



17 Bramble Way, Wymondham

Minors & Brady



17 Bramble Way

Wymondham

A fantastic opportunity to acquire a well-presented three-bedroom semi-detached home in the highly sought-after market town of Wymondham. Offering bright and versatile accommodation throughout, the property features a welcoming sitting room, a separate dining room and a spacious conservatory overlooking the garden. The kitchen is thoughtfully arranged to support everyday family living, while the principal bedroom benefits from its own en-suite shower room. Outside, an enclosed rear garden provides a private space to enjoy, complemented by a driveway and garage for added convenience. Ideally positioned for access to local amenities, schools and excellent transport links, this home is perfectly suited to families, first-time buyers and commuters alike.

- Well-presented three-bedroom semi-detached home in the sought-after market town of Wymondham
- Spacious sitting room featuring an attractive fireplace and excellent natural light
- Separate dining room ideal for family meals and everyday living
- Bright conservatory providing additional and versatile reception space
- Well-equipped kitchen with ample storage and worktop space
- Principal bedroom benefiting from a private en-suite shower room
- Two further well-proportioned bedrooms offering flexibility for families or home working
- Enclosed rear garden with both lawn and patio areas for outdoor enjoyment
- Driveway providing off-road parking alongside a garage for storage and practicality
- Conveniently located close to local amenities, reputable schools, the A11 and rail links to Norwich, Cambridge and London





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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, you'll find both Waitrose and Lidl, making everyday shopping incredibly easy. Within moments, you can access the A11, providing fast connections to Norwich, Thickthorn Park & Ride, and beyond, perfect for those commuting into the city or further afield.

The area 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 strong 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, cafés, and a charming farm shop, perfect for fresh produce and locally made treats.

Wymondham itself is a historic Norfolk market town known for its beautiful abbey, weekly markets, and welcoming community. There is a range of cafés, pubs, independent shops, and a popular leisure centre, making it a vibrant yet relaxed place to call home. With regular train services to Norwich, Cambridge, and London (via Ely), Wymondham successfully combines the charm of market town living with excellent connectivity.



M&B



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Bramble Way, Wymondham

Positioned within the ever-popular market town of Wymondham, this well-presented three-bedroom semi-detached home offers a comfortable and practical layout, perfectly suited to families, first-time buyers and those seeking a well-connected Norfolk location.

Benefiting from a driveway, garage and conservatory, the property provides versatile living accommodation ready to be enjoyed from day one.

Stepping inside, a welcoming entrance hall leads through to the main living accommodation. The sitting room is a bright and inviting space, enhanced by a feature fireplace that creates an attractive focal point and a warm atmosphere for everyday living. A large front-facing window allows natural light to pour in, making this an ideal room for relaxing with family and friends.

To the rear of the property, the kitchen is fitted with a range of wall and base units alongside generous worktop space, offering a practical environment for day-to-day cooking. Conveniently positioned adjacent to the dining room, the layout works well for both family meals and entertaining.

The dining space enjoys views towards the garden and flows seamlessly into the conservatory, creating an additional reception area that can be adapted to suit a variety of needs, whether as a garden room, playroom, home office or relaxing seating area. Double doors open directly onto the rear garden, encouraging effortless indoor-outdoor living during the warmer months.



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The first floor comprises three well-proportioned bedrooms. The principal bedroom enjoys the added luxury of a private en-suite shower room, providing a comfortable retreat at the end of the day. Two further bedrooms offer flexibility for growing families, guests or home working, all served by a family bathroom fitted with a bath, wash basin and WC.

Outside, the property continues to impress. To the front, a shingled driveway provides off-road parking and leads to the garage, offering useful storage space and further practicality. The enclosed rear garden has been designed for ease of maintenance, featuring a combination of patio and lawn areas that provide space for outdoor dining, children's play equipment or simply enjoying the fresh air in a private setting.

