



30 Park Lane, Wymondham

Minors & Brady



# 30 Park Lane

## Wymondham

Set on a generous plot with beautiful countryside views stretching beyond the rear boundary, this detached bungalow offers an exceptional opportunity to enjoy spacious single-storey living within the sought-after market town of Wymondham. Thoughtfully arranged throughout, the property features a bay-fronted sitting room with a characterful fireplace, a separate dining room, a versatile third bedroom with garden access, and beautifully maintained mature gardens complete with a pond, gazebo and greenhouse. Enhanced by income-generating solar panels, ample parking, a garage and far-reaching field views, this is a home that perfectly suits those seeking space, flexibility and a wonderful connection to the outdoors.

### Agents Note

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity, gas and drainage.



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- Detached bungalow positioned on a large plot within the market town of Wymondham, overlooking scenic country fields at the rear
- PV solar panels with approx. 15 years left on the highest feed In tariff, currently generating approx. £400 a quarter
- Easy access to the local shop, train station, transport links and country walks
- Bay-fronted living room with a focal point of a brick-built fireplace and a separate flexible dining room for family meals
- Kitchen fitted with cabinetry, a freestanding oven and areas for your appliances
- Three bedrooms, including a principal bedroom with a bay-window and a built-in wardrobe, whilst the second bedroom also benefits from built-in wardrobes
- Versatile third bedroom with French doors that open out to the garden, with the option to be a home office, reception room or a guest room
- Bathroom comprising of a four piece suite, including a shower cubicle and a corner bathtub, along with a separate WC for convenience
- Large mature gardens showcasing seating areas, a maintained lawn, a pond with a water feature, a greenhouse, wooden gazebo and a timber shed, with garden lighting and sockets
- Established front beds, a brick-weave driveway providing off-road parking and a garage, with an electric door, lighting and sockets





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Park Lane is situated within the sought-after Norfolk market town of Wymondham, offering a convenient residential setting with easy access to a wide range of local amenities. The town is highly regarded for its historic character, strong community atmosphere, and excellent transport connections.

Residents benefit from an excellent selection of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town.

Wymondham's attractive centre is home to a variety of independent retailers and everyday amenities, whilst its historic streets and market town charm contribute to its enduring popularity.

The area offers a range of recreational opportunities, with nearby parks, open green spaces, and countryside walks providing excellent opportunities for outdoor enjoyment. The town is also well known for its historic abbey and attractive surroundings, whilst the nearby Norfolk countryside offers a variety of walking and cycling routes.

Wymondham enjoys excellent transport connections, with the town's railway station providing regular services to Norwich, Cambridge, and beyond. Convenient access to the A11 offers direct routes to Norwich, Thetford, Cambridge, and the wider East Anglian road network, making the location particularly appealing to commuters.



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The accommodation is entered via a welcoming entrance hall, creating an inviting first impression and providing access to the principal rooms. The layout has been carefully planned to offer both practicality and excellent flow throughout the home.

Situated at the front of the property, the bay-fronted living room is flooded with natural light and provides a comfortable setting for everyday relaxation. A striking brick-built fireplace forms an attractive focal point, bringing character and warmth to the room and creating an ideal environment for cosy evenings. A ceiling fan enhances comfort during the warmer months.

Complementing the sitting room is a separate dining room, offering flexibility for family meals, entertaining guests or special occasions. This versatile space enjoys pleasant views across the garden and benefits from a ceiling fan, ensuring comfort throughout the seasons.

The kitchen forms the heart of the home and has been fitted with a range of cabinetry providing excellent storage and workspace. A freestanding oven is included, whilst designated areas accommodate additional appliances. The layout offers practicality for daily life and presents scope for a purchaser to further personalise the space to suit their own tastes and requirements.

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The bungalow offers three well-proportioned bedrooms, each designed to provide comfortable accommodation. The principal bedroom is a particularly attractive room, featuring a bay window that welcomes plenty of natural light and built-in wardrobes providing useful storage. The second bedroom is another generous double room and also benefits from built-in wardrobes. Ceiling fans are fitted within all bedrooms, enhancing comfort and functionality.

The third bedroom offers exceptional versatility and can readily adapt to a variety of lifestyles. French doors open directly onto the garden, creating a wonderful connection to the outside space. Whether utilised as a guest bedroom, home office, hobby room or additional reception area, this flexible room offers considerable appeal.

Serving the bedrooms is a well-appointed family bathroom fitted with a four-piece suite. Comprising a corner bathtub, separate shower cubicle, wash hand basin and WC, the room caters perfectly to both busy mornings and relaxing evenings. In addition, a separate WC provides further convenience for residents and visitors.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              | 95      | 97        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |

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## Ground Floor

Approx. 104.4 sq. metres (1123.8 sq. feet)



Total area: approx. 104.4 sq. metres (1123.8 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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# Minors & Brady

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