

33 Rustens Manor Road,
Wymondham, NR18 0NF

Guide £265,000 Freehold



- * Vendor found, keen to sell
- * Beautifully improved detached bungalow
- * Highly sought-after non-estate location
- * Two generous double bedrooms
- * Driveway parking for two/three vehicles
- * Newly installed bathroom (November 2025)
- * Newly fitted kitchen/breakfast room
- * New gas boiler (June 2025)

01953 604431

www.warnersprop.co

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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.

A beautifully improved detached bungalow in a highly sought-after location.

Situated in a popular and well-regarded residential area, this much improved detached bungalow offers approximately 638sqft of well-presented accommodation. Ideally placed for a pleasant walk into town with excellent access to public transport, this lovely home combines convenience with comfort in equal measure.

Inside, the property has been thoughtfully updated to create a bright and welcoming living space. The newly fitted kitchen/breakfast room enjoys a delightful outlook over the rear garden, making it a wonderful place to cook, dine and enjoy everyday living. The lounge is light and inviting, featuring French-style double doors that open directly onto the garden, allowing the outside in and creating a lovely flow for relaxing or entertaining.

There are two generous double bedrooms, both positioned to the front of the property, along with a newly installed three-piece bathroom finished with tiled walls and flooring and complemented by a heated towel rail.

Further improvements include newly fitted carpets, cavity wall and loft insulation and a new gas boiler, adding to the comfort and efficiency of the home.

Externally, the property continues to impress. To the front, there is a lawned frontage and a driveway providing parking for two to three vehicles, together with the added benefit of a carport. The rear garden is a particular feature of the home, private, tiered and not overlooked, offering a peaceful outdoor retreat. There is also a large shed and a summerhouse, both with electricity connected, making them ideal for hobbies storage or simply enjoying the garden in all seasons.

This is a charming and well-cared for home in a desirable setting, ideal for those seeking comfortable single-storey living in a convenient yet peaceful location.

KEY FEATURES

- Approximately 638sqft
- Two double bedrooms
- Newly fitted kitchen/breakfast room
- Bright lounge with French doors to garden
- Newly installed bathroom (November 2025)
- New carpets
- New gas boiler (June 2025)
- Cavity wall and loft insulation
- Driveway parking for two/three vehicles
- Carport
- Private, non-overlooked rear garden
- Summerhouse and large shed with power
- Sought-after location within easy reach of town and transport



TO ARRANGE A VIEWING CALL THE WARNERS TEAM ON 01953 604431

Accommodation...

Entrance Hall

Upvc entrance door, newly fitted carpet, linen cupboard and loft access.

Bedroom One

Window to front, radiator.

Bedroom Two

Window to front, radiator.

Lounge

A bright and comfortable reception room with radiators, newly fitted wall-mounted electric fire and French doors opening onto the rear garden.

Kitchen/Breakfast Room

Window and door to rear garden, radiator, fitted base units, stainless steel sink unit, plumbing for washing machine, wall-mounted gas boiler and space for cooker.

Bathroom

Newly fitted three-piece suite comprising; bath with new shower over, pedestal wash hand basin and wc, tiled walls, tiled flooring and heated towel rail.

Outside

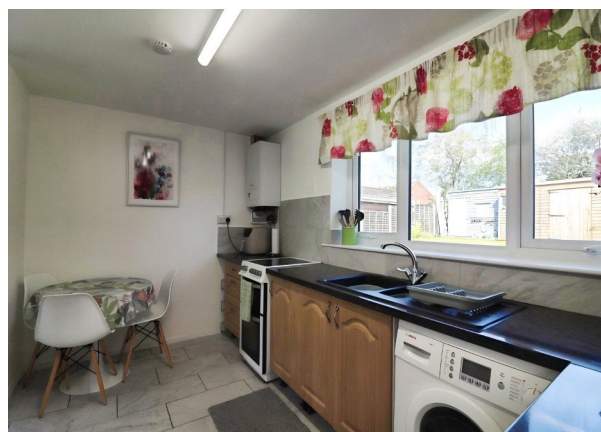
Lawned frontage and driveway providing off-road parking for two/three vehicles.

Carport providing useful covered parking or additional storage.

A lovely private tiered garden laid mainly to lawn, enjoying a secluded feel and not being overlooked. The garden also benefits from a summerhouse and large shed, both with electricity.

South Norfolk Council Tax Band C

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.

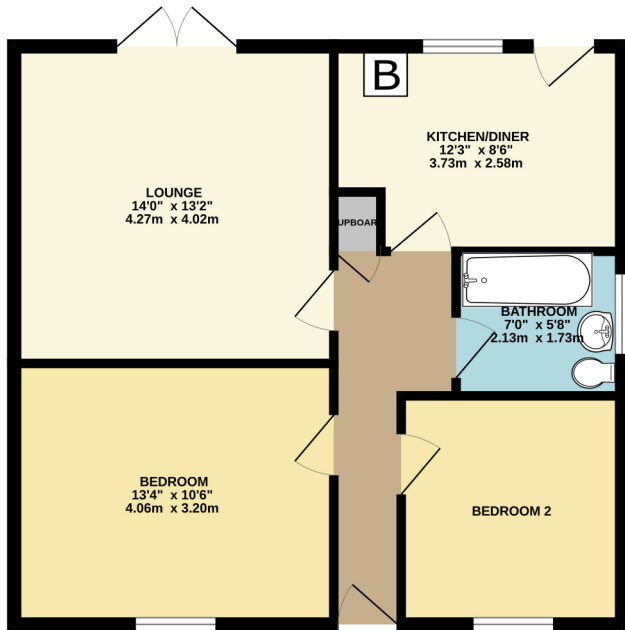
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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 floorplan 02/20

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.