



Back Lane | Wymondham | NR18 0QB

Guide Price £335,000

twgaze

# Back Lane | Wymondham | NR18 0QB Guide Price £335,000

A superbly built three-bedroom, three-storey semi-detached house, individually crafted by a respected local builder, situated in the heart of Wymondham town centre. This well-proportioned home offers versatile living accommodation over three floors, combining quality workmanship with the convenience of town centre living.

Council tax: D  
EPC: C

- Guide Price £335,000-£340,000
- Town centre location
- Off road parking
- Open Plan Kitchen/Lounge
- Semi detached house
- Private garden
- Accommodation over three floors
- Woodburner

## The Location

Back lane is a few minutes from the Market Cross where the day-to-day shops and amenities are located and is on the local bus route. Wymondham has three national supermarkets and an array of independent shops. The train station provides access to Norwich, Liverpool Street and Kings Cross via Cambridge. The property is close to all Schools from Primary to High.

## The Property

An exceptional three-bedroom, three-storey semi-detached residence, thoughtfully arranged over three floors and blending contemporary open-plan living with characterful design features throughout. Upon entering, a welcoming entrance hall sets the tone for the home, leading to a stylish cloakroom and an impressive open-plan lounge/kitchen perfectly designed for modern living and entertaining. This beautifully light-filled space enjoys dual-aspect windows and is centered around a striking feature wood-burning stove, creating both warmth and atmosphere. The





kitchen is elegantly appointed with a range of fitted units and generous work surfaces, flowing seamlessly through to a versatile garden room/utility space with direct access to the rear. The first floor hosts a superb principal bedroom complete with a well-appointed en suite bathroom, alongside a second double bedroom and a flexible study or dressing room ideal for home working. Occupying the entire top floor is a stunning third bedroom suite, enhanced by a vaulted ceiling that creates a real sense of volume and light. This floor further benefits from a dedicated dressing area and an additional home office space, offering a private and versatile retreat. Rich in character, the property showcases exposed brickwork and carefully considered finishes throughout, combining period charm with modern convenience to create a truly distinctive home.

#### The Outside

The property is approached via an attractive brick-weave driveway, providing generous off-road parking for multiple vehicles. A traditional five-bar gate offers access to a useful storage shed and a substantial timber undercroft storage area. To the rear, the garden has been thoughtfully designed to combine both style and practicality. It features a brick-weave terrace, ideal for outdoor entertaining, alongside a well-maintained lawn, creating a private and versatile outdoor haven.

#### Freehold

#### Services

Mains electric, mains water, mains drainage mains gas

#### How to get there

[what3words/// view.enjoy.reference](#)

#### Viewing

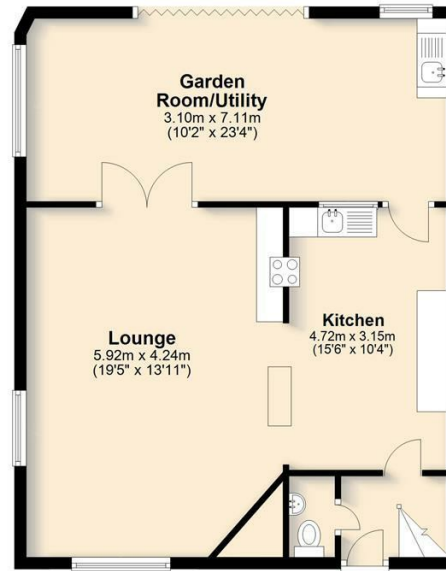
Strictly by appointment

#### Council Tax D South Norfolk

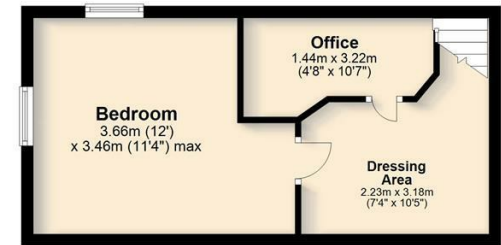
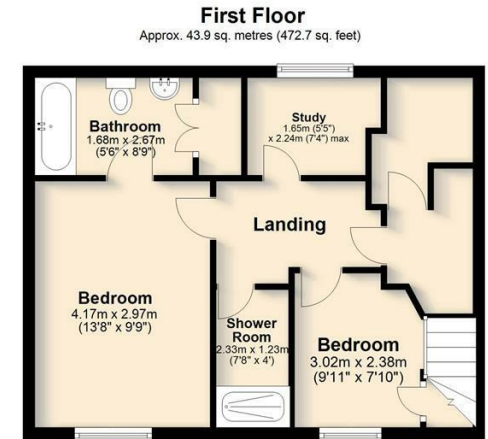
#### Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref 2/20131



**Ground Floor**  
Approx. 67.8 sq. metres (730.2 sq. feet)



**Second Floor**  
Approx. 28.2 sq. metres (303.9 sq. feet)

Total area: approx. 140.0 sq. metres (1506.8 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (12 plus) A                                 |  |                         |           |
| (11-11) B                                   |  |                         |           |
| (10-10) C                                   |  | 80                      | 83        |
| (5-10) D                                    |  |                         |           |
| (3-5) E                                     |  |                         |           |
| (1-3) F                                     |  |                         |           |
| (1-2) G                                     |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

33 Market Street  
Wymondham  
Norfolk  
NR18 0AJ  
01953 423 188  
info@twgaze.co.uk