

4 Cushing Close,
Wymondham, NR18 9GW

£245,000 Freehold



- * Beautifully presented
- * Stylish energy-efficient living
- * Built in 2024
- * Energy rating B
- * South-facing rear garden
- * Two allocated parking spaces
- * Ideal for first-time buyers, downsizers or investors alike



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13 Market Street, Wymondham NR18 0AJ

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.

Welcome to 4 Cushing Close, a beautifully presented semi-detached home built in 2024 having a range of high quality upgrades and offering stylish, energy-efficient living in a thoughtfully designed modern layout. Having a warm and homely feel throughout, this lovely home is perfect for first-time buyers, downsizers or investors alike.

Ground Floor

Entrance Hall

A welcoming entrance with Amtico flooring and stairs rising to the first floor.

Cloakroom

Tastefully decorated with elegant William Morris wallpaper and part tiled walls, featuring a wall-mounted hand basin, wc and radiator.

Kitchen/Diner

Overlooking the front aspect, the contemporary kitchen is fitted with a range of wall and base units and integrated appliances including a fridge freezer, induction hob with extractor and oven. Finished with Amtico flooring, this is a bright and practical space for cooking and dining.

Lounge

A comfortable and inviting living area with French doors opening onto the south facing rear garden, allowing natural light to pour in. Amtico flooring and radiator.

First Floor

Landing

With radiator and access to loft space.

Bedroom One

Two windows to front aspect, built in wardrobe plus additional over stairs cupboard housing gas combi boiler.

Bedroom Two

Window to rear, radiator and fitted triple wardrobe.

Bathroom

Modern suite with window to side, bath with rain head and handheld shower over, wall-mounted wash basin, wc, shaver point and attractive wood-effect vinyl flooring.

Outside

To the front, a brick weave driveway provides off-road parking for two vehicles.

A side gate leads to the generous fully enclosed south-facing rear garden, mainly laid to lawn with patio area, ideal for outdoor dining and relaxing.

Additional Features

- Built in 2024
- Gas central heating via combi boiler
- Energy rating B
- South-facing rear garden
- Two allocated parking spaces

A superb opportunity to acquire a modern, low-maintenance home with excellent energy efficiency and stylish interiors throughout.

South Norfolk Council Tax 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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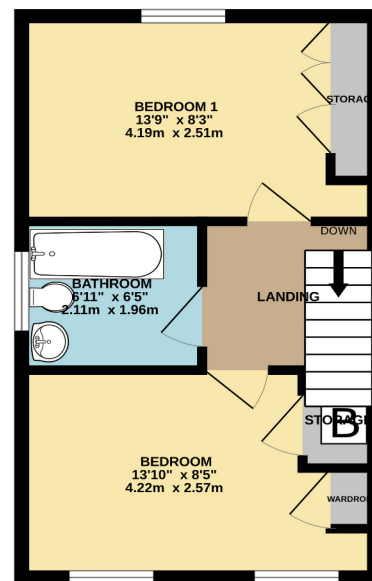
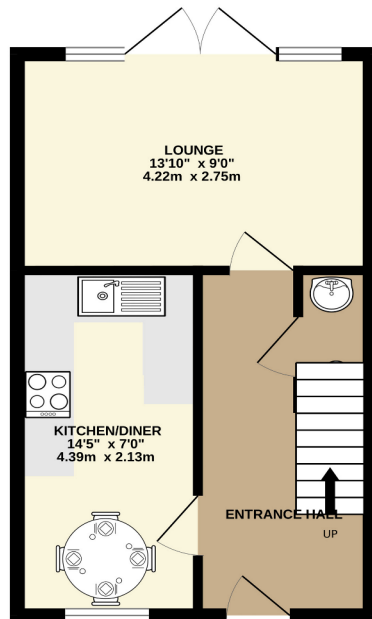


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GROUND FLOOR

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		97 A
81-91	B	84 B	
69-80	C		
55-68	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.