



Guide Price £350,000

3 Bedroom End of Terrace House for sale  
27 Melton Road, Wymondham





## Overview

A rare Wymondham opportunity: town centre positioning with hard-to-find luxuries - private side-by-side parking for two and a beautiful garden, bound with 19th century character offering bright, generous rooms and a versatile layout.



## Key Features

- Bright and Spacious 3-Bedroom Home
- Wymondham Town Centre Location
- Side-by-Side Driveway Parking
- Three Double Bedrooms and Large Well-Appointed Bathroom
- Two Reception Rooms, Kitchen and Home Office
- Secluded Mature Garden with Large Shed
- Walking Distance of Schools, Train Station, Shops and Eateries





Welcome to Melton Road, Wymondham, NR18. This characterful 19th-century home has been a family sanctuary for over 40 years. Having been thoughtfully extended along the way, the result is a home with good-sized rooms, high ceilings, and that unmistakable solid feel of its time. Further standout details include low-set windows that draw in natural light, all beautifully framed with warming mahogany, and a period fireplace.

The ground floor greets you via an entrance hall with the home office set to one side, reception rooms to the other – the perfect divide between work and leisure space. The living room boasts dual-aspect windows and the fabulous fireplace already mentioned - the perfect introduction to what this home has to offer. The dining room, with patio doors leading to the garden, is conveniently set adjacent to the kitchen, which is packed with storage and ample worktop to accommodate all culinary occasions. The floor is completed with a cloakroom and an under-stair cupboard.

Upstairs, there are three double bedrooms and a substantial bathroom designed for relaxation with a spa bath and separate massage shower. Notably, all bedrooms boast views of the garden, while bedroom two includes a quirky shower room – a space that could be reconfigured or repurposed. All bedrooms and the bathroom sit off a bright, airy landing, highlighting the joy of high ceilings.



Outside, the mature garden feels private and established, with sun traps to follow throughout the day, plus a large garden shed for storage. A real rarity for a period terrace, there is side-by-side driveway parking for two vehicles, making life that much easier.

Positioned for the best of Wymondham life: close to the town centre to enjoy Sunday brunches, antiques mooching, or a casual wander along the Tiffey Trail. Schools are within comfortable walking distance, as is the train station with reliable links to Norwich, Cambridge and London.

For those aspiring to benefit from town centre living, this is a standout opportunity full of character, beautifully bright spaces and generous proportions. Paired with a mature, private garden and off-road parking. Call us 24/7 to book your viewing.

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**Kitchen**

14' 7" x 10' 7" (4.45m x 3.24m)

Tiled floor, uPVC double-glazed window with fitted Venetian blind and exterior door, hardwired ceiling light, base and wall-mounted units, splashback tiling, integrated gas hob, electric oven, extractor hood, fridge, freezer and dishwasher, composite sink, coving, multiple sockets and houses the gas boiler.

**Dining Room**

14' 7" x 9' 7" (4.45m x 2.93m)

Fitted carpet, uPVC double-glazed window and Patio doors, hardwired ceiling light, picture rails, feature fireplace (capped off), multiple sockets and radiator.

**Living Room**

14' 1" x 12' 2" (4.30m x 3.72m)

Fitted carpet, dual-aspect uPVC double-glazed windows, hardwired ceiling light, period fireplace with mantel, surround set on a tiled hearth, picture rails, multiple sockets, TV aerial and radiator.

**Home Office**

12' 0" x 7' 1" (3.67m x 2.17m)

Laminate flooring, uPVC double-glazed window with fitted roller blind, built-in wardrobe with sliding doors, ceiling light, multiple sockets and radiator.

**Cloakroom**

5' 4" x 3' 1" (1.63m x 0.95m)

Tiled flooring, obscured window with fitted roller blind, toilet, Vanity wash hand basin with splashback tiles, ceiling light and radiator.

**Entrance Way**

6' 8" x 5' 4" (2.04m x 1.65m)

Tiled flooring, obscured uPVC full glass front door, ceiling light, radiator and multiple sockets.

**Bedroom One**

14' 1" x 12' 2" (4.30m x 3.72m)

Fitted carpet, dual-aspect uPVC double-glazed windows with fitted roller blinds, hardwired ceiling light, coving, multiple sockets, TV aerial and radiator.

**Bedroom Two**

12' 6" x 12' 0" (3.83m x 3.67m)

Fitted carpet, uPVC double-glazed window with fitted roller blind, ceiling light, coving, multiple sockets, radiator, bi-folding door leading to shower room: shower tray, electric shower, ceiling light and corner wash hand basin.

**Bedroom Three**

14' 7" x 9' 7" (4.45m x 2.93m)

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

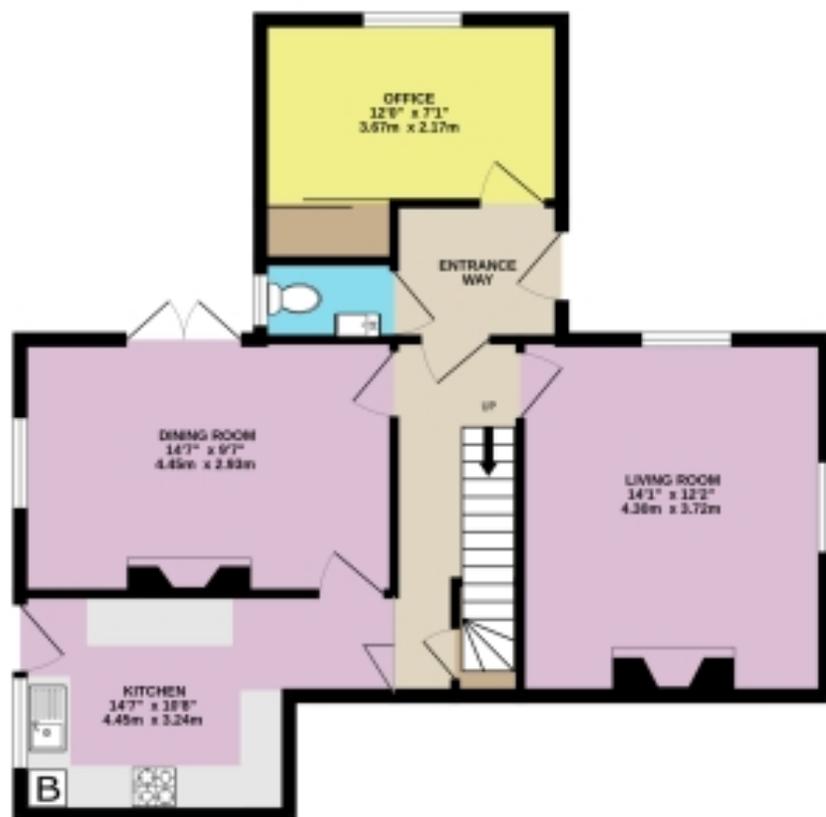
**Bathroom**

14' 7" x 9' 3" (4.45m x 2.82m)

Tiled flooring, dual-aspect obscured uPVC double-glazed windows with fitted Vertical blinds, spotlights, coving, large wash hand basin with mirror and light over, rectangular massage shower unit with glass doors, spa bath, airing cupboard, toilet, two heated towel rails, and fully tiled walls.

# Floorplans

GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



## 3-BEDROOM END-OF-TERRACE HOUSE

TOTAL FLOOR AREA: 1281 sq.ft. (119.0 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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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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