Agent's Note

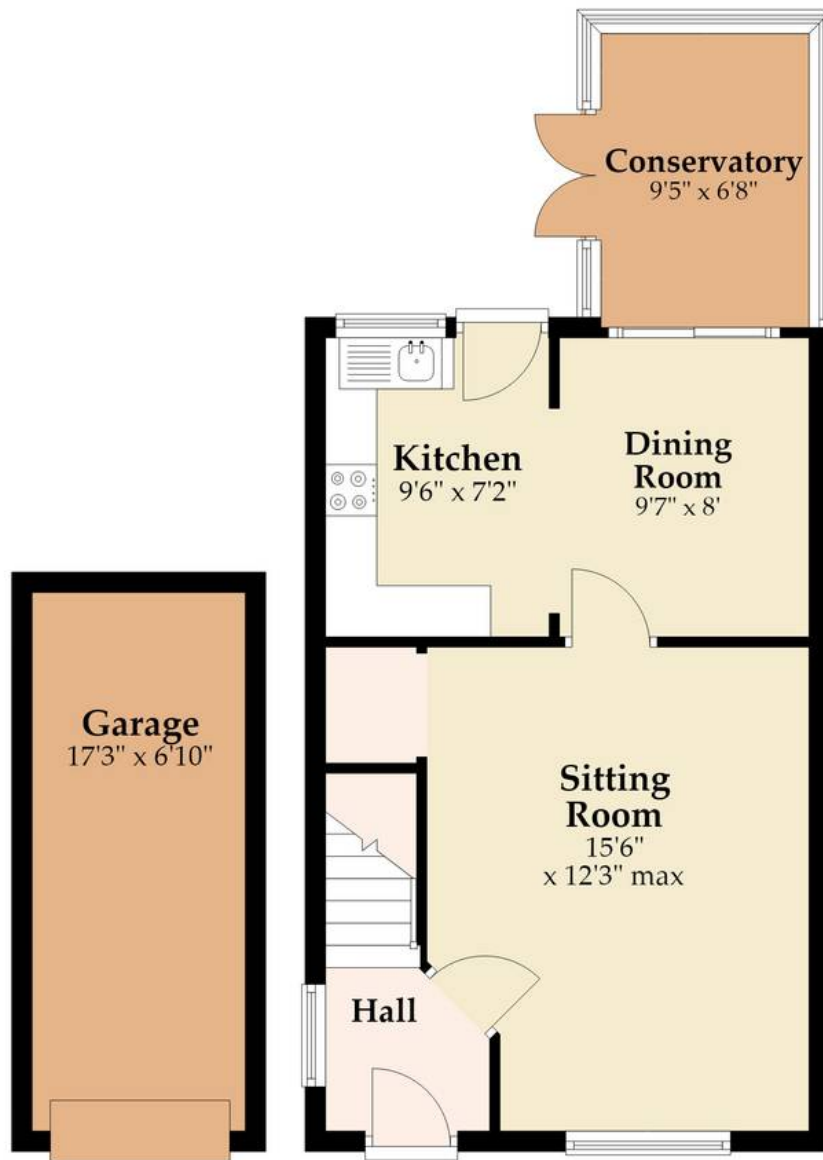
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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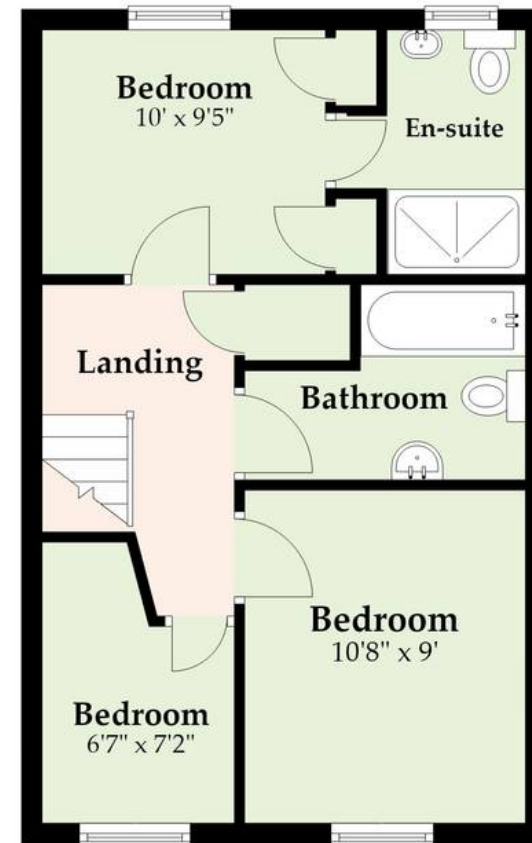
Ground Floor

Approx. 575.8 sq. feet



First Floor

Approx. 423.2 sq. feet



Total area: approx. 999.1 sq. feet

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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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