



2

Strayground Lane | Wymondham | NR18 9NA

Guide Price £225,000

twgaze

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A two bedroom recently refurbished character cottage in a semi rural position. With new kitchen and bathroom and many original features this really is a one off.

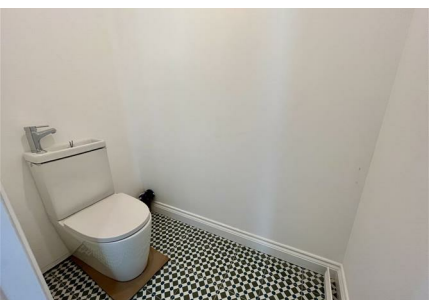
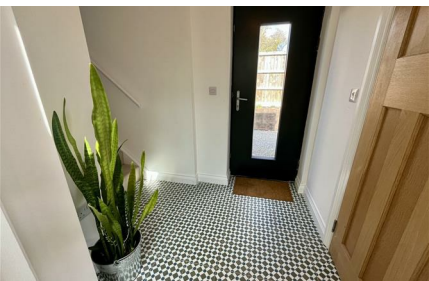
- Two bedroom
- New Kitchen
- Wood burner
- Private rear garden
- Charming semi detached cottage
- New Bathroom
- Off Road Parking
- Semi rural location

Full Description

The Location

Railway Cottage can be found On Strayground Lane along a private road with a semi rural feel but within walking distance of Wymondham Town Centre. Wymondham itself is a historic market town just 10 miles south of Norwich city centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham college in particular, boasting an 'outstanding' Ofsted rating. There are good supermarkets including Waitrose and numerous small businesses in the town. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.





The Property

This charming two-bedroom semi-detached railway cottage, nestled in a secluded location within the popular market town of Wymondham, is an absolute gem. Lovingly restored and deeply renovated to a high standard, the property retains its character while offering modern comforts. The ground floor features an entrance hall, a cloakroom with W.C., a newly-fitted kitchen, and a spacious lounge complete with an exposed brick fireplace, wooden floors, and a cozy wood burner. A door leads to the rear garden, perfect for outdoor relaxation. Upstairs, you'll find two generous bedrooms and a luxurious, refurbished bathroom. This unique cottage offers a blend of traditional features and contemporary living, making it the ideal home for those seeking both character and convenience. A back-to-brick renovation included a new roof, internal wall insulation, underfloor heating and complete rewiring. Viewing is highly recommended to fully appreciate the charm and potential of this delightful property.

The Outside

This charming property offers convenient off-road parking with a driveway to the front. To the rear, you'll find a low-maintenance garden with a raised bedding area, ideal for those seeking a manageable outdoor space. As the name suggests "Railway Cottages" the property backs onto a railway line potential buyers should consider the associated noise or view.

Services

Mains water, electricity, private drainage .

Tenure

Freehold

How to get there

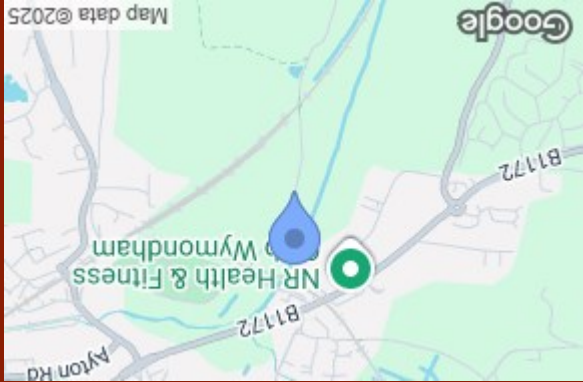
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Viewing

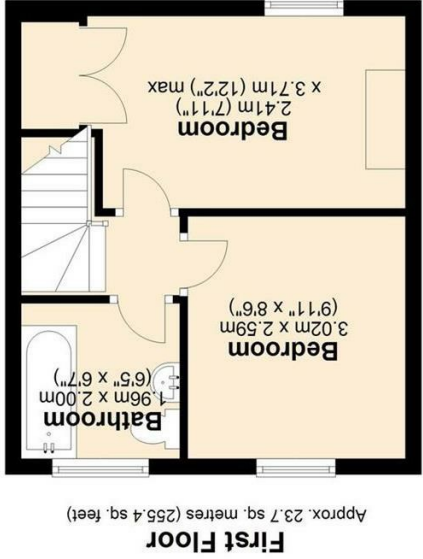
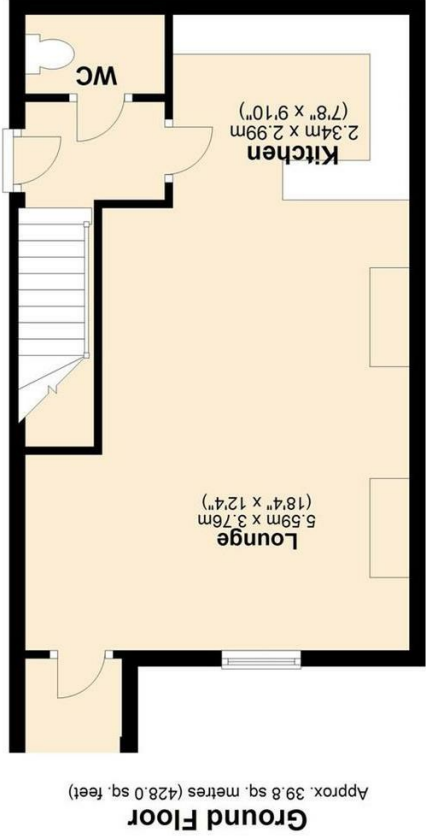
Strictly by appointment with TWGaze

Council Tax B

Ref 2/19776



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	105-95 kWh/m ²
B	95-85 kWh/m ²
C	85-75 kWh/m ²
D	75-65 kWh/m ²
E	65-55 kWh/m ²
F	55-45 kWh/m ²
G	45-35 kWh/m ²
Not energy efficient - lower running costs	
2025	
71	



Total area: approx. 63.5 sq. metres (683.4 sq. feet)

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