

10 Cock Street,
Wymondham, NR18 0BX

Guide £220,000-£240,000 Freehold


warners
RESIDENTIAL



- Grade II listed terrace cottage
- Believed to date from the early 1700's
- Two bedrooms
- Character features throughout
- Stunning Inglenook fireplace with wood-burning stove
- Convenient location a short walk to town centre
- Exposed wall and ceiling beams
- Gas fired central heating
- Private east facing rear garden
- First floor bathroom
- Flying freehold

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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.

What 3 words: [///idealists.cinemas.bead](http://idealists.cinemas.bead)

Nestled within the heart of the sought-after and historic market town of Wymondham, this delightful Grade II listed two-bedroom terrace cottage offers a wonderful blend of period charm and modern comfort. Believed to date back to the mid 1700's, the property is rich in character, showcasing exposed beams, an impressive Inglenook fireplace and a wealth of original features throughout.

With a private east-facing garden and the convenience of the town centre just moments away, this enchanting home is perfect for those seeking a characterful property in a prime location.

Accommodation

Sitting Room

A welcoming and character-filled reception room featuring a window to the front aspect, exposed wall and ceiling beams, engineered oak flooring and a large Inglenook fireplace housing a wood-burning stove. Additional features include fitted shelving, a useful storage cupboard, television point and stairs rising to the first floor.

Kitchen

A charming dual-aspect kitchen with a range of hand-made shaker-style wall and base units, complemented by beech work surfaces and a traditional butler sink. The room benefits from attractive red tiled flooring, space for gas cooker, plumbing for both a washing machine and dishwasher and a useful understairs storage cupboard. A stable door provides direct access to the rear garden.

First Floor

Landing

The landing provides access to both bedrooms, the family bathroom and the loft space.

Principal Bedroom

A light and airy room enjoying windows to the side and rear aspects, together with a fitted double wardrobe.

Bedroom Two

A delightful character bedroom featuring exposed oak, wall and ceiling beams. A radiator and window overlooks the front aspect. Beyond a substantial exposed oak beam is an additional area that could be utilised as a nursery, dressing area or home office, complete with a further front-facing window and double storage cupboard.



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Bathroom

Situated on the first floor and serving both bedrooms.

Outside

To the rear is a beautifully private east-facing garden enclosed by mature boundaries, creating a peaceful and secluded outdoor space ideal for relaxing or entertaining. An outbuilding houses the gas-fired boiler and a water softener, an external tap is also provided.

Another outbuilding has power and lighting installed and is currently used as a workshop.

Please note there is a right of way across the rear garden for nos. 12 and 14 Cock Street.

Parking

Parking is available nearby at Westgate Car Park. The car park is council-owned with permits available at an approximate annual cost of £400 per annum.

Wymondham is one of Norfolk's most desirable historic market towns, renowned for its charming streets, independent shops, cafes, excellent local amenities and impressive Abbey. The town offers convenient rail and road links to Norwich and beyond, making it an ideal location for commuters and lifestyle buyers alike.

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.



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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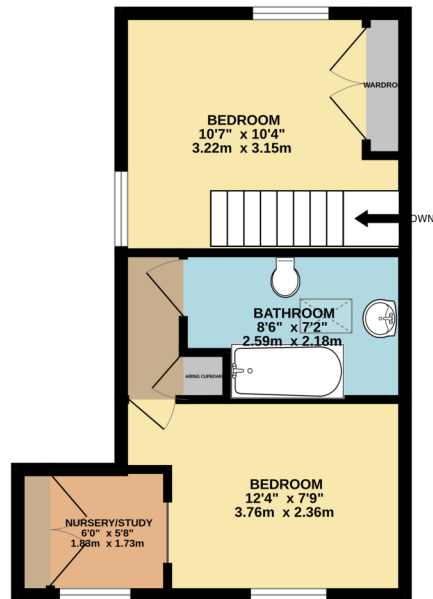
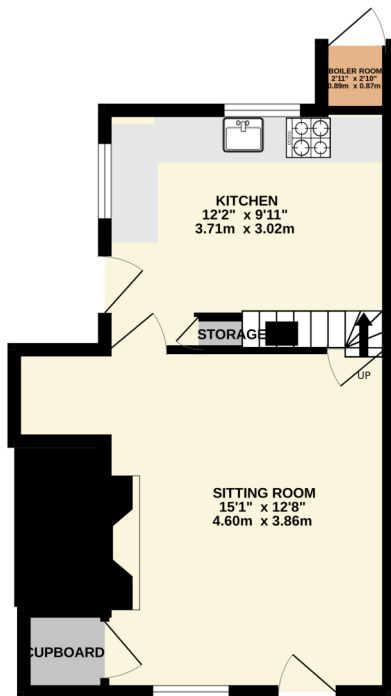


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GROUND FLOOR

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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South Norfolk Council Tax Band B

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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