

1 Edwin Close,  
Wymondham, NR18 0LL

£225,000 Freehold

  
warners  
RESIDENTIAL



- \* End terrace two bedroom home
- \* Well presented & recently updated
- \* Low maintenance hard landscaped gardens
- \* Off street parking
- \* Oil fired central heating
- \* Sealed unit upvc double glazing



01953 604431

[www.warnersprop.co](http://www.warnersprop.co)

[sales@warnersprop.com](mailto:sales@warnersprop.com)

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: ///whizzed.descended.observers

### The Property...

A well-presented and deceptively spacious starter home in a quiet cul-de-sac. Offering well planned two bedroom accommodation with low maintenance hard landscaped gardens, off street parking and oil fired central heating. Within walking distance of local amenities and with bus routes on neighbouring streets.

Sealed unit upvc double glazed door into:-

### Entrance Hall

Sealed unit double glazed picture window to rear aspect, panel radiator, power points, sheet cupboard housing 'Thermocon' oil fired boiler supplying central heating and domestic hot water. Door to:-

### Lounge 15'7" x 10'10" (4.75m x 3.3m)

Large sealed unit double glazed picture window to front aspect, corner brick plinth for display/tv stand etc, double panel radiator.

### Kitchen/Breakfast Room

Fitted with matching range of base and eye level units comprising shelved cupboards and drawers, wood effect laminate worktops, inset stainless steel one and a half bowl sink unit, plumbing for washing machine, filter hood with light, panel radiator, sealed unit double glazed door to rear garden.

### First Floor Landing

Sealed unit double glazed picture window to side, loft access hatch, shelved airing cupboard with insulated copper hot water cylinder and immersion heater.

### Bedroom One 12'7" (3.84) x 10'7" (3.23) extreme

Sealed unit double glazed picture window to rear aspect, bedside wardrobes with storage lockers above, walk in store cupboard, panel radiator.

### Bedroom Two 10'10" x 9'7" (3.3m x 2.92m)

Sealed unit double glazed picture window to front with a walk-in double wardrobe cupboard, panel radiator, wall shelving.



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

## Bathroom

Fully tiled, panel bath with Triton T80 electric shower over, glass half screen, pedestal wash hand basin and low level wc, obscured glass double glazed vent window, chrome tubular towel rail radiator.

## Outside

Frontage laid to gravel with dwarf picket fencing to sides, brick paved central driveway with parking for two vehicles leading to side path to storm porch and door, pedestrian access security gate to:-

Two stage rear garden having brick paved patio area, screened by 7' wall and 6' panel fencing, raised bed with gravel relief stepping stones and ground cover planting, canopy porch to the back door and cold water tap.

## Brick Store Shed/Workshop 8'4" x 6' (2.54m x 1.83m)

Power and lighting with shelving.

Paved side path to rear service area housing oil storage tank.

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.**



## 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.

01953 604431

[www.warnersprop.com](http://www.warnersprop.com)

[sales@warnersprop.com](mailto:sales@warnersprop.com)

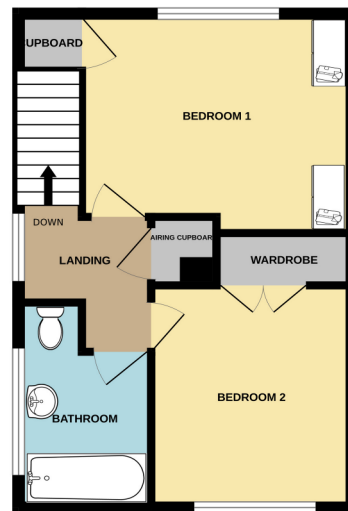
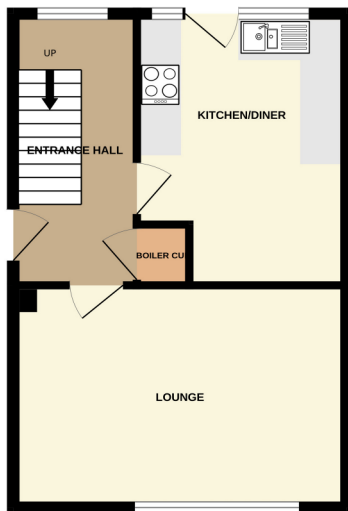


13 Market Street, Wymondham NR18 0AJ



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.  
Made with Metropix ©2026

**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.