



Guide Price £350,000

3 Bedroom Detached House for sale  
2 Elan Close, Wymondham







## Overview

What an exceptional opportunity for those of you seeking a detached home within walking distance of the train station and town centre! This splendid home places you exactly where you need to be! Click [here](#) for further details...



## Key Features

- Detached 3-Bedroom Home
- Immaculate Southerly-Facing Garden with Patio and Garden Shed
- Well-Appointed and Fully-Integrated Kitchen with Dining Room
- Sun Room, Living Room, Home Office and Ample Storage
- Side-By-Side Driveway Parking - 3/4 Cars
- 3-Minute Walk to Train Station and Walking Distance of Town Centre, Shops and Schools
- Within Catchment Area of Wymondham College









Welcome to Elan Close, Wymondham, NR18. Perfect for modern family living, this beautifully maintained detached home offers generous accommodation throughout. Step inside to discover bright, well-proportioned living spaces that have been fastidiously maintained by the current owners. Showcasing three double bedrooms, there is space for a growing family accompanied by an ensuite shower room, family bathroom with shower over bath and ample storage. How does the thought of a bright and dedicated home office sound?

To the outside, a sunny garden provides the perfect outdoor retreat with direct access to the kitchen and sun room. Mirroring the interior condition, the garden is beautifully kept and ready to enjoy straight away with a large garden shed to store bicycles and tools. The driveway offers ample side-by-side parking for three to four vehicles – Happy Days!

This home is brilliantly positioned enabling a few extra minutes in bed during the week with the train station just a 3-minute stroll and all daily essentials within walking distance. Outstanding schools include Browick Primary School and Wymondham College with further high-regarded schools nearby. Wymondham town centre boasts friendly businesses, eateries, a weekly market, library and recreation activities for all the family.

To see what this property has to offer, call us 24/7 to book your appointment.

What3Words: ///grasp.glove.dove





**Living Room**

15' 2" x 10' 5" (4.63m x 3.19m)

Fitted carpet, bay window with uPVC double-glazed windows and fitted Venetian blinds, electric fire with mantle and marble hearth, coving, ceiling light, radiator, TV aerial and multiple sockets.

**Kitchen**

13' 11" x 10' 1" (4.25m x 3.08m)

Tiled flooring, uPVC double-glazed window with fitted Venetian blind, exterior door to patio, fitted base and wall-mounted units, integrated fridge-freezer, dual electric oven, extractor hood, gas hob, dishwasher and washing machine, splashback tiling, radiator, hardwired ceiling light, coving and multiple sockets.

**Dining Room**

10' 5" x 8' 4" (3.19m x 2.56m)

Laminate flooring, hardwired ceiling light, coving, radiator and multiple sockets.

**Sun Room**

11' 2" x 8' 5" (3.42m x 2.57m)

Laminate flooring, uPVC double-glazed windows with fitted roller blinds, uPVC double-glazed bi-fold doors into dining room, French doors onto the patio and ceiling light.

**Office**

9' 6" x 8' 3" (2.90m x 2.53m)

Laminate flooring, uPVC double-glazed window with fitted Venetian blinds, coving, ceiling light, radiator and multiple sockets.

**Store**

5' 11" x 5' 1" (1.82m x 1.56m)

Laminate flooring, fitted base units, space for tumbler drier, ceiling light and sockets.

**WC**

6' 5" x 5' 1" (1.97m x 1.56m)

Laminate flooring, obscured uPVC double-glazed window with fitted roller blind, toilet, wash hand basin with splashback tiles, radiator and ceiling light.

**Bedroom One**

11' 2" x 11' 0" (3.41m x 3.37m)

Fitted carpet, uPVC double-glazed window, built-in double wardrobe with mirrored sliding doors, ceiling light, coving, radiator and multiple sockets.

**Ensuite Shower Room**

7' 11" x 4' 3" (2.43m x 1.31m)

Laminate flooring, obscured uPVC double-glazed window with fitted roller blind, Vanity wash hand basin on tiled wall, toilet, heated towel rail, shower cubicle fully-tiled and glass door, shaver socket and spotlights.

