

3 Burroughs Way,
Wymondham, NR18 0WE

£325,000 Freehold



- * Sought after location
- * Three bedrooms all featuring built in wardrobes
- * En suite shower room, family bathroom and downstairs cloakroom
- * Two reception rooms plus a conservatory
- * Practical utility room
- * Driveway providing off road parking
- * Garage with internal garden access
- * Gas central heating with modern combination boiler
- * Landscaped rear garden
- * No onward chain



01953 604431

www.warnersprop.co

m sales@warnersprop.com

13 Market Street, Wymondham NR18 0AJ



The property...

This detached house, situated on a quiet road in the heart of Wymondham, offers generously sized living spaces and a host of practical features. Built in 2004, the property has been meticulously maintained by the current owners, both internally and externally.

The ground floor boasts fantastic accommodation, including an inviting living room that leads into a bright conservatory and a dedicated dining room positioned adjacent to the kitchen. A separate utility room and downstairs cloakroom add to the home's functional appeal. Upstairs, there are three well-proportioned bedrooms each with built-in wardrobes alongside a family bathroom and private en-suite to the main bedroom.

The property is highly energy-efficient, featuring double-glazed windows throughout and gas-fired central heating powered by a combination boiler. The interior is finished with modern, contemporary décor, including high-quality Amtico flooring through the hallway, dining room, and cloakroom.

Externally, the front garden is enclosed by stylish steel railings with a brick-weave driveway to the side leading to the garage. The landscaped rear garden is mainly laid to lawn with a patio seating area, storage shed, gated access to the drive and a pedestrian door into the garage.

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.

Hall

Double glazed door to front, Amtico flooring, under stairs storage cupboard and radiator.

Dining Room

Double glazed window, Amtico flooring and radiator.

Kitchen

Double-glazed window. Fitted with a selection of wall and base units, work surfaces and sink/drain. Features tiled splashbacks, gas hob, Bosch electric oven, extractor fan, and space/plumbing for fridge/freezer and dishwasher.

Utility Room

Double glazed door and window, wall and base units, sink/drain and plumbing/space for washing machine.

Cloakroom (wc)

Wash hand basin, wc, Amtico flooring and radiator.



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Living Room

Double-glazed windows, gas fireplace with marble-effect hearth and oak surround, tv. point and French doors leading to:-

Conservatory

Double glazed windows, wood effect flooring and French doors to garden.

Landing

Double glazed window and loft access.

Bedroom One

Double glazed window, built-in double wardrobes and radiator.

En Suite

Double glazed window, shower cubicle with foldable glazed screen and flexible hose, acrylic splashbacks, wash hand basin, wc and towel rail.



Bedroom Two

Double glazed window, built in double wardrobe and radiator.

Bedroom Three

Double glazed window, built in double wardrobe and radiator.

Family Bathroom

Double glazed window, bath with mixer taps and shower attachment, wash hand basin, wc and over stairs cupboard housing the combination boiler.

Outside

The front features a low maintenance shingle garden with steel railings and a brick weave driveway to:-



Garage

Up and over door, power and lighting and side door to garden. The enclosed rear garden is beautifully landscaped with a lawn, patio area and garden shed.

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.

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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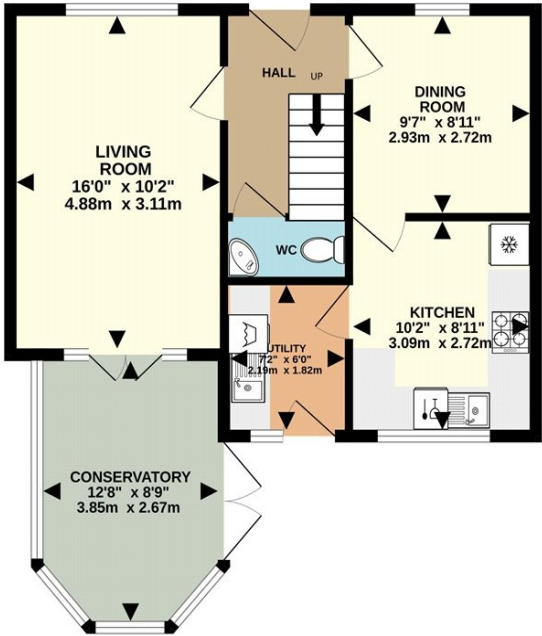


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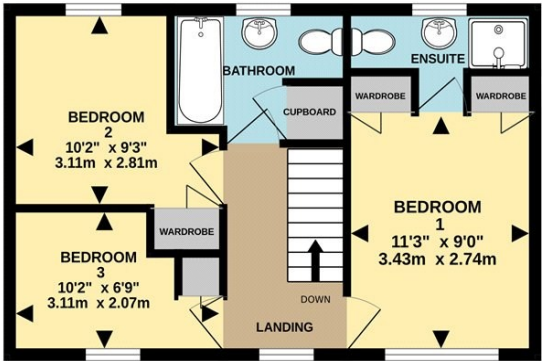




GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 965 sq.ft. (89.6 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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