



THE STORY OF

1 Pond Way

Wymondham, Norfolk

SOWERBYS

S

THE STORY OF

1 Pond Way

Wymondham, Norfolk,
NR18 0XD

Well-Presented Modern Home

Most Popular Location

Three Reception Rooms

Well-Fitted Kitchen/Breakfast Room

Utility Room and Cloakroom

Principal Bedroom and En-Suite

Four Further Bedrooms

Well-Fitted Family Bathroom

Parking and Double Garage

South-West Facing Landscaped Garden

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“It’s such a spacious home, as well as being quiet and economical...”

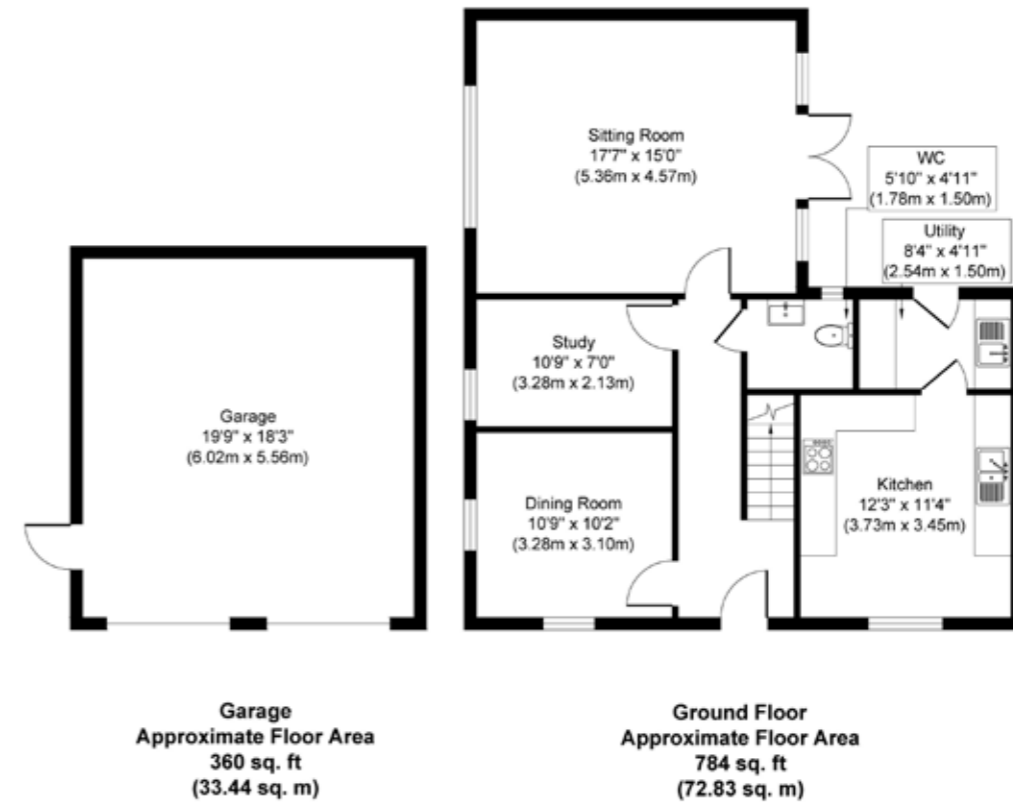
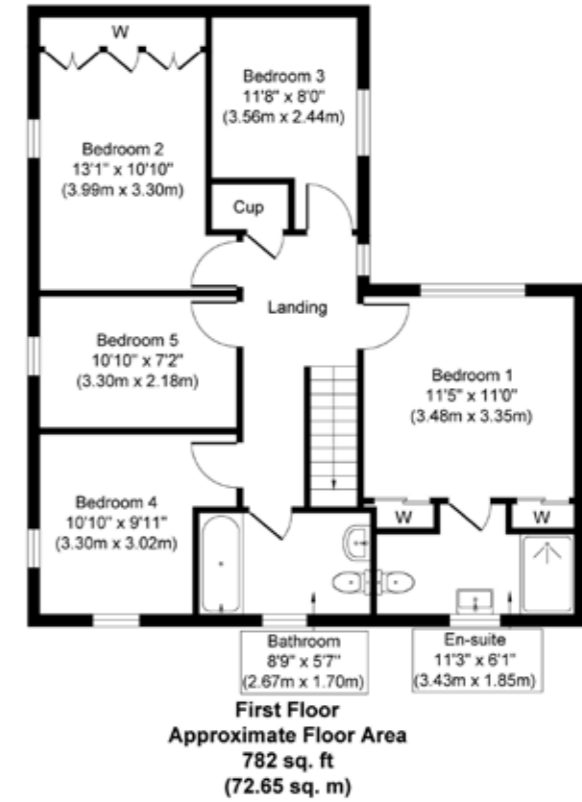
This wonderful modern home offers superb internal accommodation which makes for a very sociable living style. The well-fitted kitchen is equipped with modern appliances and includes a convenient breakfast bar, perfect for sitting and chatting. Additionally, there is a well-appointed utility room just off the kitchen, with access to the garden.

The spacious sitting room is flooded with natural light, thanks to its large windows, and it also features double doors that lead to the south-facing garden. This creates a seamless flow between indoor and outdoor living spaces. A lovely room to sit back, relax and entertain.

The property also includes a useful study, perfect for working from home, a separate dining room, ideal for Sunday lunches and sumptuous dinner parties. In addition there is a cloakroom on the ground floor.

Moving to the first floor, you will find a well-balanced layout which includes a principal bedroom with fitted wardrobes and a modern en-suite shower room. There are also four further bedrooms, offering plenty of space for a growing family or guests. The modern family bathroom serves the rest of the bedrooms.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Quietly positioned on a private driveway, there's ample parking space available at the front of the property, along with a double garage. The rear garden is well landscaped, featuring a stunning south-west facing patio, a meandering pathway, and a neatly maintained lawn.

In an idyllic market town setting, this low maintenance, energy-efficient family home offers its new owner a harmonious blend of comfort and sustainability for years to come.



ALL THE REASONS

Wymondham

IS THE PLACE TO CALL HOME



Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich, Cambridge and London, Kings Cross making it ideal for commuting.

Wicklewood Primary School is approximately 1 mile away and is rated outstanding in the Ofsted report and both Wymondham College and Wymondham High are also just minutes away.

Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.

The Cathedral City of Norwich is approximately 8 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services.



Note from the Vendor



Whitlingham Broad

“We’ve loved being so close to Norwich, and the Broads and beaches have been favourite places to explore.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating. Solar panels providing hot water.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 9928-5912-7382-3404-9914

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///blotting.seriously.heads

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL