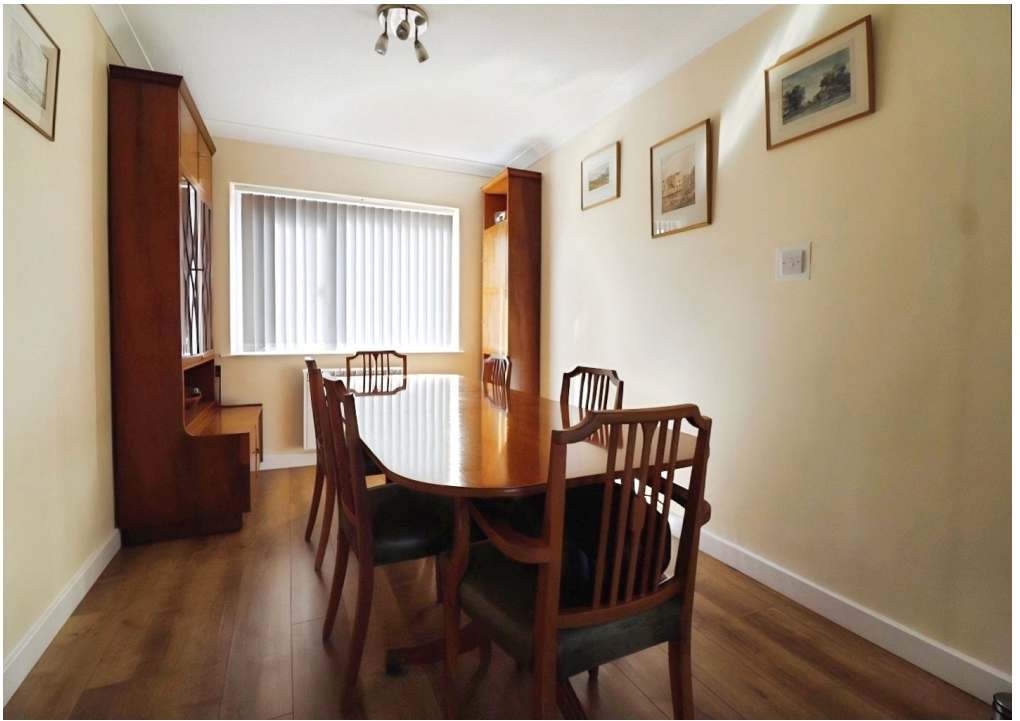




36 Hewitts Lane, Wymondham, NR18 0JA
Guide £495,000 (Freehold)



- * Exceptional linked-by-garage four bedroom family home
- * Generous living space with impressive eco credentials
- * Bespoke solid oak fitted kitchen with premium appliances
- * Principal bedroom with extensive fitted wardrobes & en-suite
- * Impressive solar panel system
- * Tandem length garage & extensive driveway parking
- * Sought after non-estate location

The 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.

What3words///estuaries.captions.plunger

The property...

Set behind a traditional five-bar gate and offering over 1,500sqft of beautifully appointed accommodation, this exceptional linked-by-garage family home combines generous living space with impressive eco credentials and high-quality bespoke finishes throughout. Designed for modern family living, the property immediately impresses with its welcoming reception hall featuring stylish Karndean flooring and practical understairs storage. A dedicated study provides the perfect work-from-home environment, complete with bespoke oak office furniture, fitted storage and laminate oak flooring.

At the heart of the home is the stunning bespoke solid oak kitchen, thoughtfully fitted with an extensive range of handcrafted cabinetry, mock granite work surfaces and premium appliances including a dual-fuel Range cooker with double oven and Rangemaster extractor canopy. Additional features include an undermount stainless steel sink, Quooker boiler water tap, Aqua Bion filtration system and space for an American style fridge freezer. The kitchen flows seamlessly into a spacious utility room offering further matching oak units and excellent storage solutions.

The impressive L shaped lounge creates a warm and inviting atmosphere, centered around a charming wood-burning stove set upon a glass hearth. Laminate oak flooring, delightful garden views and patio doors to garden, French doors opening into the dining room make this a wonderful space for both relaxing and entertaining. The dining room itself enjoys natural light from the front aspect and continues the elegant laminate oak flooring theme.

Upstairs the first floor offers four generous proportioned bedrooms. The principal bedroom benefits from extensive fitted wardrobes and a stylish en-suite shower room featuring a double shower cubicle and vanity storage. The remaining bedrooms are all well-sized and served by a beautifully finished family shower room complete with marble effect wall paneling, double shower cubicle and contemporary vanity unit.

One of the homes standout features is its exceptional energy efficiency. Equipped with an impressive solar panel system comprising 27 panels and 18kw of battery storage. The property powers electric oil filled thermostatic and programmable radiators and hot water systems, further supported by backup battery storage. This forward-thinking setup provides environmental benefits and long-term energy savings.



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Outside the property continues to impress. The extensive tarmac frontage provides ample off-road parking for several vehicles, including space for a caravan or motorhome, alongside an electric vehicle charging point and wood store. The tandem-length garage offers additional storage and houses the solar equipment, inverter systems and loft storage access.

To the rear, the beautifully maintained east-facing garden has been designed for ease of maintenance and enjoyment. A slate patio leads to raised flower beds, vegetable and fruit growing areas, greenhouse and wildflower bed sections, all enclosed by attractive walls and fencing. Completing the garden is a unique revolving 360-degree pod with solar lighting, the perfect spot to relax and enjoy the setting sun. There is gated side access to the front garden the side access is also fenced, making the front and back gardens secure.

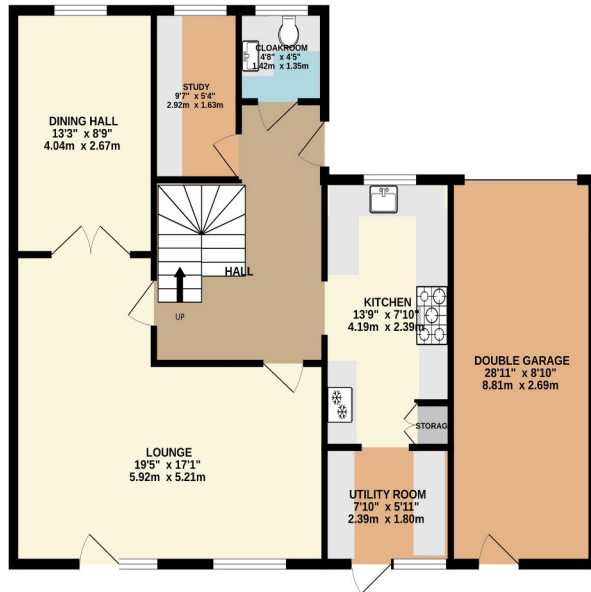
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South Norfolk Council Tax Band D

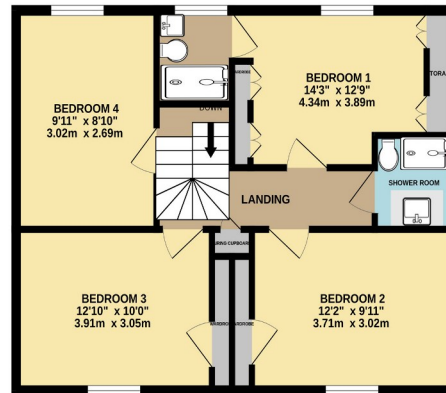




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	71 C	
55-68	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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