



Tuttles Lane West | Wymondham | NR18 0JJ

Asking Price £450,000

twgaze

# Tuttles Lane West | Wymondham | NR18 0JJ Asking Price £450,000

A Four Bedroom detached property with double garage and private rear garden. Located in a non estate position close to Wymondham Town centre. The property would benefit from some updating and is offered with no chain.

- Four bedroom
- Some updating required
- Double Garage
- Main bedroom with en-suite
- Kitchen and separate Utility room
- Detached family home
- Offered with no chain
- 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 in a Sought-After Non-Estate Location and versatile home offers a fantastic opportunity for those looking to personalise their next property. Situated in a desirable non-estate position, 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

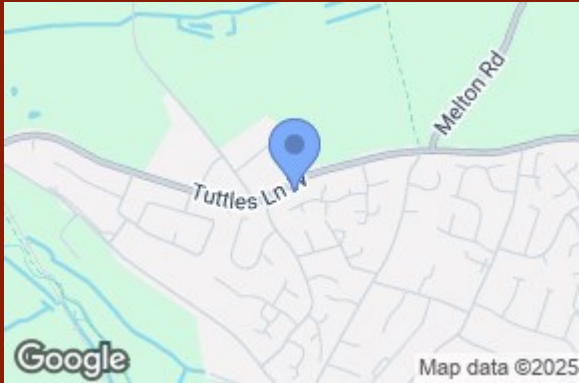
### Services

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

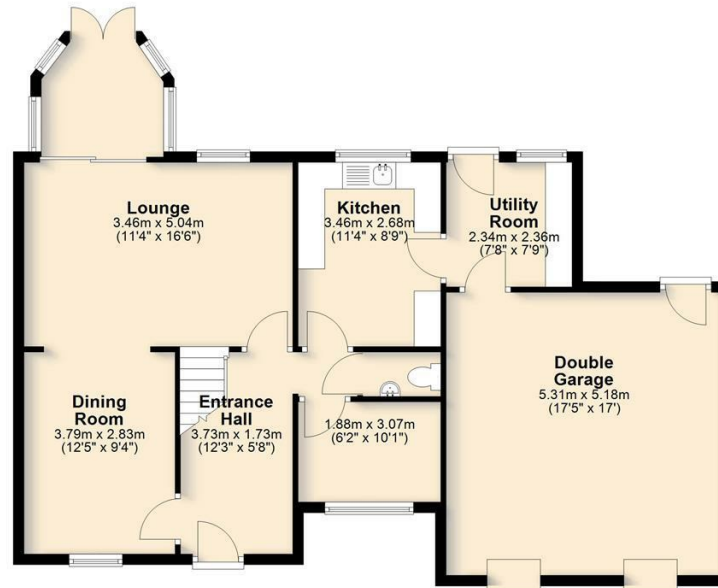
### How to get there

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

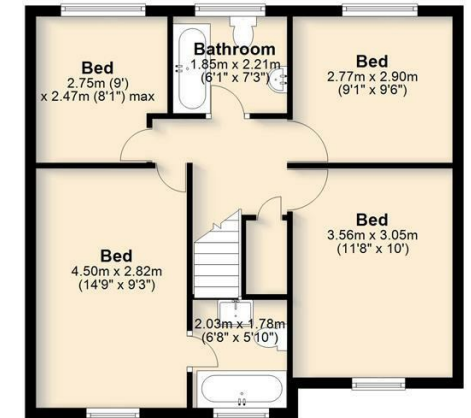
Viewing Strictly by appointment



**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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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