

28 Heron Rise,
Wymondham, NR18 9EH

Guide £190,000-£200,000 Leasehold



- * Coach house
- * Two good size bedrooms
- * Large open plan kitchen/diner/living area
- * Built in 2020 with NHBC guarantee until 2030
- * EPC B rated
- * Two allocated back to back parking spaces
- * Nearby open green space & lake

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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.

Directions...

What three words: [///bleak.impulsive.treating](#)

Located on a highly popular development with open green space and a lake on your doorstep, this spacious coach house offers excellent access to Wymondham town centre and the railway station. Built in 2020, the property still benefits from an NHBC guarantee until 2030 and provides spacious, energy-efficient, open-plan living.

You enter the home via a private entrance with all accommodation situated on the first floor. The hub of the home is a large, open-plan kitchen, dining and living room with triple-aspect windows. Two generous bedrooms and a large bathroom are located just off the landing.

The home boasts an impressive 'B' energy efficiency rating, featuring excellent insulation levels, high-performance double-glazed windows and gas-fired central heating with a combination boiler. This property offers a greater degree of privacy than conventional flats, as there is no communal hallway, no adjoining neighbours to one side and no one living above or below. It also benefits from its own loft space and a large shed to the rear.

Outside, a communal gravelled area leads to two back-to-back parking spaces and a large communal bin store. Nearby, you will find open green space complete with a children's play area, walkways and a picturesque lake.

Entrance Hall & Landing

Entering the property into a small hallway with a radiator and stairs leading to a landing on the first floor, which features a double-glazed window, radiator and storage cupboard.

Bedroom One

Double-glazed window to the front and a radiator.

Bedroom Two

Double-glazed window to the front and a radiator.

Open Plan Kitchen/Diner/Living Area

A bright and spacious, triple-aspect living space featuring fitted wall and base units, work surfaces, an integrated oven, gas hob, and stainless steel extractor. Tiled splashback, one and a half bowl sink and drainer, space and plumbing for washing machine and dishwasher.



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Bathroom

Featuring a bath with shower over, pedestal wash basin, wc, radiator and shaver point.

Parking

Two designated, back-to-back parking spaces to the rear of the property.

Additional Storage

A large shed is located under the staircase, accessed from the rear via wooden doors.
A communal bin store is situated to the side of the shed.

Leasehold Details

Ground rent: £130 per annum.

Service charge: £926.44 per annum.

Approximately 117 years remaining on the lease, which expires on 01/01/2144.

South Norfolk Council Tax Band B

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

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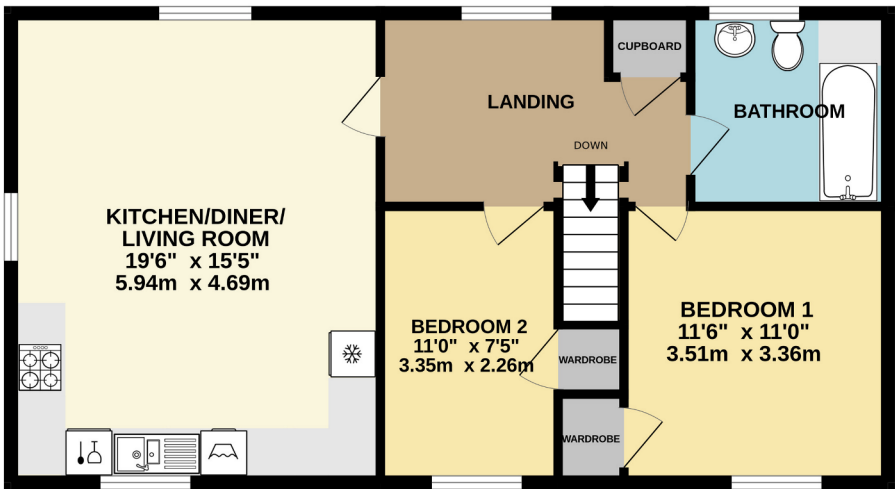
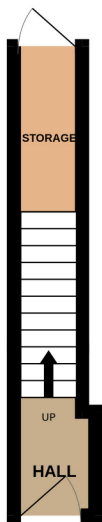
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
58 sq.ft. (5.4 sq.m.) approx.

1ST FLOOR
718 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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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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