



36 DAMGATE STREET

WYMONDHAM, NR18 0BQ



An attractive, versatile and deceptively spacious Grade II Listed house in the heart of historic Wymondham with delightful views to Wymondham Abbey.

The property is an attractive attached early 19th Century Grade II Listed house with carriage entrance to one side. The property has been used in a number of forms over the years and has been substantially extended by the current vendors. It now offers spacious and versatile accommodation with private parking which is at a premium in the town. There is a range of outbuildings which could be used for a variety of purposes and the house has an established garden.

landing, off which are three spacious double bedrooms and a fourth bedroom plus family bathroom. Each bedroom has its own charm and character.

There are timber gates at the front of the carriage entrance leading to a parking area. Immediately to the rear of the house is a large paved patio and covered loggia which is superb for alfresco dining. There is a converted barn used as a leisure room with bar and storage above. In addition there is a summer house attached. The lower garden is a delightful area and laid principally to lawn with a shed, field views and views to the glorious Wymondham Abbey.

The front door is in the middle of the symmetrical principal facade and leads to a small hall. There is a sitting room to one side and the dining room to the other. The dining room has a feature exposed chimney breast. The flow continues from the dining room into the kitchen at the rear. It is fitted with a comprehensive range of wall and base units with a range of integrated appliances. There is a useful utility room and ground floor cloakroom. At the rear of the house is a substantial garden room/conservatory which is multi functioning and opens to the garden. Stairs lead to a first floor

SERVICES

Gas fired central heating, Mains drainage, electricity and water. (Please note Durrants have not tested any of the services)

LOCAL AUTHORITY

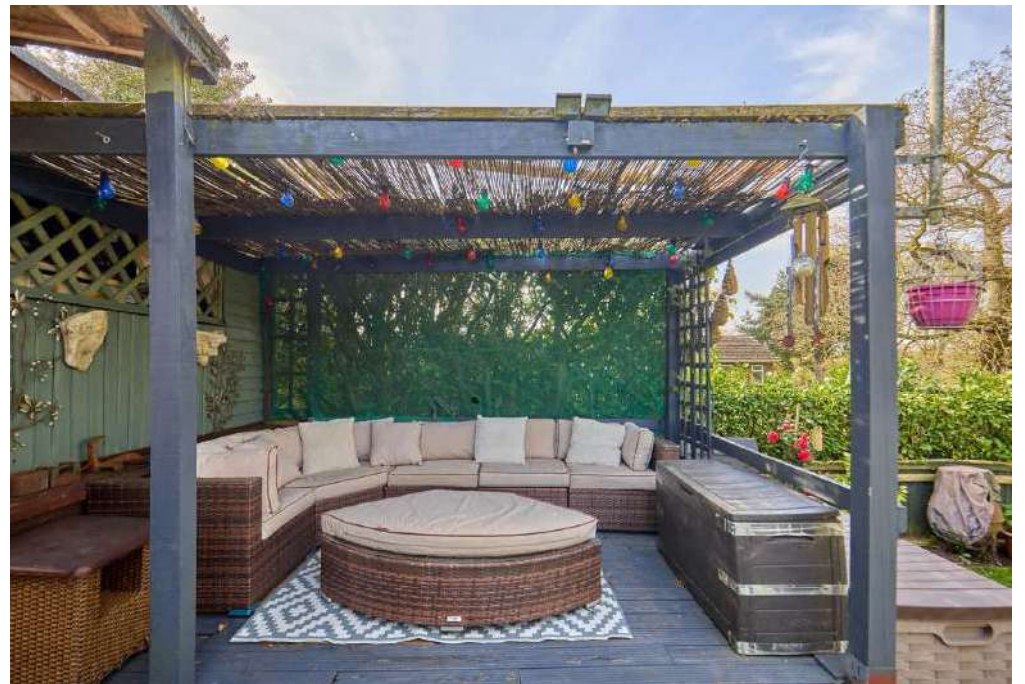
South Norfolk District Council

Council Tax Band C



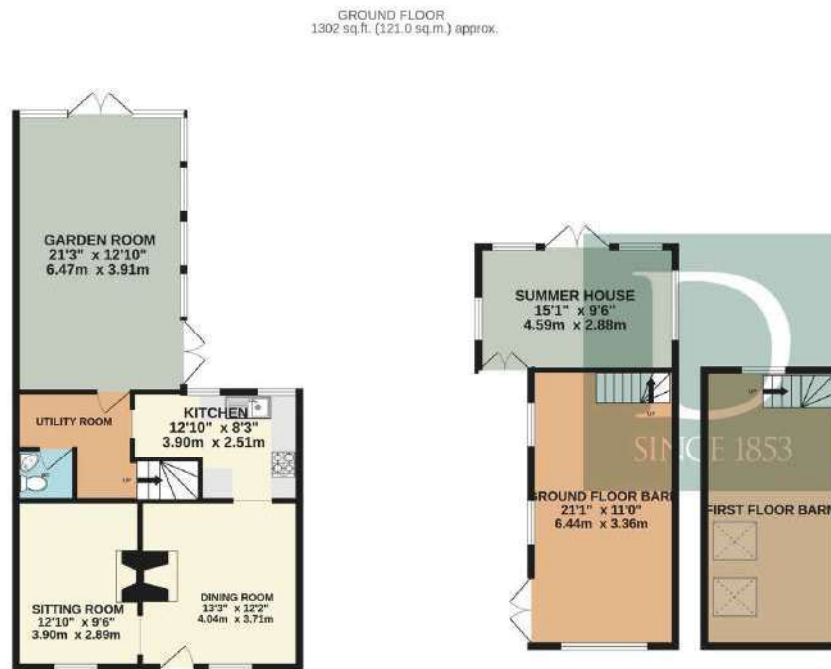


VIEWS OF
WYMONDHAM
ABBEY





FLOOR PLAN



TOTAL FLOOR AREA : 1869 sq.ft. (173.7 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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LOCATION

Wymondham is a bustling market town, famous for its Abbey and offers direct train links to Norwich, Cambridge and London, Kings Cross, making the area ideal for commuting. Wymondham provides excellent facilities including an array of boutique shops, cafés, pubs and restaurants and several supermarkets including Waitrose as well as the Wymondham College, graded Outstanding by Ofsted.

Access to the A11 via Spooner Row is a few miles drive away, which provides access to many amenities. The Broads, accessed via the A47, are approximately 16 miles away.

The Cathedral City of Norwich is approximately 12 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services.

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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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