



  
warners  
RESIDENTIAL

21a The Lizard, Wymondham, NR18 9BH  
£650,000 Freehold



- Individual detached family home
- Five bedrooms
- Two reception rooms plus conservatory
- Two bathrooms
- Utility
- Gas fired central heating
- Large driveway and double garage
- 0.26 of an acre total plot size
- Wrap around garden
- Stunning secluded position

#### 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///chatting.whirlwind.last

#### The property...

An impressively built, detached family home featuring grand living spaces, situated at the end of a long driveway in a hidden haven. The property offers fantastic privacy and backs onto green space. Individually designed and built in the 1980s, the home provides vast living spaces of approximately 2,000 square feet, with up to five bedrooms arranged over two floors.

It is a rare opportunity to purchase on The Lizard, this property has been enjoyed by the same family for the last 25 years, who have relished the peace, tranquillity, and nature that this semi-rural position brings. The property has the convenience of being just a five minute walk to Wymondham railway station.

The ground floor features a porch entrance leading to a grand entrance hall, a 26-foot living room leading to a conservatory, two bedrooms (which could also serve as studies), a family bathroom, and a kitchen with openings to a dining room and utility room.

Upstairs boasts a principal bedroom suite complete with a dressing room and an ensuite featuring a separate shower cubicle and bath. Two further bedrooms are accessed off the landing.

The property benefits from wooden double-glazed windows throughout and gas-fired central heating. Outside, a large gravel drive offers off-road parking for numerous cars alongside a detached double garage. The wrap-around garden spans three sides, featuring areas of lawn, patios, and shingle-laid areas designed to enjoy the peace and quiet.



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

### **Porch**

Wooden door, double glazed wooden windows, tiled floor and windowsill.

### **Hall**

Stairs to 1st floor, wooden floor, radiator and linen cupboard.

### **Living Room**

Dual aspect double glazed windows, tiled windowsill, fireplace with inset woodburning stove, brick surround, tiled hearth, radiators and sliding doors to:-

### **Conservatory**

Wooden double glazed windows, French doors and wood effect flooring.

### **Bedroom Four/Study**

Double glazed window, tiled windowsills and radiator.

### **Bedroom Five**

Double glazed window, tiled windowsill and radiator.

### **Bathroom**

Double glazed window, tiled windowsill, bath, mixer tap, attached shower hose, W.C, tiled splash backs, wash hand basin and radiator.

### **Kitchen**

Double glazed dual aspect windows, pamment tiled windowsills, fitted with a selection of wall and base mounted units, tiled work surfaces, breakfast bar seating area, corner unit with Neff electric oven, ceramic hob, extractor fan, ceramic one and a half bowl sink/drainer, space for dishwasher, pamment tiled floor and opening to:-

### **Dining Room**

Double glazed window, pamment tiled windowsill, UPVC double glazed French doors to garden, radiator and pamment tiled floor.

### **Utility Room**

Double glazed window, pamment tiled windowsill, single glazed door to outside, wooden worksurface, undermount stainless steel sink/drainer, wall and base mounted units, central heating boiler. Spaces for American fridge freezer, full height fridge, low level fridge or tumble dryer and plumbing for washing machine, Wood effect tiled floor.

### **Landing**

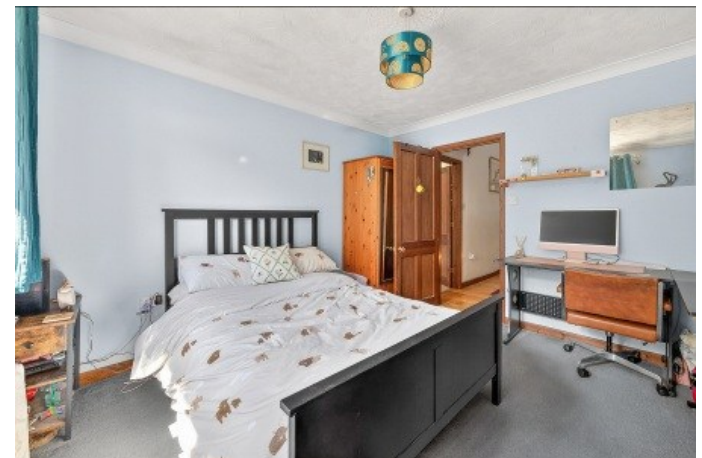
Doors to all bedrooms, double glazed windows and galleried landing.

### **Principal Bedroom Suite**

Dorma double glazed window, radiators, eves storage and opening to:-

### **Dressing Room**

Roof style window, built in double wardrobes, vanity units with counter top surface, matching inset sinks and eves storage.



### **Ensuite**

Roof style window, shower cubicle, steps to bath with mixer taps, W.C, tiled splash backs, eves storage and radiator.

### **Bedroom 2**

Dorma double glazed window, radiators and eves storage.

### **Bedroom 3**

Roof style window, radiators and eves storage.

### **Double Garage**

Up and over doors, wooden door to garden and wooden window, power and light.

### **Outside**

The property is accessed via a long part gravel driveway from the road which leads to the private driveway by the entrance and double garage. There are dividing walls for privacy with gated accesses leading to a wrap around garden featuring areas of lawn, patios, and shingle-laid areas and various planting.

### **Agents Notes**

South Norfolk Council Tax Band D

**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.

### **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.



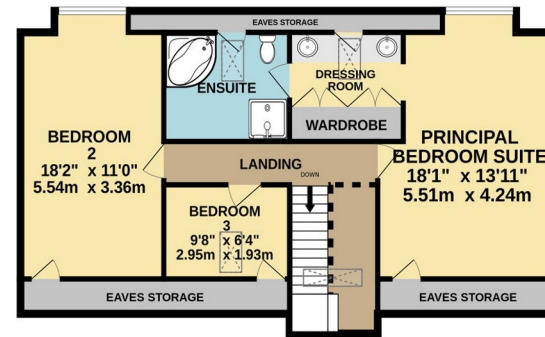




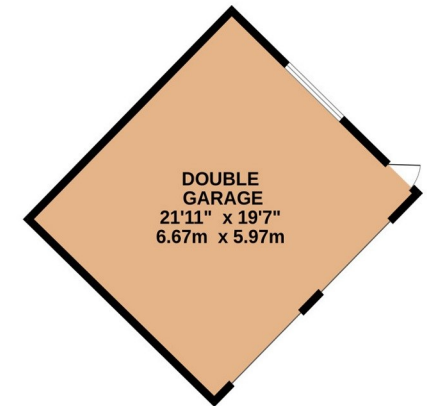
GROUND FLOOR  
1233 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR  
892 sq.ft. (82.9 sq.m.) approx.

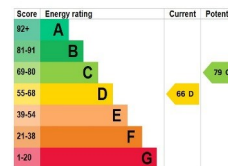


GARAGE  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 2553 sq.ft. (237.2 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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### Office Hours

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

### Free Valuation

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