



Guide Price £450,000

4 Bedroom House for sale  
7 Friarscroft Lane, Wymondham







## Overview

1930's homes make for the best foundations for a family home! High ceilings and generous room sizes are just a snippet of the benefits on offer at this splendid house ripe for refurbishment and set in the heart of our Market Town.



## Key Features

- SPACIOUS 4-BEDROOM 1930'S HOUSE
- INTEGRATED GARAGE WITH POTENTIAL TO CONVERT
- FOUR DOUBLE BEDROOMS OFF AN AMPLE LANDING
- LARGE KITCHEN WITH ADJACENT DINING ROOM
- LARGE LIVING ROOM AND EXTENSIVE UTILITY ROOM
- ENCLOSED GARDEN WITH OUTREACHING VIEWS
- GATED BRICKWEAVE DRIVEWAY
- MOMENTS WALK FROM TOWN CENTRE AMENITIES, SHOPS AND MARKETS









Welcome to Friarscroft Lane, Wymondham. This 4-bedroom house comes to market for the first time in over 40 years. Featuring the typical high ceilings, sizeable rooms and a range of original features of its era, there is plenty of character to appreciate and work with.

Greeted by a charming entrance hall with elbow room and storage, leading into a substantial living room and separate kitchen, this is just a glimpse of the space available. Accompanied by a dining room, extensive utility-laundry room and a ground floor shower room, the property will easily accommodate a modern layout and conveniences. The integrated garage offers further opportunities which we look forward to discussing with you.

Lead by a solid oak staircase, the first floor opens onto a wonderful landing. Off-landing there are four double bedrooms plus a good sized bathroom and separate toilet – again, an adorable show of its origin. Natural brightness follows you throughout each room, three of which boasting built-in storage while the fourth enjoys a bay window and original feature fireplace.

To the outside, there is a gated brickweave driveway to comfortably accommodate four vehicles and an enclosed garden to the back. With no houses overlooking and the garden set below the ground-floor level, this space has scope for something special.



Positioned for utmost convenience, this home places you a hop and a skip from the Market Place offering an abundance of local shops, amenities and transport links. Local schools are too within comfortable walking distance with local supermarkets and all access routes a short drive away. Socialising and family fun is on the doorstep with a private club, family run restaurants and local sights and heritage to enjoy.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///contained.awards.waistcoat



**Entrance Hall**

16' 0" x 7' 10" (4.90m x 2.40m)

Hardwood flooring, colour-glazed entrance door, radiator, solid oak staircase, ceiling lights, dado rail, coving, multiple sockets and understairs storage.

**Living Room**

24' 1" x 11' 9" (7.35m x 3.60m)

Carpet flooring, double-glazed bay window, ceiling lights, dado rail, coving, original tiled open fireplace and hearth with solid oak surround and mantle, two radiators and multiple double sockets.

**Kitchen**

19' 0" x 8' 4" (5.80m x 2.55m)

Tiled flooring, double-glazed window, fitted base and wall-mounted units, ceiling, wall-mounted and under unit lighting, coving, radiator, multiple double sockets, tiled splashback and walls and composite sink with drainer and original bass tap.

**Dining Room**

11' 5" x 9' 6" (3.50m x 2.90m)

Carpet flooring, double-glazed patio doors to decking, ceiling and wall-mounted lights, radiator, coving and multiple double sockets.

**Utility - Laundry Room**

11' 5" x 8' 2" (3.50m x 2.50m)

Tiled flooring, double-glazed window, fitted base and wall-mounted units, space and plumbing for washing machine, space for fridge/freezer, houses the gas boiler, multiple sockets, coving and radiator.

**Landing**

8' 2" x 5' 8" (2.50m x 1.75m)

Carpet flooring, double-glazed window, stripped wooden doors leading to all rooms, loft access (partially boarded), ceiling lights, multiple sockets, dado rail, coving and radiator.

**Bedroom One**

12' 5" x 10' 5" (3.80m x 3.20m)

Carpet flooring, double-glazed window, twin storage cupboards plus base unit, ceiling light, air-conditioning unit, radiator, coving, dado rail and multiple sockets.

**Bedroom Two**

12' 3" x 9' 0" (3.75m x 2.75m)

Carpet flooring, double-glazed window, built-in floor-to-ceiling wardrobes with sliding doors, ceramic wash hand basin, ceiling light, coving, radiator and multiple sockets.

**Bedroom Three**

11' 9" x 11' 5" (3.60m x 3.50m)

Carpet flooring, double-glazed bay window, original feature open fireplace with moulding, mantle and marble hearth, ceiling light, coving, radiator and multiple sockets.

