



Orchard House
43 Norwich Road
Wymondham
NR18 0NT

Guide Price £625,000

A seldom found opportunity to purchase a beautiful Georgian house, so convenient for all the town's amenities.





- **Fine Georgian home**
- **Occupying a ¼ acre plot - 0.24 acre (0.098ha).**
- **Highly regarded Norwich Road**
- **Established character outbuilding**
- **Recently built greenhouse lean-to**
- **4 double bedrooms**
- **Mature gardens to all aspects**
- **Beautifully presented throughout.**
- **Elegant character features**
- **Off road parking**

Location

Norwich Road is a favoured residential location near the heart of the town. Wymondham is a vibrant market town, famous for its medieval abbey and provides good shopping facilities and an interesting array of antique shops, cafes, pubs and restaurants. There is highly regarded schooling at nearby Wymondham High Academy and Wymondham College. The train station lies on the Norwich to Cambridge main line with regular commuter connections to London Kings Cross. The nearby A11 gives direct access into Norwich situated approximately 9 miles to the north east. The city offers further specialist shopping and educational opportunities and is the regional business centre of East Anglia. Norwich provides a main line to London Liverpool Street and has an international airport on the north side of the city.

The Property





Orchard House is a fine Georgian property offering character and style in this most convenient and well regarded residential location. The house displays classic features of attractive red brick elevations with wide sash windows and two open fireplaces. Well-proportioned and naturally light living space extends to around 2,100 sq.ft, offering scope to further extend if desired. A wide entrance hall welcomes you into the home with a staircase ascending to the first floor. A lovely sitting room is double aspect and creating a focal point is an open fireplace. The dining room, featuring oak flooring, has been opened up into the kitchen to create an open plan arrangement favoured in modern lifestyles. The kitchen has a range of cabinets and a walk-in larder; pamment floor tiles and a doorway accessing the parking area. The third reception room serves as a study or snug. To the rear is the utility area off which lies the fourth bedroom and shower room. A perfect arrangement for independent living. Arranged off a surprisingly large landing are three generous sized bedrooms and a family bathroom which comprises a modern four piece white suite of bath, shower cubicle, hand wash basin and wc.

Outside

Orchard House is approached via a gravelled drive and parking area for several vehicles. A brick built old stable block with original flooring and horse partition has twin opening doors, power and light connected. Excellent annexe potential. The rear garden is laid out on two levels with a paved patio rising to an area of lawn. The further lawned part of the garden extends from the front of the property around to the north side, is well screened from the roadway by mature hedging. Overall the property extends to 0.24

acre (0.098ha).

Services

Mains water, drainage, gas and electricity are connected to the property. Gas fired boiler supplying heating to radiator system and hot water. Open fireplace in the sitting room and a recently installed wood burner to the dining area.

Directions

From the town centre heading in a north easterly direction along Norwich Road, having just passed the entrance to Wymondham High, the property will be found on the left hand side. Please pull into the driveway when viewing.

Viewing

Strictly by appointment with TW Gaze. **Freehold**



Awaiting EPC

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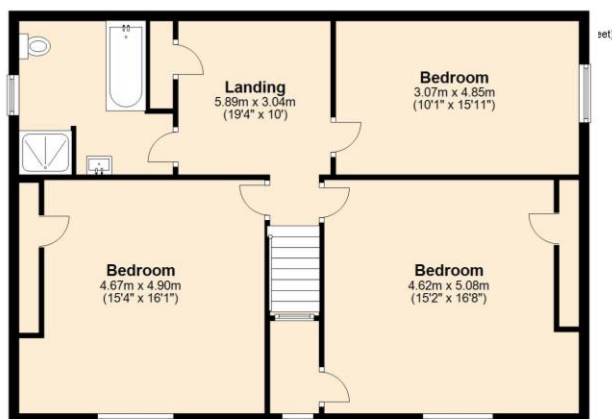
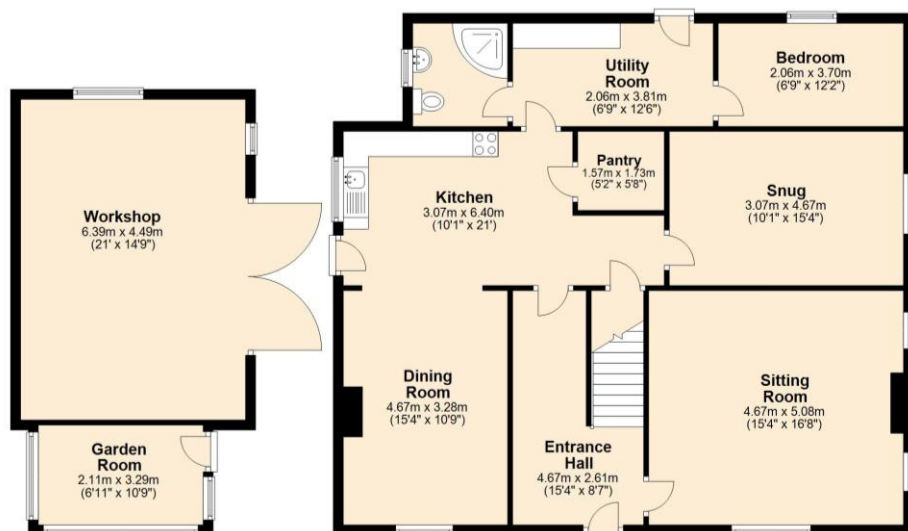
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Total area: approx. 231.7 sq. metres (2494.1 sq. feet)



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