

123 Sheffield Road,  
Wymondham,  
NR18 0HS

£279,000 FREEHOLD

  
warners  
RESIDENTIAL



- \* Deceptively spacious 3-4 bedroom semi-detached bungalow
- \* Approximately 1,000 sq. ft of versatile living accommodation
- \* Garage en bloc (16'3" x 9'8")
- \* Conservatory overlooking the front garden
- \* Study/bedroom four - ideal for home working
- \* Walking distance to local shops and the outstanding Ashleigh Primary School

01953 604431

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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.



### **Directions...**

Leave town centre via Bridewell Street and the old Norwich Road, continue to the roundabout turning left into Tuttle Lane East, second left into Lime Tree Avenue and first right into Sheffield Road.

### **The property...**

Tucked away on a generous plot and surrounded by attractive gardens, this deceptively spacious three/four bedroom semi-detached bungalow offers approximately 1,000 sq. ft of flexible living accommodation. Perfectly suited to families, downsizers or those seeking adaptable living space, the property combines comfort, versatility and a convenient location.

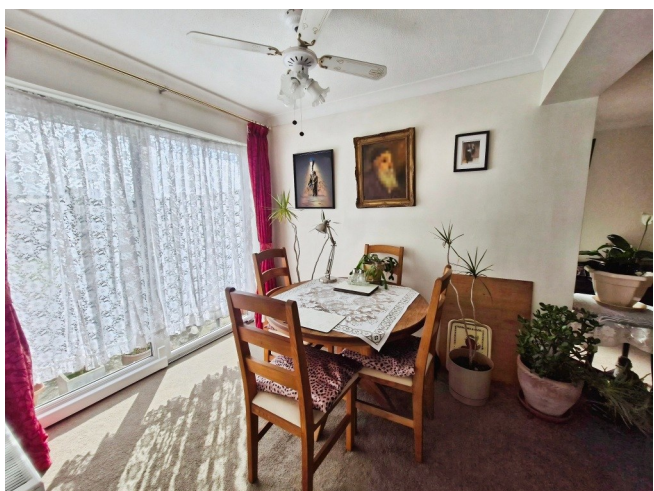


Set well back from the road behind a large front garden, the home enjoys an appealing approach with ample parking and a garage en bloc.

Inside, the property is thoughtfully arranged to provide both welcoming living areas and adaptable accommodation. An inviting entrance hall leads to a well-appointed kitchen/breakfast room, ideal for everyday living, while a separate dining room offers a lovely space for family meals or entertaining.

The bright and spacious living room flows effortlessly into a light-filled conservatory, creating a wonderful place to relax and enjoy views of the garden throughout the seasons.

The ground floor offers excellent flexibility, with a study or fourth bedroom, ideal for home working or guests. Two further bedrooms on this level feature fitted wardrobes, providing practical storage.



Upstairs, a generous double bedroom enjoys Velux windows that fill the room with natural light and is complemented by its own cloakroom, creating a comfortable and private retreat.

Outside, the property continues to impress. The front garden is laid mainly to lawn with well-stocked borders and a mature plum tree, while the fully enclosed rear garden features a patio area, lawn, garden shed and attractive planting including a striking cordyline tree, offering a peaceful space to enjoy the outdoors.

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



### Entrance Hall

Welcoming entrance with access to the bathroom and reception rooms.

### Kitchen/Breakfast Room

Fitted with a range of wall and base units with black worksurfaces. Two built in storage cupboards, one and a half bowl stainless steel sink unit, tiled flooring, space for an electric cooker, plumbing for washing machine, integrated dishwasher and space for fridge and freezer.

### Living Room

A bright and spacious room with radiators, TV point and stairs to the first floor. Access to the conservatory and bedrooms.

### Dining Room

Sliding doors and a full length window overlooking the front garden, creating a bright and pleasant dining space.

### Conservatory

Overlooking the front garden, this delightful room is a real suntrap and perfect for relaxing.

### Study/Bedroom four

A flexible room with radiator and window to the front, ideal as a home office or guest bedroom.



### First Floor Landing

### Bedroom Three

A bright double bedroom with Velux windows allowing plenty of natural light.

### Cloakroom

Fitted with WC and wash basin.

### Outside

### Front Garden

Laid mainly to lawn with well-stocked borders and a mature plum tree.

### Rear Garden

Fully enclosed with patio area, lawn, large garden storage shed attractive planting, including a cordyline tree and seasonal spring garden area.

### Garage En Bloc 16'4" x 9'8

**Rating authority:** 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.

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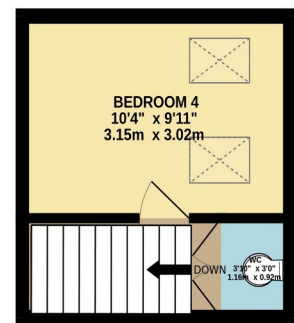
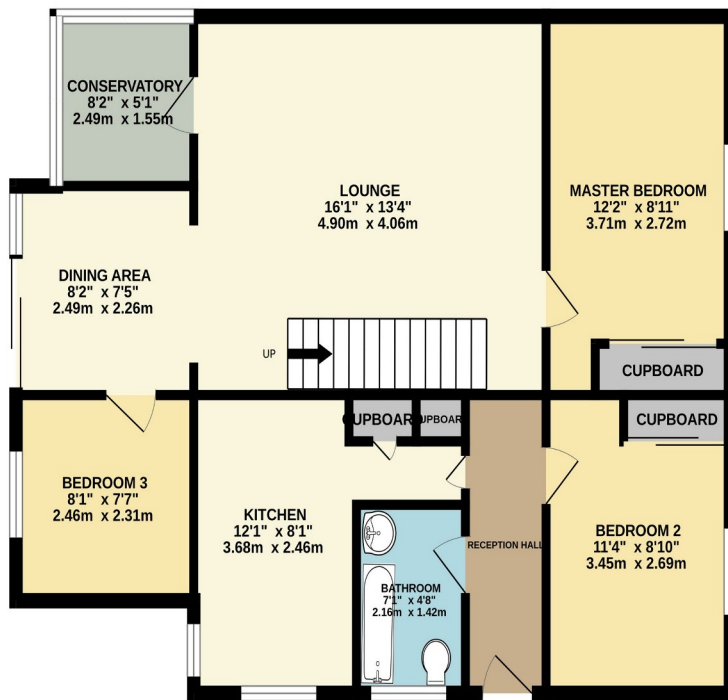
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GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 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.  
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### 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.