**Bedroom Four**

12' 5" x 11' 1" (3.80m x 3.40m)

Carpet flooring, double-glazed dormer window, dado rail, radiator, built-in double wardrobe, ceiling light, coving and multiple sockets.

**Bathroom**

8' 0" x 8' 0" (2.45m x 2.45m)

Carpet flooring, obscured double-glazed window, tiled half walls, wash hand basin, corner bath, corner shower until with glass doors, radiator and spotlights.

**WC**

5' 2" x 2' 1" (1.60m x 0.65m)

Carpet flooring, ceiling light, toilet and dado rail.

**Shower Room**

17' 4" x 2' 11" (5.30m x 0.90m)

Tiled flooring, obscured double-glazed window, shower tray and mixer, wash hand basin, toilet, ceiling light and radiator.

**Garage**

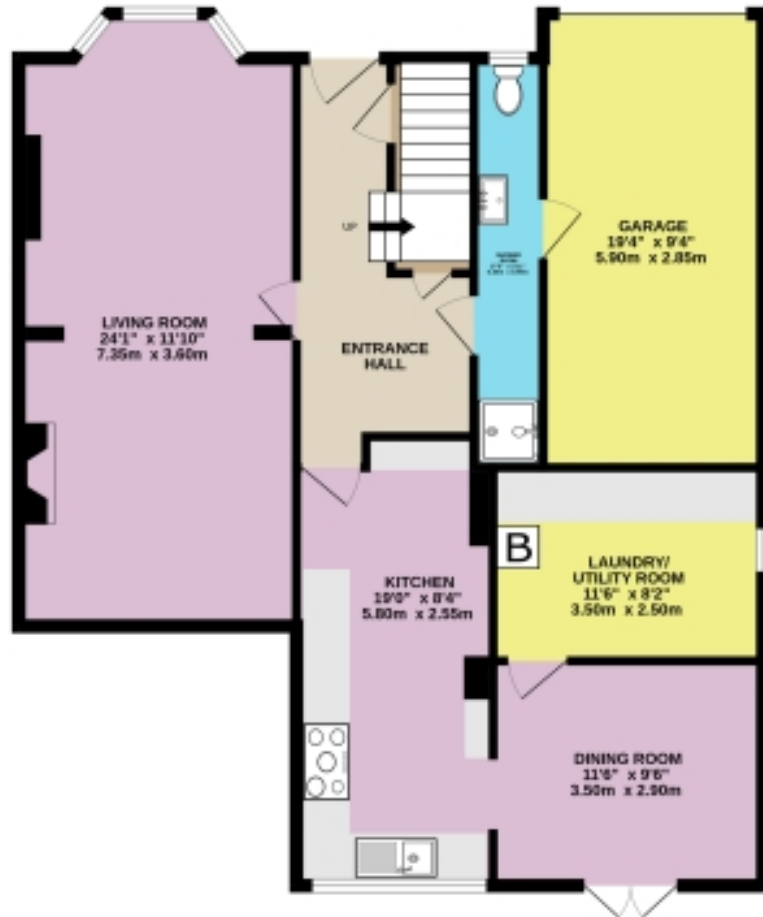
19' 4" x 9' 4" (5.90m x 2.85m)

Concrete floor, up-and-over garage door, light and power.

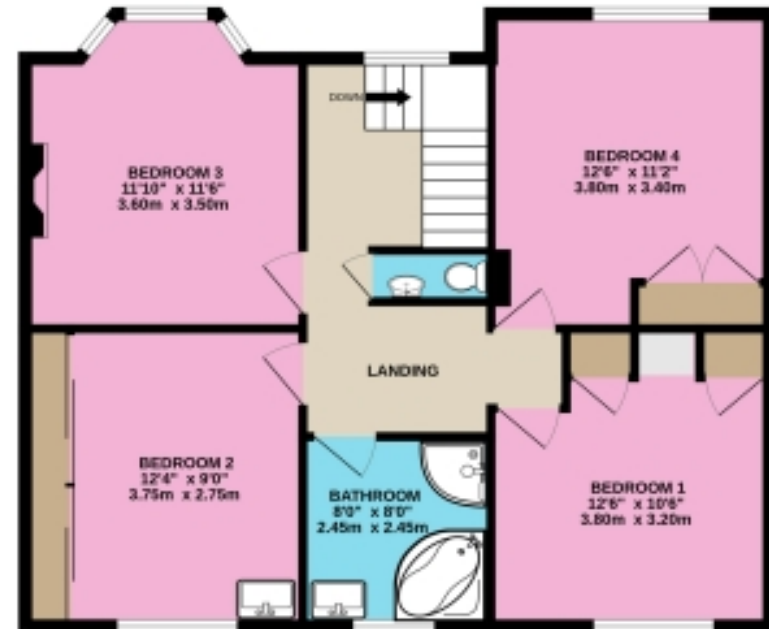


# Floorplans

GROUND FLOOR  
996 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR  
793 sq.ft. (73.7 sq.m.) approx.

