

59 Abbey Road,  
Wymondham,  
NR18 9BB

Guide £280,000-£300,000 FREEHOLD

  
warners  
RESIDENTIAL



- Beautiful farmland views to rear
- Well presented three bedroom end terrace
- Spacious well planned accommodation
- Ideal for first time buyers
- South west facing rear garden
- Timber workshop with electricity



01953 604431

[www.warnersprop.com](http://www.warnersprop.com)

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13 Market Street, Wymondham NR18 0AJ



### Location...

Wymondham is a South Norfolk gem situated approximately nine miles south west of Norwich city centre. This rapidly expanding, yet charming, historic market town enjoys a full range of services including:- Waitrose, Morrisons and Lidl supermarkets, three medical centres, four dentists, veterinary practice, a wide choice of pubs, restaurants and cafes, leisure and sports facilities, a full range of local schools including Wymondham College and Wymondham High Academy, both having excellent reputations. The town has an award winning railway station with regular services to Norwich, London, Cambridge and many other destinations via connections at Ely. Landmarks include the impressive Abbey, the Market Cross and the Bridewell Museum. The University of East Anglia, John Innes Institute, Food Research Institute and Science Park, Norfolk and Norwich Hospital, Norfolk Police Headquarters and Lotus Cars are all local employers served by the town.



### Directions...

Leave the Market Place via Market Street turning first left into Damgate Street which continues into White Horse Street, continue over the mini roundabout and at the T junction turn right into London Road. At the next roundabout turn right into Abbey Road.

What3words///punters.goose.anyone

### The property...

Enjoying beautiful farmland views to the rear, this well-presented three-bedroom end terrace home offers spacious and well-planned accommodation, ideal for first-time buyers. Growing families, or those looking to work from home. The property benefits from a south-west facing rear garden, convenient on-road parking to the front and side, and a useful ground floor cloakroom.



The accommodation begins with an entrance hall featuring understairs storage and stairs rising to the first floor. The kitchen is fitted with a range of wall and base units and provides space for a cooker, fridge freezer and washing machine, together with a wall mounted gas boiler and a window to the front aspect.

To the rear of the property, the lounge enjoys plenty of natural light with a window and door opening onto the garden, creating an ideal space for both relaxing and entertaining. A convenient cloakroom completes the ground floor, fitted with a WC, wash hand basin and side window.

On the first floor, the landing provides access to an airing cupboard and all principal rooms. Bedroom One overlooks the front aspect, while bedroom two enjoys attractive views across the surrounding farmland to the rear. Bedroom three, currently used as a home office, also benefits from the stunning rear views, making it a perfect workspace or a single bedroom. The family bathroom is fitted with a bath and shower over, WC and pedestal wash hand basin.



Outside, the property offers a small front garden with side gate access leading to the rear. A particularly useful timber workshop measuring approximately 9'7" x 7'8" benefits from electricity and provides excellent potential for remote working, hobbies or storage.

The south-west facing rear garden is mainly laid to lawn and enclosed by fencing, offering an ideal outdoor space to enjoy the afternoon and evening sun. A further shed provides practical bin storage.

**TO ARRANGE A VIEWING CALL THE WARNERS TEAM ON 01953 604431**



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### Office Hours

Mon-Fri 9am-5.30pm  
Sat 9am-3pm

### Free Valuation

If you are thinking of selling, why not take advantage of our free valuation service. Fees only charged in the event of sale.

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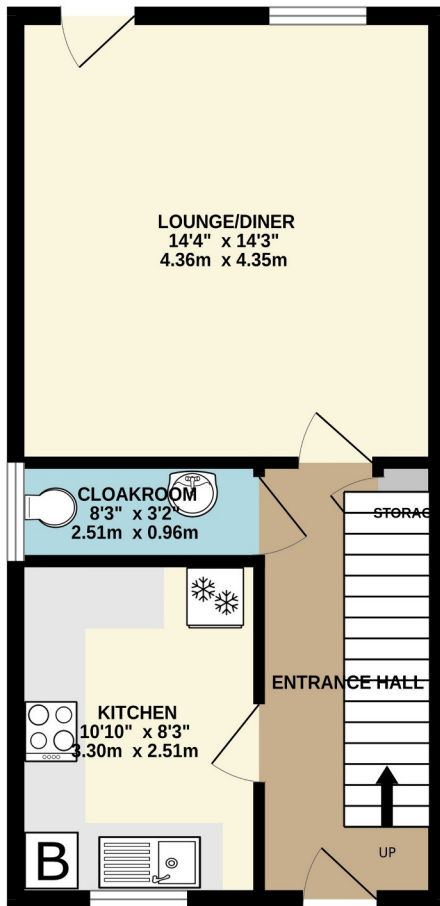


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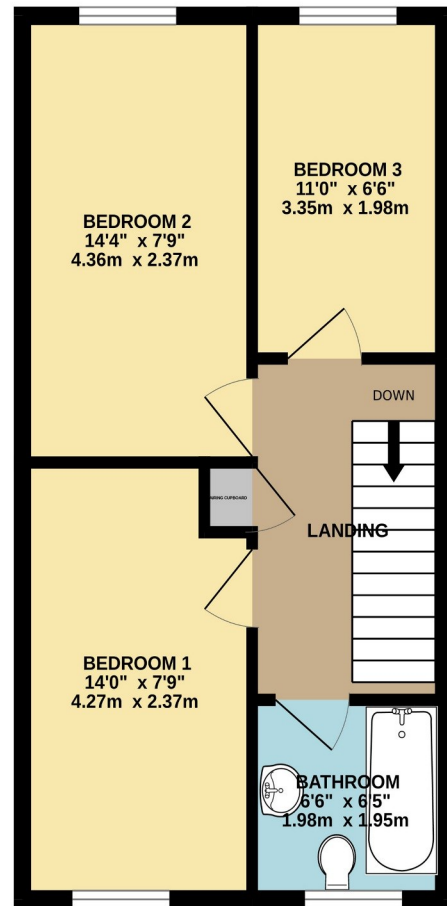
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**Agents Note** - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.  
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**MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**CONSUMER PROTECTION ACT**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

**DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from WARNERS will be processed by WARNERS.