**Bedroom Two**

12' 4" x 11' 4" (3.77m x 3.47m)

Fitted carpet, uPVC double-glazed dormer window with fitted roller blind, ceiling light, coving, radiator and multiple sockets.

**Bedroom Three**

9' 6" x 11' 2" (2.90m x 3.41m)

Fitted carpet, uPVC double-glazed window with fitted roller blind, built-in wardrobe, ceiling light, radiator, coving and multiple sockets.

**Family Bathroom**

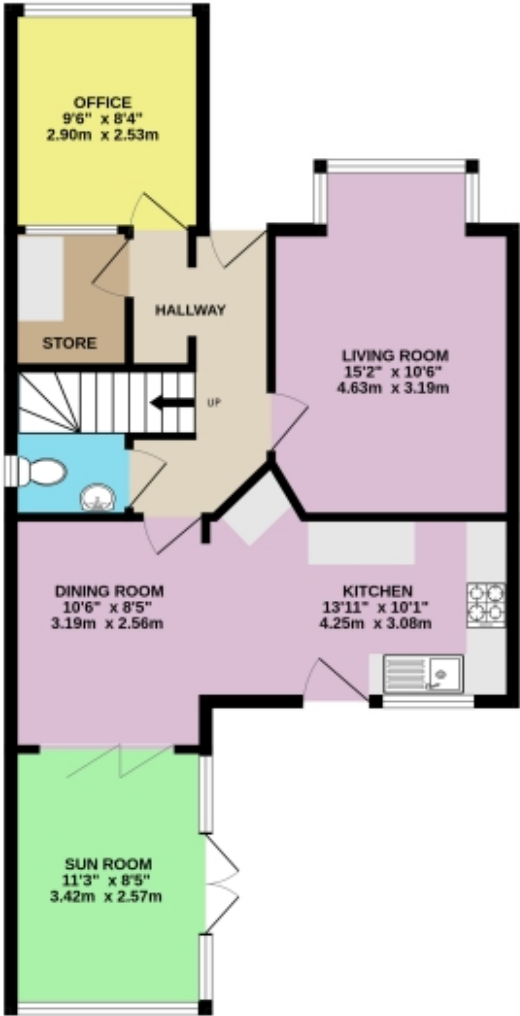
7' 10" x 6' 9" (2.40m x 2.06m)

Laminate flooring, obscured uPVC double-glazed window, bath with shower and glass screen, wash hand basin, toilet, heated towel rail, half and full-height tiled walls, built-in storage cupboard, extractor fan, coving and ceiling light.

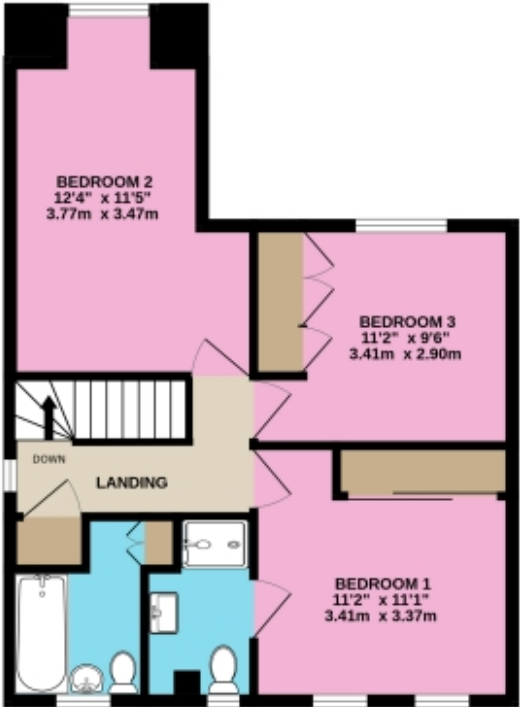


# Floorplans

GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



DETACHED 3-BEDROOM HOUSE

TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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