

28 Jutland Rise, Wymondham

Minors & Brady

28 Jutland Rise

Wymondham

Contemporary town-centre living with exceptional convenience, stylish interiors and the rare benefit of two allocated parking spaces. Built in 2019 and owned by just one careful owner since new, this beautifully presented second-floor apartment offers spacious, modern accommodation finished to an excellent standard throughout. The impressive open-plan living area creates the perfect space for both relaxing and entertaining, while two generous double bedrooms provide comfortable and versatile accommodation. Further highlights include a stylish en-suite, upgraded bathroom and valuable loft storage space seldom found in apartments of this type. Positioned within easy walking distance of the train station, shops, cafés and restaurants, this superb home is perfectly suited to first-time buyers, professionals, downsizers and investors alike.

- Beautifully presented second-floor apartment, owned and meticulously maintained by the original owner since new in 2019
- Prime town-centre location within walking distance of shops, supermarkets, cafés, restaurants and everyday amenities
- Remainder of the NHBC warranty in place, offering additional peace of mind for prospective purchasers
- Secure communal entrance system providing controlled access and a well-maintained living environment
- Impressive open-plan sitting, dining and kitchen area measuring approximately 19ft in length, ideal for modern living
- Bright and airy accommodation throughout, enhanced by French doors opening onto a Juliet balcony
- Contemporary fitted kitchen featuring integrated appliances, ample storage and practical workspace

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The Location

The historic town centre lies within easy reach and offers an excellent range of independent shops, cafés, restaurants and everyday amenities. Supermarket provision is particularly strong, with Waitrose and Lidl both within walking distance of the property, while Morrisons is also conveniently located within the town. Wymondham retains a thriving community atmosphere, blending its attractive historic character with modern convenience.

For those travelling further afield, Wymondham boasts highly regarded rail connections, with regular services linking directly to Norwich, Cambridge and onward routes towards London, making the town an attractive choice for professionals seeking a balance between work and lifestyle. This exceptional transport infrastructure remains one of the key reasons Wymondham continues to grow in popularity.

Families are particularly drawn to the area thanks to the excellent selection of schooling available for all age groups. The town offers a choice of well-regarded primary and secondary schools, alongside a wide range of educational facilities that contribute to its strong reputation as a family-friendly location.

Recreational opportunities are abundant, with the Wymondham Leisure Centre providing extensive sports and fitness facilities, while NR Gym & Fitness offers further options for those pursuing an active lifestyle. Sports enthusiasts will also appreciate the presence of Wymondham Rugby Club, a well-supported local organisation that plays an important role within the community.

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Stylish, modern and exceptionally well placed for everyday convenience, this beautifully presented second-floor apartment offers contemporary living in the heart of the town centre. Having been lovingly maintained by its sole owner since new in 2019, the property benefits from the remainder of its NHBC warranty, making it an attractive proposition for first-time buyers, professionals, downsizers and investors alike.

Accessed via a secure entry system, the apartment enjoys a peaceful position within a well-kept development while remaining just moments from a wealth of local amenities. Shops, supermarkets, cafés, restaurants and the mainline train station are all within easy walking distance, ensuring an effortless lifestyle with excellent connectivity.

Inside, a welcoming entrance hall provides access to all principal rooms and immediately highlights the immaculate condition found throughout the home. The accommodation has been thoughtfully designed to maximise both space and practicality, with a bright and airy atmosphere enhanced by a tasteful neutral décor.

At the heart of the property is an impressive open-plan living space measuring approximately 19 feet in length. This versatile room provides ample space for both comfortable seating and dining areas, creating an ideal environment for relaxing or entertaining. French doors open to a Juliet balcony, drawing natural light into the room and adding to the sense of space.

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The adjoining kitchen is well-appointed with a range of fitted units and integrated appliances, offering both style and functionality for modern day living.

The apartment further benefits from two generous double bedrooms, each well-proportioned and beautifully presented. The principal bedroom enjoys the added luxury of mirrored fitted wardrobes and a contemporary en-suite shower room, while the second bedroom offers excellent flexibility as a guest room, home office or hobby space. A recently upgraded family bathroom, finished with quality tiling and modern fittings, serves the remainder of the accommodation.

A particularly rare feature for an apartment of this type is the boarded loft space, complete with ladder access and lighting, providing valuable additional storage seldom found in similar properties. Further practical benefits include two allocated parking spaces, an external bike store and dedicated bin storage facilities.

Agent's Note

This apartment will be sold leasehold with 991 years remaining on the lease.

Ground rent:£150 per annum.

Maintenance: 1,300 per annum.

Connected to mains water, electricity, gas and drainage.

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Apartment

Approx. 54.5 sq. metres (586.4 sq. feet)



Total area: approx. 54.5 sq. metres (586.4 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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Dreaming of this home?
Let's make it a *reality.*



Meet *Kyle*
Branch Manager



Meet *Marlo*
Senior Property Lister



Meet *Claire*
Aftersales Team Leader

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Your home, our market

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