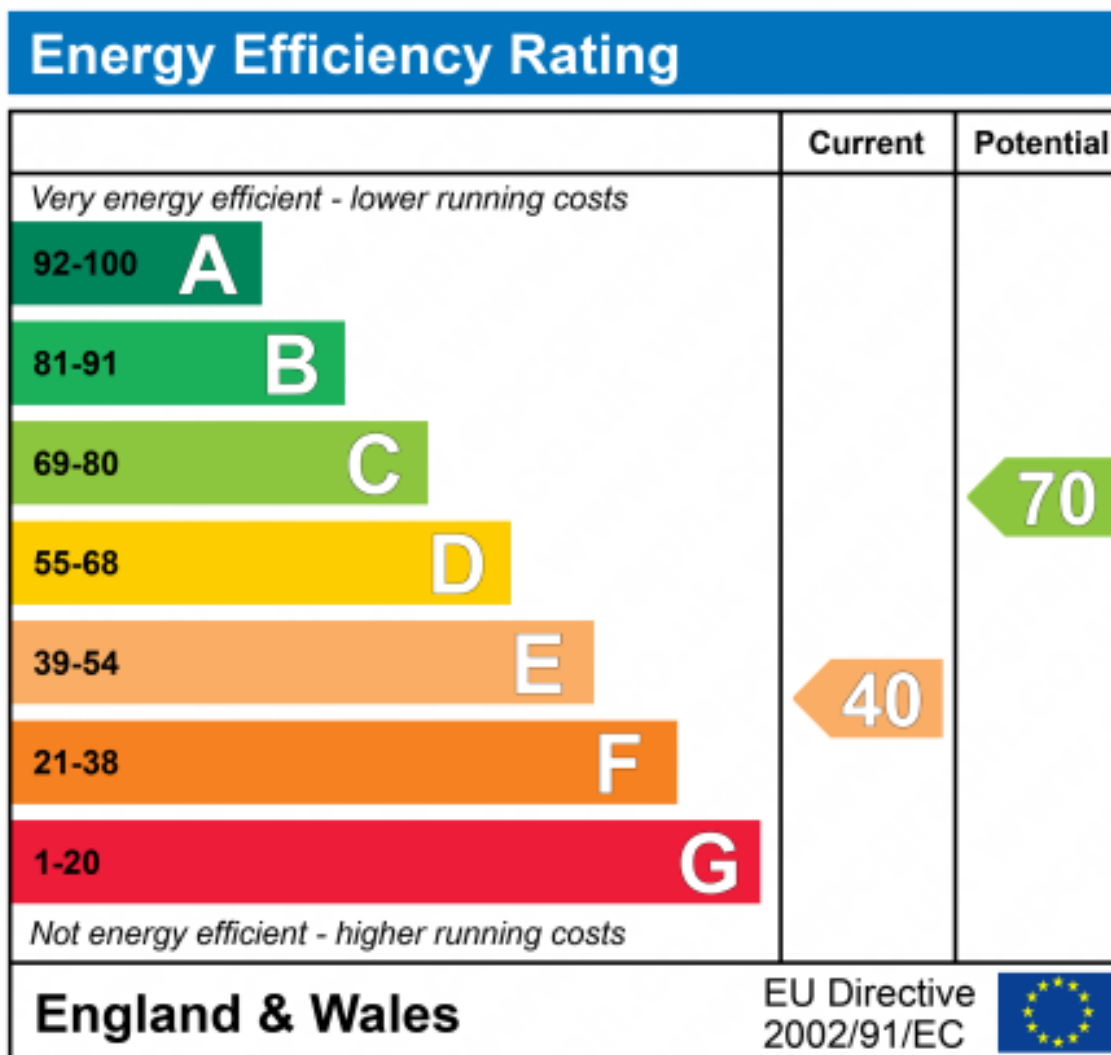


DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA : 1789 sq.ft. (166.2 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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