



16
Wheatfields


warners
RESIDENTIAL

16 Norwich Common, Wymondham, NR18 0SP
£925,000 (Freehold)



- **Dual uses residential and licenced commercial**
- **Luxury bungalow set in just under one acre of well kept gardens (stms)**
- **Vast parking area to front & rear leading to substantial garaging/workshop**
- **Office**
- **Further brick workshop store**
- **Four bedrooms**
- **Luxury kitchen**
- **Secure terrace with pergola & extensive garden lighting & power points**
- **Non estate location**

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.

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The property...

This well presented and maintained bungalow with highly flexible beautifully appointed accommodation sits within approaching one acre (stms) of grounds which include a small paddock area.

Having been used for a home business, a side driveway leads to parking for approximately twenty five vehicles with an office building and substantial garage/workshop.

The property has dual usage residential and licenced commercial.



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Accommodation...

- Open porch
- Entrance hall
- Kitchen/dining room
- Utility room
- Lounge
- Master bedroom with en suite shower room
- Three further bedrooms
- Family shower room

Outside

Landscaped frontage with wide gravelled parking area, screened by mature hedging and shrubberies. Side access driveway with double gates to:-

Wide gravelled parking area with space for approximately twenty five cars, leading to:-

- Office cabin
- Double garage/workshop
- Five bar gated access to:-
- Secure paddock
- Brick workshop

Garden storage service area, screened by panelled fencing with access gate.

Landscaped rear garden with wide porcelain patio area, inset lighting, feature gazebo with lighting and side screens, ornamental fish pond, specimen planting, feature Willow tree.

Neat lawns and Summer House with power and lighting.

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.

South Norfolk Council Tax Band E

MONEY LAUNDERING REGULATIONS

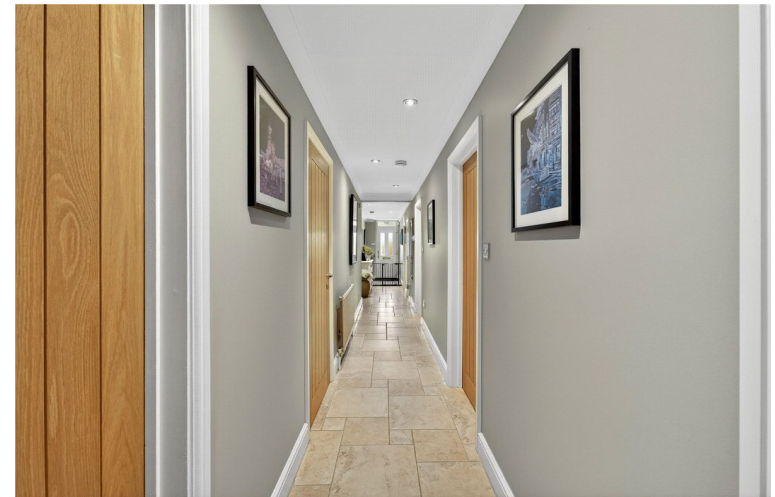
Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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

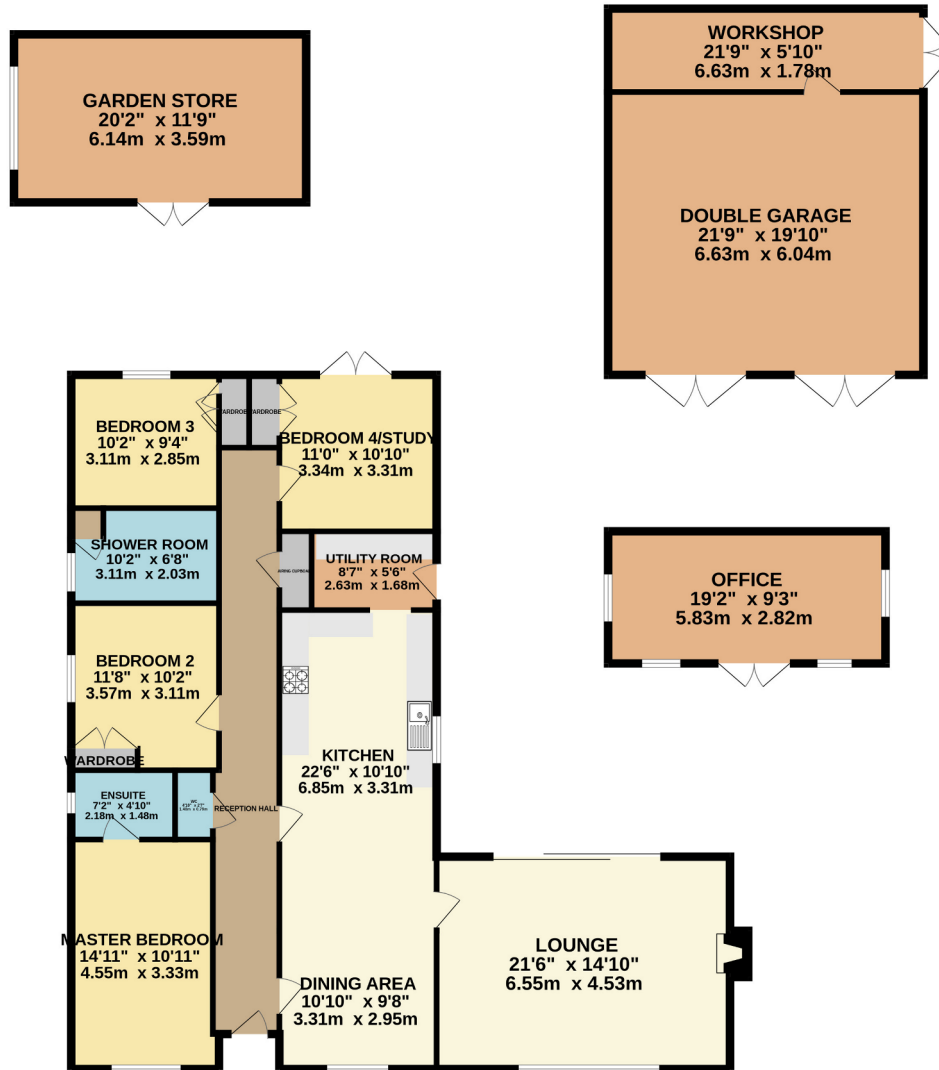
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GROUND FLOOR



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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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