



Tuttles Lane West | Wymondham | NR18 0JJ

Price Guide £425,000

twgaze

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Price Guide £425,000 - £450,000. This spacious Detached Four-Bedroom Family Home with double garage and private rear garden. Located in a non estate position close to Wymondham Town centre. The property benefits from a new boiler (fitted 2026) and would benefit from some updating and is offered with no chain.

- PRICE GUIDE £425,000 - £450,000
- Detached Four bedroom family home
- Double Garage
- Main bedroom with en-suite
- Kitchen and separate Utility room
- Offered with No chain
- New Boiler (fitted 2026)
- Private rear garden
- Lounge and separate dining room
- Conservatory

The Location

The property can be found on Tuttles Lane West on the edge of Wymondham. Wymondham itself is an 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

This spacious Detached Four-Bedroom Family Home has been owned from new since 1987, retains all its original features and is offered with no chain. It has had a new boiler fitted (January 2026) and would benefit from a programme of updating and so is priced to reflect this. Located in a Sought-After Non-Estate Location and versatile home offers a fantastic opportunity for those looking to personalise their next property. The home enjoys a peaceful setting with generous accommodation throughout. The welcoming entrance hall leads into a bright and airy lounge, a formal dining room, and a conservatory that provides lovely views over the rear garden perfect for relaxing or entertaining. A separate home office/study makes this an ideal choice for remote workers or those in need of dedicated workspace. The kitchen is complemented by a separate utility room and a convenient ground floor W.C. Upstairs, the main bedroom benefits from its own en suite bathroom, while three further well-proportioned bedrooms share a family bathroom. Although some updating is required, the property presents a rare opportunity to create a truly special family home. Offered with no onward chain.

The Outside

To the front of the property there is a driveway leading to double garage and providing parking for several vehicles. The garage has power and lights and personal door leading to the rear garden. The rear garden is fully enclosed with mature hedges to the boundaries and mainly laid to lawn with flower shrub borders.

Freehold

Services

Mains electric, mains water, mains drainage and Gas central heating

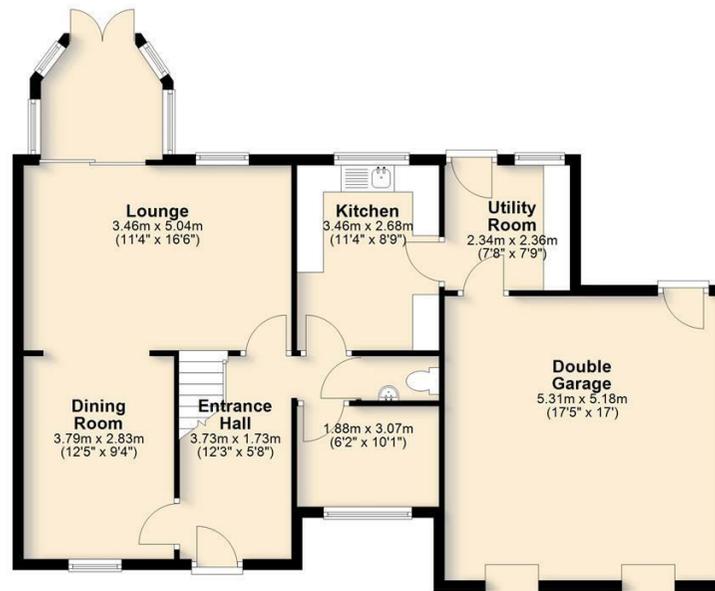
How to get there

[what3words/// long.cages.spouting](https://www.what3words.com/long.cages.spouting)

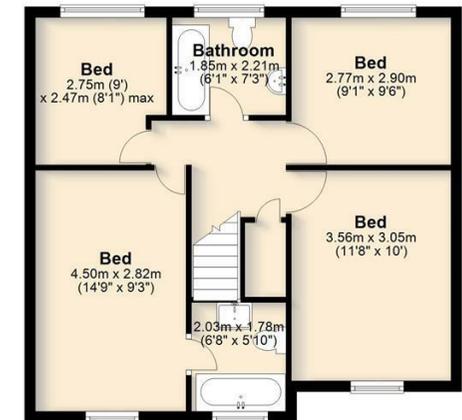
Viewing Strictly by appointment



Ground Floor
Approx. 92.6 sq. metres (997.2 sq. feet)



First Floor
Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 147.2 sq. metres (1584.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			78
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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