



Gaynor Close | Wymondham | NR18 0EA

Guide Price £450,000 - £475,000

twgaze

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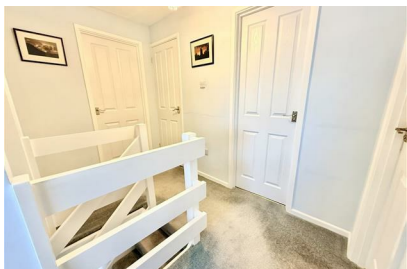
An impressive five-bedroom detached family home occupying a generous corner plot, offering spacious and versatile accommodation throughout. The property benefits from a double garage, ample driveway parking, and well-proportioned gardens, making it an ideal home for growing families.

- Guide Price £450,000-£475,000
- Five bedroom
- Extended lounge
- Dining room
- Bathroom, separate shower room and ground floor WC
- Double garage
- Off road parking for several vehicles
- Corner plot

Location

The property can be found on Gaynor Close 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 two hours.





The Property

You enter the property via the porch into a welcoming hall, which provides access to the well-planned ground floor accommodation. The spacious extended lounge is a particular highlight, offering an excellent space for both relaxing and entertaining, with patio doors opening onto the rear garden and allowing plenty of natural light to flood the room. There is also a separate dining room, ideal for family meals or hosting guests, together with a well-appointed kitchen, a convenient ground floor WC, and a useful storage room. To the first floor, the property boasts five well-proportioned bedrooms, offering flexible accommodation to suit a variety of lifestyles, whether for a growing family, guests, or those requiring a home office. The accommodation is completed by a family bathroom and a separate shower room, providing added convenience for busy households.

Outside

Occupying a generous corner plot, the property benefits from a spacious and private outdoor setting with a variety of seating areas, perfect for enjoying the sun at different times of the day, or relaxing in the shade. The well-maintained gardens provide an ideal space for outdoor dining, entertaining, or simply unwinding in peaceful surroundings. To the front and side of the property, there is ample off-road parking with space for several vehicles, making it ideal for families or visiting guests. An integral double garage offers secure parking as well as excellent additional storage and workshop space, complementing the practicality and versatility of this superb home.

Services

Mains electricity, mains gas, mains water and drainage

How to get there

What3words: ///straying.modem.equal

Viewing

By appointment with TW Gaze

Freehold

Council Tax: South Norfolk E

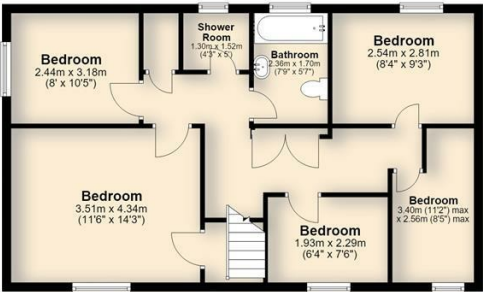
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20286



Ground Floor
Approx. 112.4 sq. metres (1209.5 sq. feet)



First Floor
Approx. 63.6 sq. metres (684.8 sq. feet)
Total area: approx. 176.0 sq. metres (1894.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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