



Guide Price £425,000

3 Bedroom Bungalow for sale
22 Browick Road, Wymondham





Overview

The kind of home that doesn't come along too often - a detached bungalow in one of Wymondham's most desirable pockets, complete with a south-facing garden. Searching for that perfect blend of comfort and tranquillity? [Click here to find out more...](#)



Key Features

- Guide Price: £425,000 - £450,000
- Detached 3-Bedroom Bungalow
- Non-Overlooked South-Facing Garden
- Ample Driveway (up to 5 Vehicles) Plus Garage
- Array of Recent Refurbishments Throughout including New Gas Boiler (January 2025)
- Comfortable Walking Distance of Town Centre, Daily Amenities and Train Station
- 2-Minute Drive off the A11 to Norwich and Cambridge





Welcome to Browick Road, Wymondham. This charming bungalow strikes an excellent balance, tucked away from the hustle and bustle, yet just minutes from Wymondham's vibrant town centre, with its independent shops, welcoming cafés, and reliable train links to Norwich, Cambridge, London, and Stansted. Here, you can enjoy your morning coffee in the garden without a care in the world, then pop into town for everything you need within moments.

Step inside to appreciate the meticulous upkeep of this home. The layout is wonderfully practical for comfortable living. Two generous double bedrooms sit to the front of the property, with the principal bedroom benefiting from an ensuite shower room. The third double bedroom sits adjacent to the well-proportioned bathroom. The kitchen, leading into the dining room, is an absolute dream for anyone who appreciates good storage - there's a place for everything, making meal prep a genuine pleasure rather than a chore.

True gems of this property include the sun room and cosy living room. Listen to the birds and soak up the sunshine while overlooking the garden from the sun room. It's the perfect spot for morning tea, afternoon reading, or simply watching the seasons change. Retreat into the living room with a good book on a crisp autumn evening, the fire crackling away - it's the kind of space that makes a house feel like a true home.

The south-facing garden deserves special mention and is a genuine retreat in its own right: considerable time and love have gone into creating a verdant, private sanctuary that's both beautiful and wonderfully maintained. The new patio provides the ideal spot for al fresco dining or simply soaking up the sunshine, while the lush, well-kept borders and lawn create that perfect sense of peace and seclusion. Whether you're a keen gardener or simply appreciate a lovely outdoor space to relax in, you'll find this garden absolutely delightful. The garage, complete with a new roof, offers valuable storage space.

Don't let this one slip through your fingers. Call us 24/7 to book your viewing.

What3Words: ///eagle.charm.crescendo



Kitchen

10' 6" x 10' 6" (3.21m x 3.21m)

Luxury vinyl flooring, double-glazed uPVC window with fitted Venetian blinds and exterior door, base and wall-mounted units, integrated gas hob, extractor hood and electric oven, three floor-to-ceiling storage cupboards, ceiling and spot lights, multiple sockets and coving.

Dining Room

10' 6" x 7' 9" (3.21m x 2.38m)

Luxury vinyl flooring, dual double-glazed uPVC windows with fitted Venetian blinds, ceiling light, multiple sockets, radiator and coving.

Sun Room

11' 5" x 7' 9" (3.48m x 2.38m)

Luxury vinyl flooring, dual aspect double-glazed uPVC windows with fitted Venetian blinds, ceiling light, multiple sockets, radiator and coving

Living Room/Snug

13' 0" x 11' 5" (3.97m x 3.48m)

Fitted carpet, open brick fireplace with natural wood mantle and slate hearth, wall-mounted and ceiling light, radiator, coving, multiple sockets and TV aerial.

Principal Bedroom

13' 0" x 8' 10" (3.97m x 2.71m)

Fitted carpet, double-glazed uPVC window with fitted Venetian and Roman blind, ceiling light, multiple sockets and radiator.

Ensuite Shower Room

8' 10" x 3' 6" (2.71m x 1.09m)

Luxury vinyl flooring, obscured double-glazed uPVC window with roller blind, fitted shower tray with tiled walls and sliding glass door, wash hand basin with splashback tiles, toilet, radiator and ceiling light.

Bedroom Two

13' 1" x 9' 0" (3.99m x 2.76m)

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

Bedroom Three

9' 7" x 9' 6" (2.93m x 2.91m)

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

Bathroom

7' 6" x 6' 5" (2.29m x 1.98m)

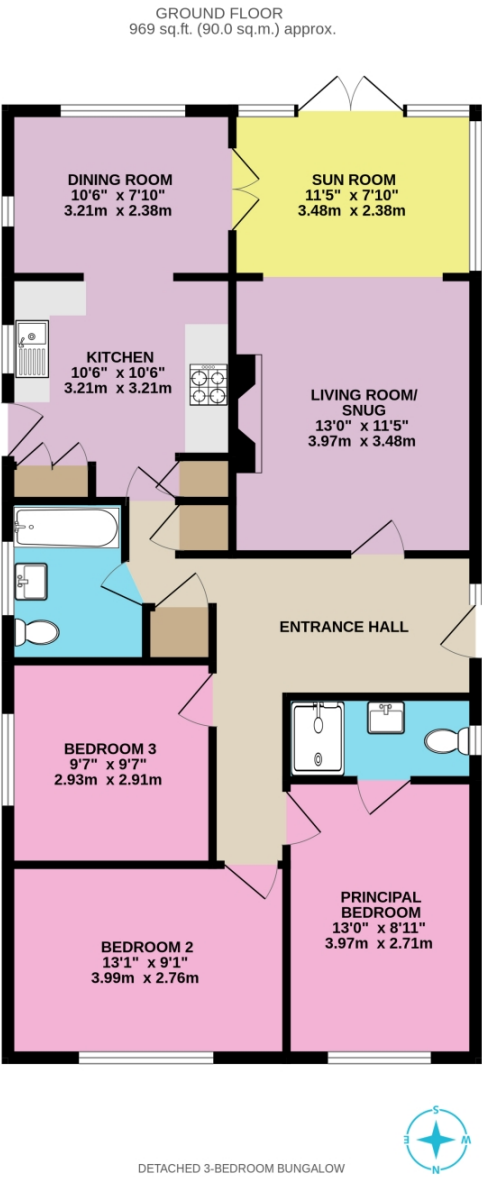
Luxury vinyl flooring, obscured double-glazed uPVC window with roller blind, tiled walls, bath with mixer shower and glass shower screen, wash hand basin, toilet and heated towel rail.

Entrance Hall

16' 4" x 6' 5" (5.00m x 1.98m)

Luxury vinyl flooring, double-glazed uPVC exterior door, ceiling light, loft access housing gas boiler, two full-height storage cupboards, radiator and multiple sockets.

Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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