



Guide Price £350,000

4 Bedroom Bungalow for sale  
24 Browick Road, Wymondham





## Overview

A true "Tardis" - 4 bedrooms, loads of driveway parking and a sunny, south-facing garden. Move straight in, refurbish and add value at your own pace. Let's find out more...



## Key Features

- Chain Free
- Semi-Detached Chalet Bungalow
- South-Facing Non-Overlooked Garden
- Extensive Driveway with Access to the Garden
- Substantial Reception Space, Large Kitchen and Utility Room
- Ample Eaves Storage Front and Back
- Combi Gas Boiler Installed February 2023, Mains Drainage and Electric
- Walking Distance of Browick Primary School, Town Centre and Train Station





Welcome to Browick Road, Wymondham, NR18. Set on a generous plot along an ever-popular street, this semi-detached chalet bungalow is a brilliant opportunity for anyone looking to put their own stamp on a home in Wymondham. With extensive driveway parking and a good-sized, south-facing garden, this home has space for your family to grow close to an outstanding school and all daily essentials.

The living space is a standout benefit, perfectly positioned to take in the view over the verdant garden - an ideal space for family life, entertaining, or simply enjoying a quieter moment with the doors open on a sunny day. The kitchen/breakfast room is equally appealing, offering plenty of worktop space and storage, with a practical layout that suits everyday living. It's complemented by a handy utility room and a cloakroom tucked alongside - further benefits that make a home feel easy to run, especially for busy households.

Upstairs and down, the bedroom space is surprisingly versatile. There are three ample double bedrooms across the two floors, plus a single bedroom on the ground floor that would make an excellent home office, hobby room or nursery. A large family bathroom serves the home, complete with a wet room area for added flexibility. Precious storage is available throughout, including extensive eaves front and rear.

While the property is ripe for refurbishment, it's offered in liveable condition with electrics certified, a combi gas boiler installed in 2023, and double glazing throughout. In other words, you can move in, plan your improvements, and upgrade at your own pace.

Location-wise, it is hard to beat: Wymondham town centre, Browick Primary School, Wymondham High Academy, Morrisons, the Leisure Centre and the train station are all within easy walking distance. If you're looking for space, convenience, and a project with real potential, this is it! Call us 24/7 to book your viewing.

What3Words: ///deriving.juggles.jacuzzi



**Kitchen-Breakfast Room**

13' 4" x 9' 7" (4.08m x 2.93m)

Tiled flooring, uPVC double-glazed window with fitted roller blind, base and wall-mounted units, freestanding electric oven and hob, fitted extractor hood, space for a dishwasher, stainless steel sink, houses the combi gas boiler, ceiling light, coving, multiple sockets and radiator.

**Sitting-Dining Room**

25' 2" x 18' 2" (7.68m x 5.56m)

Fitted carpet, two uPVC double-glazed windows and glass paneled exterior door, two ceiling lights, coving, three radiators, fitted hardwood shelving and cupboards, multiple sockets and TV aerial.

**Utility Room**

10' 3" x 7' 3" (3.14m x 2.21m)

Tiled flooring, uPVC double-glazed window and glass paneled exterior door, fitted base unit and worktop, space for a washing machine, coving, ceiling light and multiple sockets.

**Cloakroom**

5' 2" x 2' 9" (1.60m x 0.85m)

Tiled flooring, aluminium framed obscured window, toilet, ceiling light, corner wash hand basin, half-height tiled walls and sliding door.

**Bedroom One**

11' 5" x 10' 11" (3.50m x 3.33m)

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

**Bedroom Two**

11' 4" x 10' 6" (3.46m x 3.22m)

Fitted carpet, uPVC double-glazed Velux window with fitted blind, ceiling light, radiator, access to eaves storage and multiple sockets.

**Bedroom Three**

10' 6" x 8' 11" (3.22m x 2.73m)

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

**Bedroom Four**

9' 7" x 6' 6" (2.93m x 2.00m)

Fitted carpet, uPVC double-glazed window with fitted Venetian blind, ceiling light, radiator, coving, fitted hardwood shelving, houses the consumer unit and electric metre and multiple sockets.

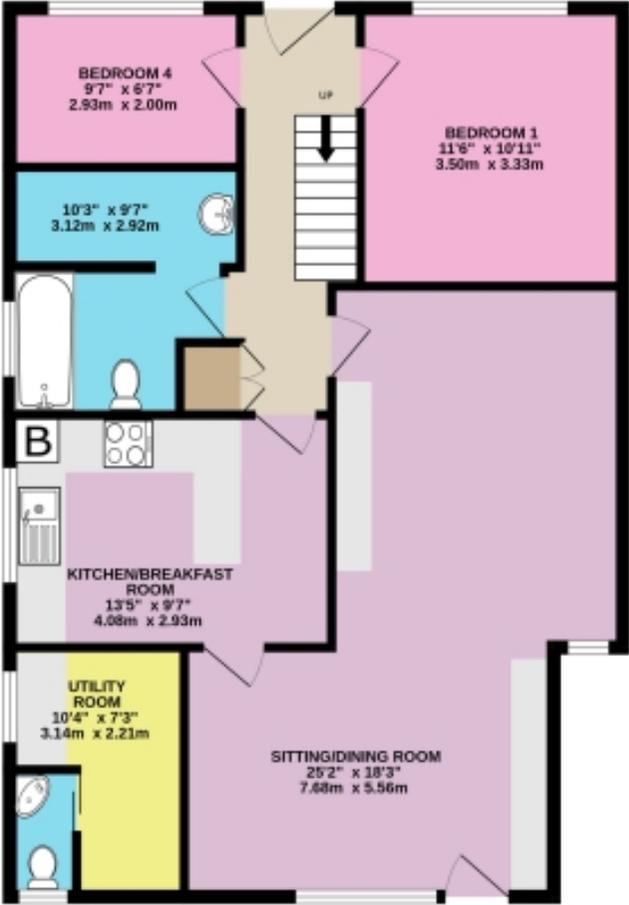
**Bathroom**

10' 2" x 9' 6" (3.12m x 2.92m)

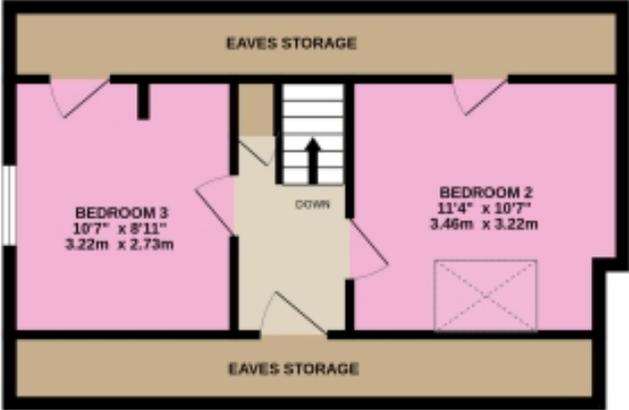
Vinyl flooring, uPVC double-glazed window with fitted roller blind, tiled walls, bath, toilet, wash hand basin, heated towel rail, mixer shower and spotlights.

# Floorplans

GROUND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



SEMI-DETACHED 4-BEDROOM CHALET BUNGALOW

TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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