



## 8 Nuthatch Grove, Wymondham

OIRO £280,000 Freehold

Presenting to the market this exceptional three-bedroom semi-detached house, this modern property is an ideal choice for first-time buyers or small families seeking to upsize.

Immaculately maintained and beautifully presented, this turn-key ready home boasts contemporary finishes throughout, offering a comfortable and stylish living environment.

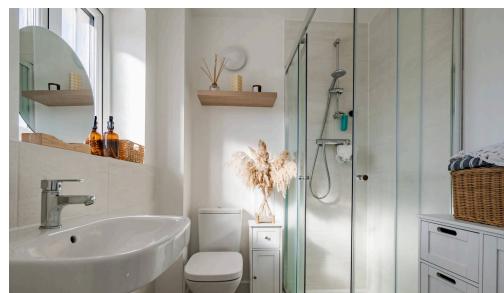
## Location

Nestled in the sought-after market town of Wymondham, Nuthatch Grove offers a perfect blend of countryside charm and modern convenience. Located within a peaceful residential area, this home is just a 10-minute walk from Wymondham's historic town centre, where you'll find a variety of independent shops, cafes, and restaurants. The property benefits from excellent transport links, with Wymondham Railway Station providing direct connections to Norwich and Cambridge, while the nearby A11 ensures easy access to the wider region. Families will appreciate the proximity to highly regarded schools, including Wymondham College and Wymondham High Academy. Surrounded by scenic Norfolk countryside, yet close to essential amenities, this location offers the best of both worlds for those seeking a balance between relaxation and connectivity.



## Nuthatch Grove

Built in 2023 with only one owner to date, this property benefits from a Taylor Wimpy aftercare team until September and has the added peace of mind of 8 years remaining on the NHBC warranty. The house is situated in a sought-after location in Wymondham, just a short distance from the town centre and its array of amenities, making it a convenient and desirable place to call home.



Upon entering the house, you are welcomed into a warm and inviting atmosphere. The ground floor features a convenient WC, a spacious lounge overlooking the frontage, and an immaculately presented open plan kitchen/diner. The modern kitchen is equipped with an electric double oven & a gas hob with cooker hood over. There is also an integrated fridge/freezer, integrated dishwasher & integrated washing machine

Moving to the first floor, you will find three generously sized bedrooms, with the principal bedroom offering the luxury of an en suite shower room fitted with WC, wash hand basin & shower cubicle. The remaining bedrooms are serviced by a sleek family bathroom with modern fixtures and fittings.

Outside, the property boasts two allocated parking spaces to the front, along with a fully enclosed rear garden. The garden is easy to maintain and provides a delightful outdoor space for relaxation or entertaining, complete with a patio area and a handy storage shed.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

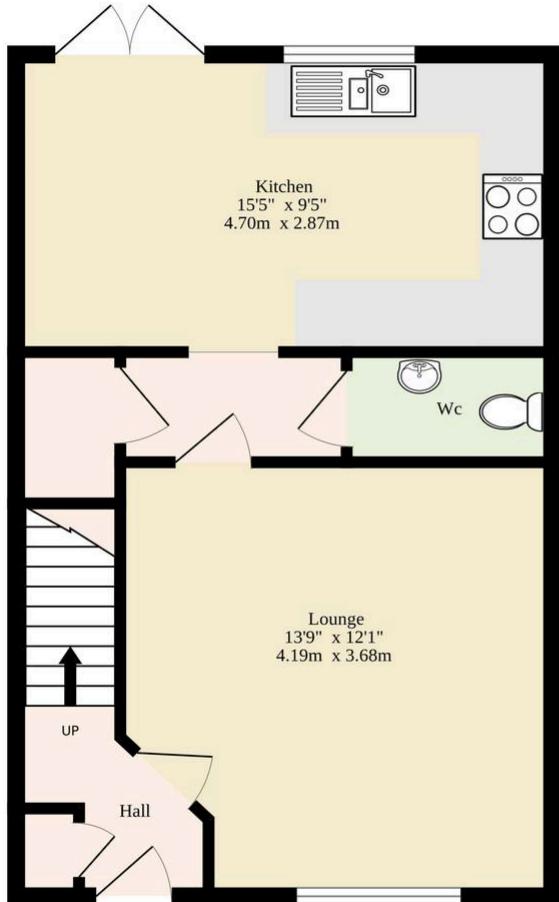
Tenure: Freehold

EPC Energy Efficiency Rating: B

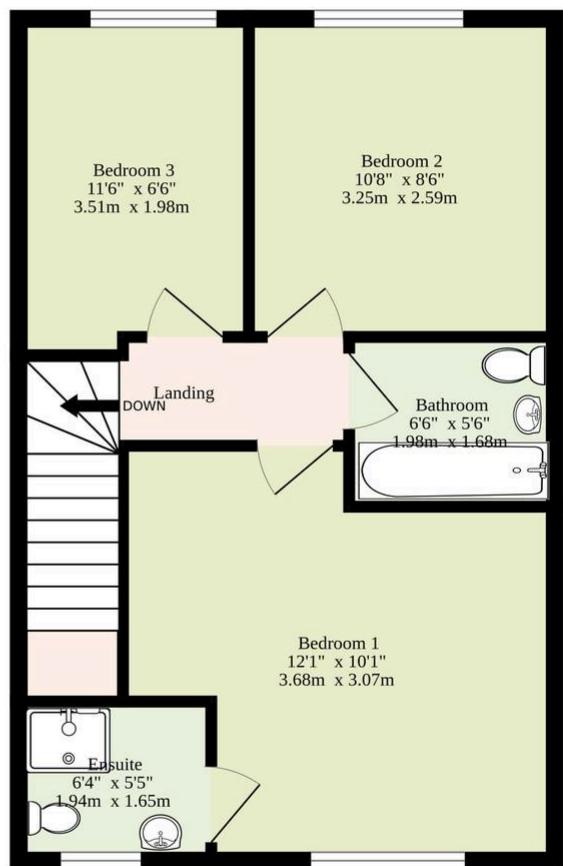
EPC Environmental Impact Rating: B



**Ground Floor**  
377 sq.ft. (35.0 sq.m.) approx.



**1st Floor**  
396 sq.ft. (36.8 sq.m.) approx.



**TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.**

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

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