



Barnham Broom Road | Wymondham | NR18 0DF

Price Guide £450,000 - £475,000

twgaze

# Barnham Broom Road | Wymondham | NR18 0DF Price Guide £450,000 - £475,000

A four bedroom detached family home plus one bedroom annex. Located within walking distance of Wymondham Town Centre. There is a good size private garden and garage. The property would benefit from some updating and is offered with no chain.

Council Tax Band : E  
EPC : D

- Price Guide £450,000 - £475,000
- Four bedroom Detached house with one bedroom annex
- Main bedroom with en suite shower room
- Private Garden
- Garage and storage
- Large lounge
- Dining room
- Conservatory
- Some updating required
- Offered with no chain

## The Location

Barnham Broom Road can be found on the outskirts of Wymondham Town centre. Wymondham itself is a historic market town just 10 miles south of Norwich city centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham College in particular, boasting an 'outstanding' Ofsted rating. There are good supermarkets including Waitrose and numerous small businesses in the town. Transport buses link the surrounding towns and villages and the town's railway station also provides





a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.

#### The Property

A spacious four-bedroom detached family home with a self-contained one-bedroom annex, situated close to Wymondham town centre. The main house offers well-proportioned accommodation throughout. The ground floor comprises an entrance hall, cloakroom/WC, a bright lounge with archway through to the dining room, and a conservatory overlooking the rear garden. There is a large, modern kitchen/breakfast room and a separate study, ideal for home working. Upstairs, the first floor provides four bedrooms, including a main bedroom with en suite shower room, along with a family bathroom serving the remaining bedrooms. The property also benefits from a self-contained one-bedroom annex with its own private entrance. The annex includes a large double bedroom, wet room, and access to a utility room which can be shared with the main house—offering excellent potential for multi-generational living, guest accommodation, or rental income.

#### The Outside

The property can be found on a small lobe of three properties. There is a driveway providing access to the garage. The previous owners have part converted the garage so one part can be for storage and the a car. To the rear of the property there is a private enclosed rear garden with mature shrub, flowers and lawn area.

Freehold

#### Services

Mains Electric, mains gas, mains water and drainage

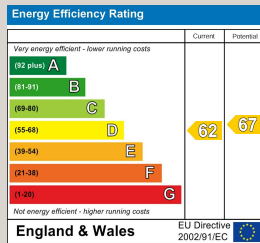
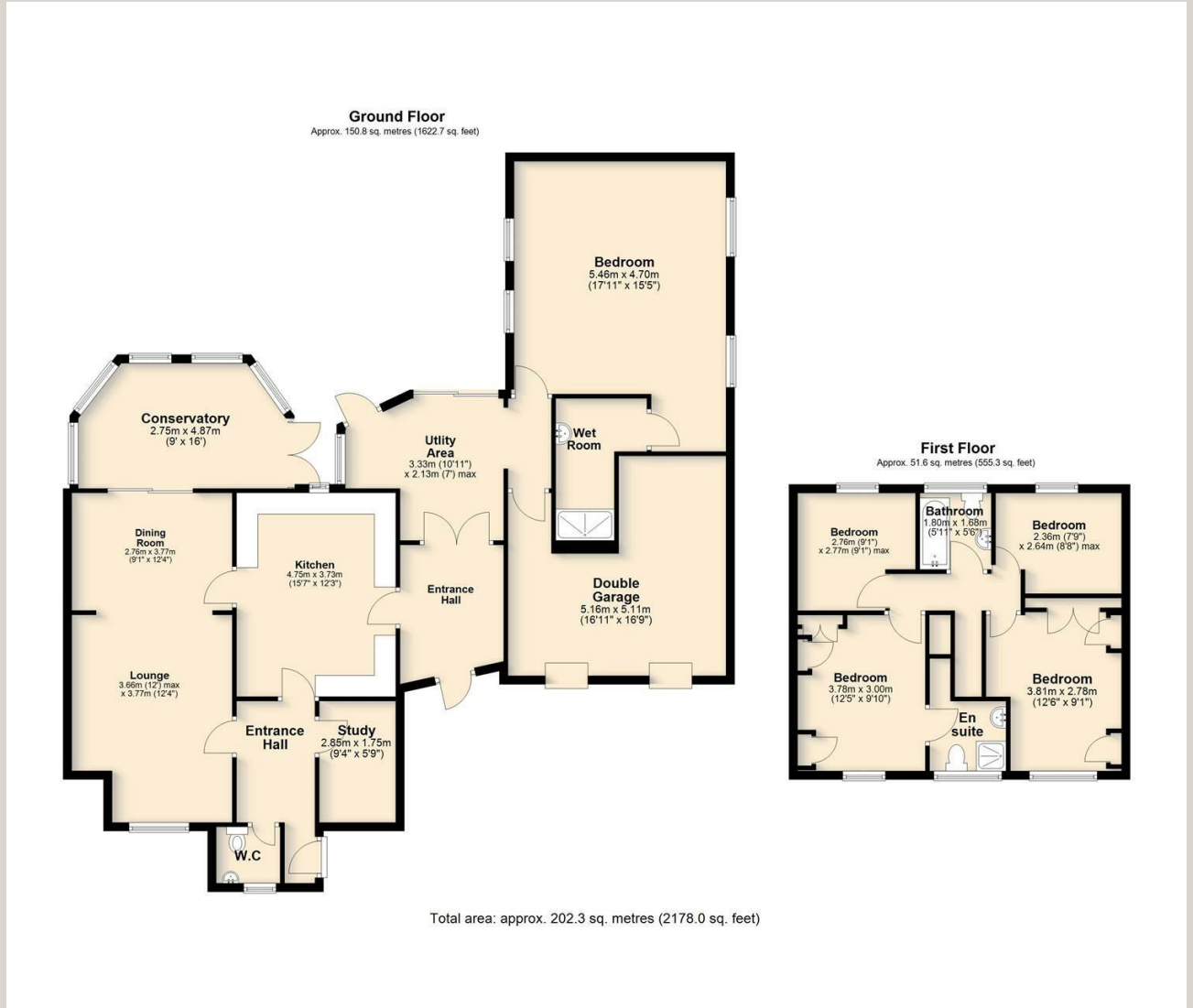
Council Tax: E

EPC : D

#### How to get there

[what3word///newlywed.navigate.relishes](https://www.what3word.com/newlywed.navigate.relishes)

Viewing strictly by appointment only



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