




warners
RESIDENTIAL

37 Holly Blue Road, Wymondham, NR18 0XJ
Guide Price £300,000 – £325,000 Freehold



- * Three bedroom end terrace home
- * Beautifully presented
- * Driveway with off road parking for two vehicles
- * Single garage
- * South east facing rear landscaped garden
- * Situated on the highly sought after Harts Farm development
- * Within easy reach of amenities, countryside walks, and excellent transport links

The 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///repelled.upgrading.liberty

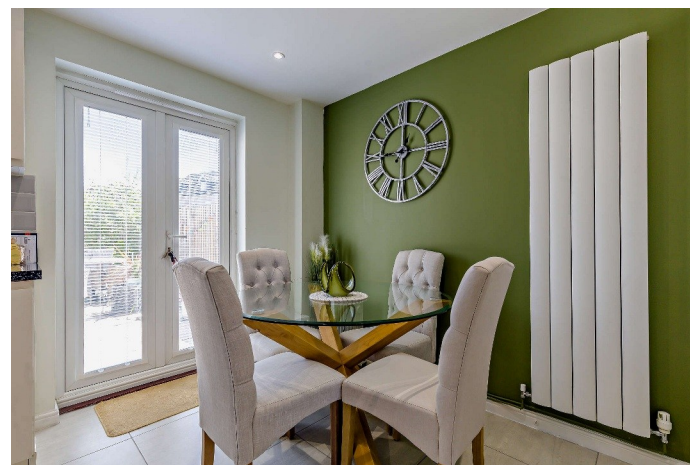
Continue on the Harts Farm Road (B1172) towards Hethersett, until you reach Holly Blue Road on the right.

The Property...

A beautifully presented and exceptionally well-maintained three-bedroom home, ideally situated on the ever-popular Harts Farm development. Conveniently located close to local shops, schools and excellent transport links, this superb property is perfect for modern family living.

The immaculate interior offers bright and stylish accommodation throughout, featuring a welcoming entrance hall, a convenient ground floor cloakroom, and a spacious principal bedroom complete with a contemporary en-suite shower room.

Outside, the property benefits from a garage, driveway parking and attractive gardens, while gas-fired central heating and double glazing ensure comfort and efficiency all year round.



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Accommodation

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor.

Sitting Room

A bright and comfortable reception room with window to the front aspect, feature electric fire set within an attractive surround, television point, and radiator.

Cloakroom

Fitted with a low-level WC, wash basin, radiator, and side aspect window.

Kitchen/Diner

A superb modern kitchen/diner featuring a rear aspect window and French doors opening onto the garden. The kitchen is fitted with an extensive range of high-gloss cream wall, base, and drawer units, complemented by work surfaces and tiled flooring. Integrated appliances include a Neff gas hob, double oven, stainless steel sink unit, dishwasher, fridge freezer, and washer/dryer. Useful understairs storage cupboard.

First Floor Landing

With loft access and doors leading to all bedrooms and bathroom.

En-Suite Shower Room

Beautifully updated with a double shower enclosure, low-level WC, wash basin set within vanity unit, heated towel rail, and shaver point.

Bedroom Two

A further double bedroom with rear aspect window and radiator.

Bedroom Three

A well-proportioned bedroom with front aspect window, radiator, and useful over stairs storage cupboard.

Bathroom

Window to rear, chrome towel rail, bath with power shower over, wash basin set in vanity unit, WC.

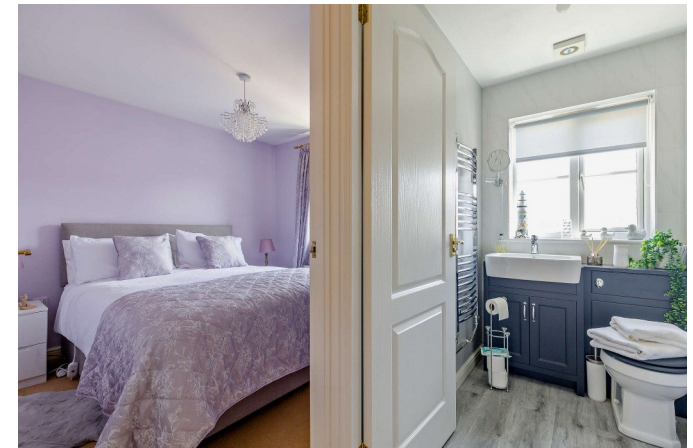
Outside

To the side of the property is a driveway providing parking for two vehicles, leading to the single garage measuring approximately 16'5" x 8'. The garage benefits from an up-and-over door, personal door to the garden, and useful roof storage. Space.

The south-easterly facing rear garden has been fully landscaped and designed for ease of maintenance, incorporating a lawn area, paved patio, and additional seating area, perfect for enjoying outdoor dining and relaxation.

Rating authority: South Norfolk Council Tax Band C

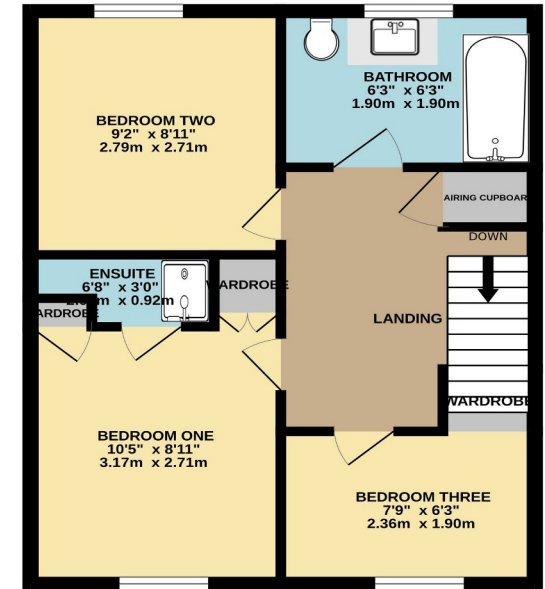
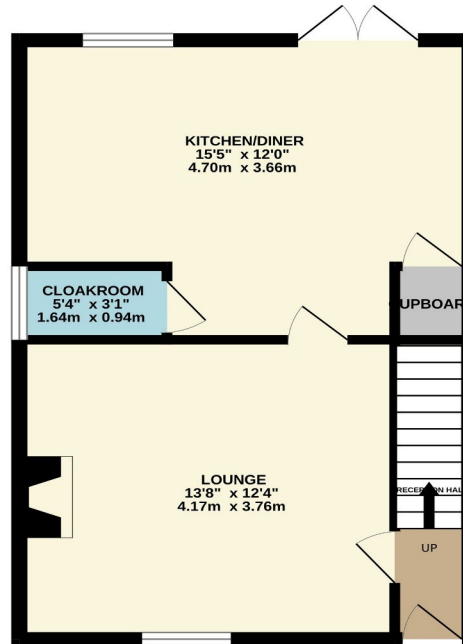
Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.





GROUND FLOOR

1ST FLOOR



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

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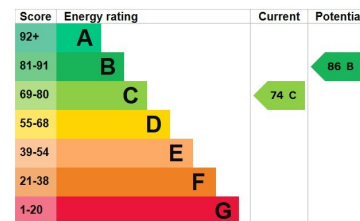
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Mon-Fri 9am-5.30pm

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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