

1 Vetch Close,  
Wymondham, NR18 0XH

£240,000 Freehold

  
warners  
RESIDENTIAL



- \* No onward chain
- \* Two bedrooms
- \* Double carport & secure store
- \* Potential to extend (STPP)
- \* Overlooking green space
- \* Walking distance of town centre
- \* Excellent transport links
- \* Ideal first time purchase
- \* Fully updated throughout
- \* Electric heating



01953 604431

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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: ///ripe.masters.harshest

### The Property...

A beautifully updated home in a sought-after setting, offered with no onward chain.

Positioned within a popular residential development and overlooking an attractive green, this charming two-bedroom home enjoys a prime location just a short stroll from the heart of the town. Combining modern upgrades with exciting potential to extend (subject to planning permission), this property is perfectly suited to first-time buyers or those seeking a smart investment.

Inside, the home has been thoughtfully refurbished by the current owners to create a stylish and welcoming living space. The accommodation comprises an entrance hall leading to a contemporary, fully fitted kitchen, finished with sleek quartz work surfaces and integrated appliances including a microwave oven, induction hob, fridge freezer and dishwasher. To the rear, a bright and comfortable lounge opens onto the garden, creating an ideal space for relaxing or entertaining.

Upstairs, there are two well-proportioned bedrooms and a modern bathroom, all presented in excellent condition.

Externally, the property continues to impress. The rear garden offers a high degree of privacy, perfect for outdoor enjoyment, while the front provides ample off-road parking complemented by a double carport and secure store. These additional spaces also present a fantastic opportunity for future extension at relatively low cost (STPP) allowing the home to adapt as your needs evolve.

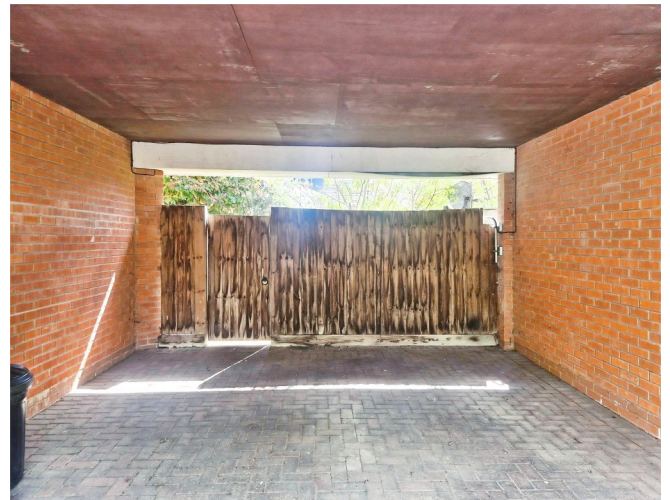
**A superb opportunity in a desirable location. Early viewing is highly recommended to fully appreciate all that this home has to offer.**

South Norfolk Council Tax Band B

**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.



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



### 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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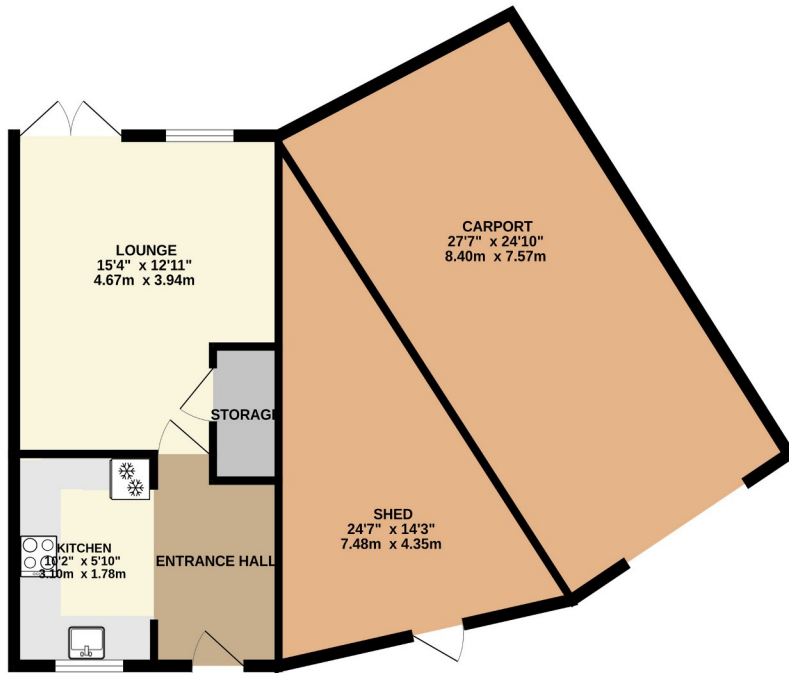
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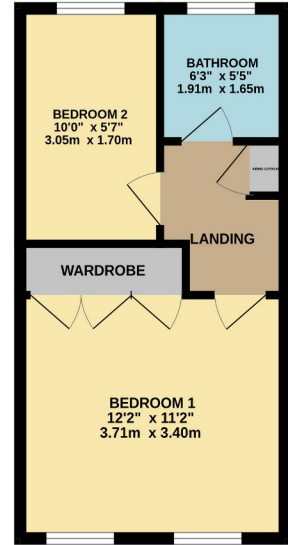


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GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**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.