



2 Autumn Gardens, Wymondham, NR18 9FY
£395,000 Freehold


warners
RESIDENTIAL



- Beautifully presented family home
- Four bedrooms
- En suite to principal bedroom
- Gas heating
- Cloakroom
- Kitchen with integrated appliances
- Single garage and driveway
- West facing rear garden

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...

What3words/// collected.denim.feel

The property...

Set within a desirable position on a generous corner plot, this beautifully presented detached home offers an exceptional blend of space, style and practicality, perfect for modern family living. Extending to approximately 1,076sqft the property has been thoughtfully designed and meticulously maintained, creating a home that is both inviting and effortlessly functional.

From the moment you step inside, the welcoming entrance hall, with its sleek Amtico flooring and clean, contemporary finish, sets the tone for the rest of the property. The ground floor flows seamlessly, offering a superb balance of open-plan living and designed spaces.

At the heart of the home lies the impressive 19ft dual-aspect kitchen/dining room, flooded with natural light and ideal for both everyday living and entertaining. Fitted with stylish high-gloss units and a full range of integrated appliances including an AEG hob and double oven, this is a space where cooking, dining and socialising come together beautifully. A separate utility room adds further practicality, keeping household tasks neatly tucked away.

The lounge provides a calm and comfortable retreat with a pleasant outlook to the front and elegant double doors opening directly onto the rear garden, perfect for summer evenings and indoor-outdoor living. A convenient cloakroom completes the ground floor.

Upstairs, the property continues to impress with four well-proportioned bedrooms, offering flexibility for families, guests or home working. The principal bedroom benefits from its own stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, complete with a rain-head shower over the bath and contemporary fittings throughout.

Accommodation

Entrance Hall

Welcoming entrance with stylish Amtico flooring, radiator, stairs rising to the first floor, and useful under-stairs storage.

Cloakroom

Fitted with WC and pedestal wash basin.

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Kitchen/Dining Room

A spacious dual-aspect room with Amtico flooring, fitted with a 1 1/2 bowl stainless steel sink, a range of high-gloss white wall and base units, AEG hob and double oven, and integrated dishwasher, radiator.

Utility Room

Door leading to the rear garden , wall-mounted boiler, sink unit with base cupboards, plumbing for washing machine, and radiator.

Lounge

Light and airy with window to the front and double doors opening onto the rear garden.
Television and telephone points.

First Floor

Landing

Radiator, loft access, and airing cupboard.

Bedroom One

Window to the rear, feature wall panelling.

Ens-Suite

Window to the rear, heated towel rail, WC, wash basin set within a vanity unit, and double shower.

Bedroom Two

Window to the rear, radiator.

Bedroom three

Window to the front, radiator.

Bedroom Four

Window to the front, radiator.

Family Bathroom

Window to the rear, tiled flooring, bath with rain-head shower over, wash basin set within vanity unit, wc, and heated towel rail.

Outside

Occupying a corner plot, the property benefits from a lawned frontage with planted borders. A driveway provides off-road parking for two vehicles and leads to a single garage, which also offers personal access to the rear garden. The rear garden is predominantly laid to lawn with a patio seating area, enjoying a westerly aspect, ideal for afternoon and evening sun.

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.

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.

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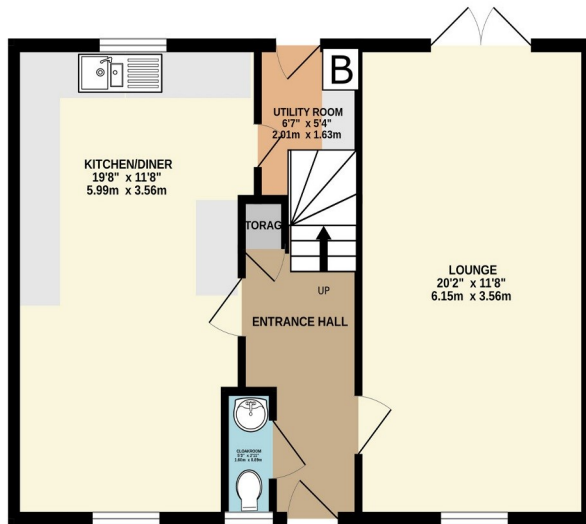
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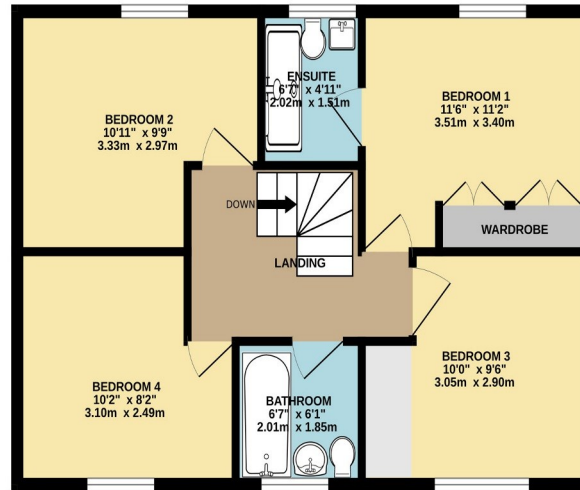




GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



South Norfolk Council Tax Band D

TOTAL FLOOR AREA : 1148 sq.ft. (106.6 sq.m.) approx.

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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69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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