



Old Manor Gardens, Wymondham

A Beautifully Renovated Stone-Built Residence in a Private Cul-de-Sac Setting, set on a generous 1/4 acre corner plot, this exceptional detached home offers a perfect blend of character, space, and contemporary luxury. Built in 2009 and an award winning Cambell Buchanan development



FEATURES

- Front views of paddock and church
- Recent £100,000 ground floor renovation and interior designed in 2024
- £25,000 bathroom renovations in 2023
- Ample parking for up to 5 vehicles
- Separate garden annex/office
- 1/4 acre corner plot
- Annex with ensuite



ACCOMMODATION

The ground floor has recently undergone a £100,000 renovation (2024), resulting in a beautifully cohesive and luxurious living space. Premium finishes include continuous Karndean flooring throughout, new skirting boards, and solid oak internal doors. A spacious entrance hall with a Velux-lit staircase creates an inviting first impression and leads to two reception rooms, one with French doors opening onto the garden. The showpiece kitchen/diner features wide aluminium bi-fold doors, quartz worktops, a central island, shaker-style cabinetry, and top-of-the-range integrated appliances. A separate utility room has been finished to match, maintaining the same high standard.

Upstairs, a £25,000 renovation (2023) further elevates the home with a beautifully refitted main bathroom and en suite, both featuring Lusso Stone fittings. The entire first floor, landing, and staircase are fitted with plush Westex velvet carpets, while bespoke plantation shutters have been installed throughout, offering timeless style and practical privacy.

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EXTERNAL

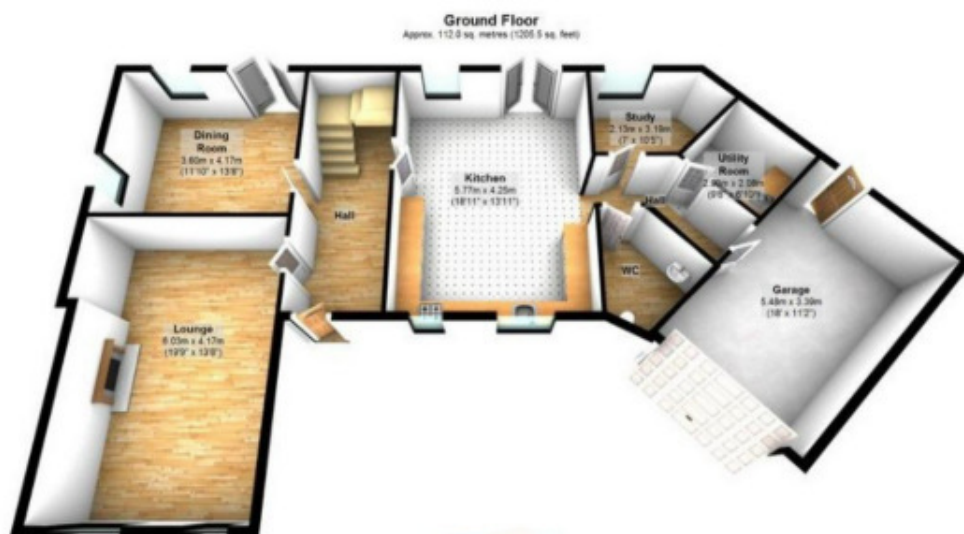
Situated on a generous $\frac{1}{4}$ acre corner plot within a quiet, private cul-de-sac, this stone-built home enjoys idyllic views over open paddocks and St Peter's Church. The approach offers ample driveway parking for three vehicles, a dedicated visitor bay for two additional cars, and a substantial 4-metre-wide integrated garage. Old Manor Gardens is a privately maintained road, cared for by a professional landscaping company to a high standard year-round.

The south-facing rear garden is a true retreat—spacious, fully enclosed, and completely private. Landscaped borders, mature trees, and a large lawn create a tranquil setting, complemented by an expansive patio and a luxurious hot tub/Jacuzzi. A versatile garden building with en suite currently serves as a guest annex but could equally be used as a home office, gym, or Airbnb-style accommodation.

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EPC RATING

Score	Energy rating	Current	Potential
82+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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