



17 Hawthorn Close, Wymondham

In Excess of £300,000

Minors & Brady



17 Hawthorn Close

Wymondham

A beautifully renovated detached family home, thoughtfully modernised to an exceptional standard and perfectly suited to contemporary family living. Tucked away within a peaceful cul-de-sac, the property offers stylish interiors, generous living space and a highly versatile layout designed to meet the demands of modern lifestyles. A spacious lounge, contemporary kitchen and dining area, separate utility room and flexible third bedroom or study combine to create a home that is both practical and welcoming. Upstairs, the enlarged bedrooms and luxurious family bathroom provide comfortable accommodation with a quality finish throughout. Complemented by extensive parking, a garage and private gardens, this impressive home is ready to move straight into and enjoy.

- Beautifully renovated detached family home, finished to an exceptional standard throughout and ready for immediate occupation
- Three versatile bedrooms, including a flexible ground-floor room ideal as a bedroom, study, playroom or home office
- Spacious and light-filled lounge, offering an inviting setting for both everyday family life and entertaining guests
- Contemporary kitchen/breakfast room, thoughtfully designed with stylish finishes, ample storage and practical workspace
- Separate utility room and ground-floor cloakroom, enhancing convenience and functionality for modern living
- Luxurious family bathroom, fitted with high-quality fixtures and a sleek, contemporary design
- Two particularly generous first-floor bedrooms, reconfigured to maximise space and provide comfortable accommodation
- Extensive driveway and shingled frontage, delivering parking for numerous vehicles alongside a detached garage





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The Location

Set in a highly convenient and well-connected location within Wymondham, this area is 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 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 strong sense of 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 sweet treats.

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





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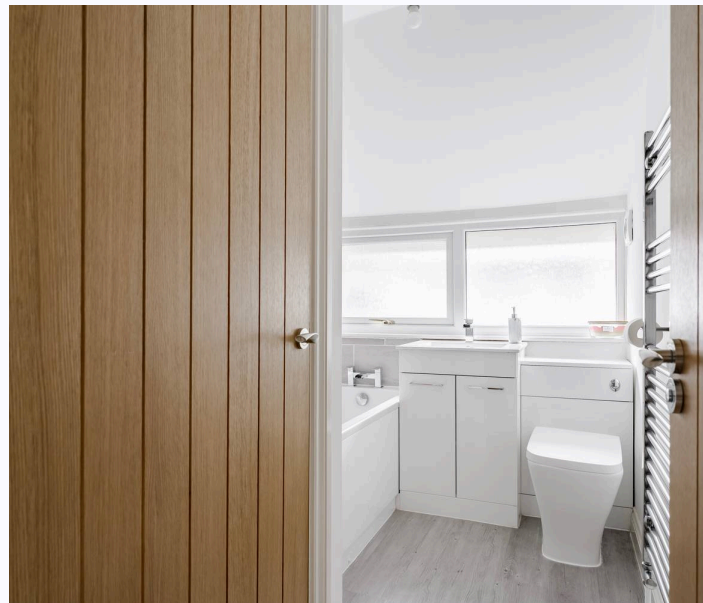
Hawthorn Close, Wymondham

Set on a generous plot within a quiet residential setting, this beautifully presented detached home has been extensively improved by the current owners, resulting in a property that perfectly balances style, comfort and practicality. Every aspect has been carefully considered to create a home that feels both contemporary and inviting, making it an excellent choice for growing families and those seeking a property that requires little to no immediate work.

A welcoming entrance hall sets the tone for the accommodation, introducing the high standard of finish evident throughout. Enhanced by the addition of a convenient ground-floor cloakroom, the layout has been designed with modern family life firmly in mind.

The lounge provides a generous and comfortable reception space, filled with natural light and offering plenty of room for both relaxation and entertaining. Its proportions allow for a variety of furniture arrangements, creating a versatile environment suited to everyday living as well as hosting family and friends.

At the heart of the home is the stylish kitchen and breakfast room. Finished with contemporary fittings and an attractive design, the space offers excellent storage and preparation areas whilst remaining practical for day-to-day use. Whether preparing family meals or gathering with guests, the kitchen has been designed to function as a sociable and efficient hub of the house.



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A separate utility room further enhances practicality, keeping household tasks neatly separate from the main living areas while providing additional storage and workspace.

The ground floor also benefits from a highly versatile room that can adapt effortlessly to changing needs. Whether utilised as a third bedroom, home office, study, playroom or hobby room, it offers valuable flexibility that will appeal to a wide range of buyers.

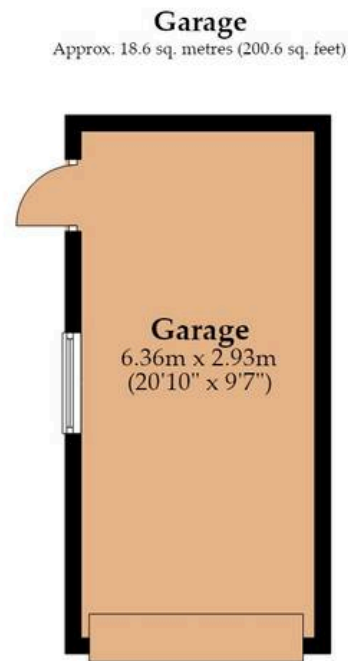
The first floor has been thoughtfully reconfigured to maximise space, resulting in two particularly generous bedrooms that offer excellent proportions and comfortable accommodation. The principal bedroom provides an inviting retreat, while the second bedroom is equally spacious and well suited to family members or guests. Serving the first floor is a luxurious family bathroom, finished to a high standard with contemporary fixtures and a stylish design that enhances the overall quality of the home.

Outside, the property continues to impress. The attractive frontage creates excellent kerb appeal and provides parking for multiple vehicles, while the lengthy driveway offers further parking options ideal for households with several cars or visiting guests. A detached garage provides additional storage or workshop potential.

To the rear, the private garden offers a pleasant and manageable outdoor space, ideal for relaxing, entertaining or enjoying time with family. The combination of lawn and seating areas creates a welcoming environment that can be enjoyed throughout the seasons.



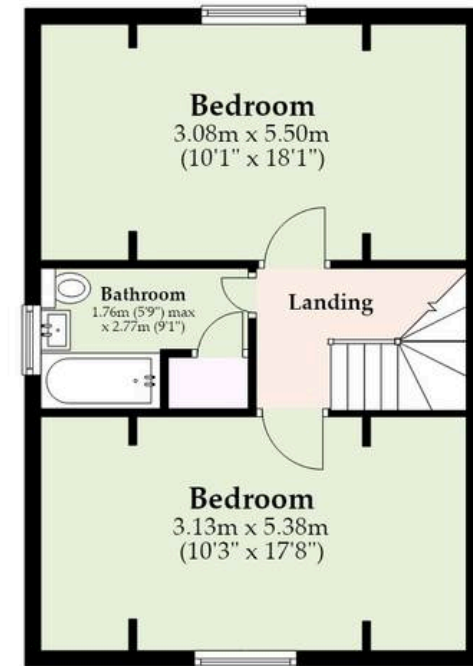
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Ground Floor
Approx. 46.0 sq. metres (495.3 sq. feet)



First Floor
Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 106.6 sq. metres (1147.6 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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