access across Norfolk and into Cambridgeshire. Norwich, approximately nine miles away, offers an extensive range of shopping, dining, cultural attractions and an international airport.



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Arranged over three floors, the property has been thoughtfully designed to meet the needs of modern family life, offering adaptable spaces that can evolve alongside changing lifestyles.

Positioned on the edge of the development, the home enjoys a pleasant setting with a driveway providing off-road parking, together with a garage benefiting from power, lighting and useful additional loft storage.

At the heart of the home is a spacious kitchen and dining room, creating a natural hub for family life and entertaining. The kitchen is fitted with an integrated oven, complemented by designated spaces for additional appliances, while the dining area provides ample room for everyday meals and larger gatherings. A separate utility room adds further practicality and storage, with dedicated areas for your laundry appliances.

The ground floor also offers a particularly versatile reception room that can be tailored to suit individual requirements. Whether used as a home office, children's playroom, hobby space or even an additional bedroom, it provides valuable flexibility for growing families and those working from home.

Occupying the first floor, the living room is a welcoming and beautifully proportioned space, ideal for unwinding with family or hosting guests.



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The property offers four to five bedrooms across the upper floors, providing excellent flexibility for families of all sizes. The principal bedroom benefits from its own en-suite shower room, while a well-appointed family bathroom and ground floor cloakroom serve the remainder of the home.

Outside, the established rear garden has been carefully maintained and provides an attractive and private setting to enjoy throughout the seasons. Whether hosting summer barbecues, relaxing with a morning coffee or simply enjoying time outdoors with family, the garden offers a wonderful extension of the living space.

Combining spacious accommodation, adaptable living space, a well-kept garden and an enviable location close to everything a family could need, this is a superb home offering both practicality and lifestyle in equal measure.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

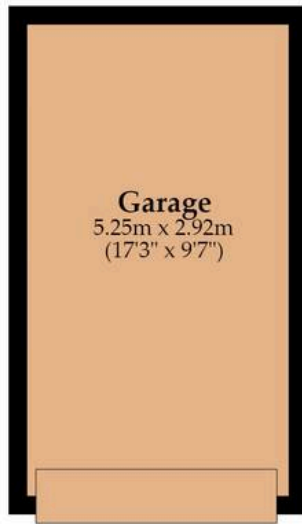
Gas central heating system.



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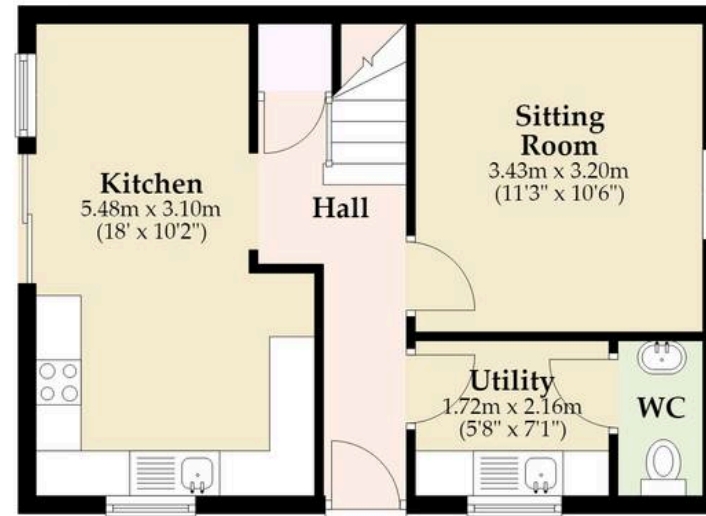
Garage

Approx. 15.3 sq. metres (165.0 sq. feet)



Ground Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



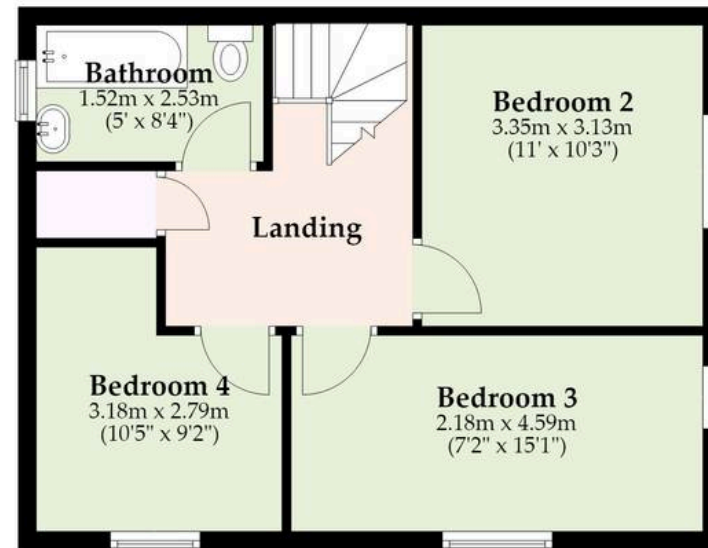
First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



Second Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



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Total area: approx. 134.5 sq. metres (1448.2 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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