

**Wisteria Drive, Wymondham, NR18**

Guide Price **£425,000**

DONNA VINCENT

eXp

- Ref: DV1198
- Impressive five-bedroom detached family home
- Guide Price £425,000 - £450,000
- Modern refitted kitchen and triple-aspect lounge
- Conservatory with warm roof, currently used as a dining room
- Main bedroom with en-suite shower room
- Family bathroom, second-floor shower room and ground-floor cloakroom
- Recently installed solar panels with battery storage
- Garage and generous driveway parking for several vehicles
- Attractive enclosed rear garden with patio and woodland outlook beyond

**Council Tax Band:** D

**Tenure:** Freehold

Situated on the popular Whispering Oaks development in the sought-after Norfolk market town of Wymondham, this attractive five-bedroom detached family home offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for growing families or those seeking additional space for home working and visiting guests.

Offering over 1,400 sq. ft. of accommodation, the property has been thoughtfully designed to provide a wonderful balance of comfortable family living and practical everyday space.

The ground-floor accommodation includes a welcoming lounge, providing an inviting place to relax, together with a kitchen offering a practical space for cooking and family life.

A particularly appealing feature is the conservatory, which benefits from a concealed roof and is currently utilised as a dining room. This creates a delightful additional reception space, ideal for family meals, entertaining friends or enjoying views over the garden throughout the year.

To the first floor are three bedrooms, including the main bedroom with its own en-suite shower room, together with a family bathroom serving the remaining bedrooms.

The second floor provides two further bedrooms and an additional shower room, creating a wonderfully flexible arrangement. This level would be particularly well suited to older children, teenagers, visiting guests or those looking to incorporate a dedicated home office.

Outside, the property enjoys an enclosed rear garden, offering space for outdoor relaxation, entertaining and family enjoyment.

A further advantage is the excellent parking provision. In addition to the garage, the owners have created additional off-road parking, providing space for several vehicles, a particularly useful feature for larger families and households with multiple cars.





Occupying a pleasant position within this established residential development, the property combines generous accommodation, flexible living arrangements and excellent parking facilities, all within easy reach of Wymondham's town centre, schools and everyday amenities.

An excellent opportunity to acquire a substantial five-bedroom detached family home offering space, versatility and practicality in a popular Wymondham location.

Early internal viewing is highly recommended to fully appreciate the accommodation and lifestyle this lovely family home has to offer.





**Accommodation Comprises:**

**Ground Floor**

**Entrance Hall** A welcoming entrance hall accessed via the front entrance door, with a radiator, staircase rising to the first floor and a useful understairs storage cupboard. Doors lead to the lounge and kitchen.

**Lounge** A spacious and beautifully light triple-aspect reception room, enjoying an abundance of natural light from windows on three sides. Sliding patio doors open directly onto the patio area and rear garden, creating a lovely connection between the indoor and outdoor living spaces. Two radiators.





**Kitchen** A well-appointed kitchen fitted with a refitted range of matching wall and base units, providing ample cupboard and worktop space. Appliances and provisions include an electric hob with cooker hood above, a mid-height double oven (also microwave) with cupboards above and below, space and plumbing for a washing machine, space for dishwasher, space for a tumble dryer and space for a tall fridge/freezer.

The wall-mounted gas boiler is neatly concealed within a matching kitchen cupboard. Doors provide access to the ground-floor cloakroom and conservatory, radiator.

**Cloakroom** Fitted with a low-level WC, wash hand basin and radiator.

**Conservatory** Accessed via a door from the main accommodation, this attractive conservatory is constructed on a brick plinth and benefits from a warm roof, allowing for comfortable use throughout the year. An electric radiator provides additional heating, whilst double doors open directly onto the rear garden. Currently utilised as a dining room, providing a lovely space for family meals and entertaining.

**First Floor**

**Landing** Staircase rising to the second floor, radiator and built-in airing cupboard with shelving. Doors providing access to three bedrooms and the family bathroom.

**Bedroom 1** A spacious main bedroom benefiting from built-in double wardrobe cupboards with hanging rails, radiator and door leading to the en-suite shower room.

**En Suite** Fitted with a walk-in double shower enclosure with folding shower screen, wash hand basin, low-level WC and heated towel radiator.

**Bedroom 2** Window to the front aspect and radiator.

**Bedroom 3** Window to the side aspect and radiator. Currently utilised as a study, offering a versatile space suitable for home working or use as a bedroom.

**Family Bathroom** Fitted with a panelled bath with shower curtain rail, wash hand basin, low-level WC and heated towel radiator.

**Second Floor**

**Landing** Access to the loft space, with doors leading to bedrooms four and five and the shower room.

**Bedroom 4** A light and airy double-aspect bedroom benefiting from a Velux roof window and radiator.

**Bedroom 5** A further double-aspect bedroom featuring a Velux roof window and radiator.











**Shower Room** Fitted with a walk-in shower cubicle, low-level WC, wash hand basin and heated towel radiator.

**Outside** To the front of the property is an attractive brick-weave driveway, which has been extended to provide additional off-road parking for several vehicles. The front garden is predominantly laid to lawn, with established hedging and trees providing an attractive degree of screening and privacy.

A timber gate to the side of the property provides access from the driveway to the rear garden.

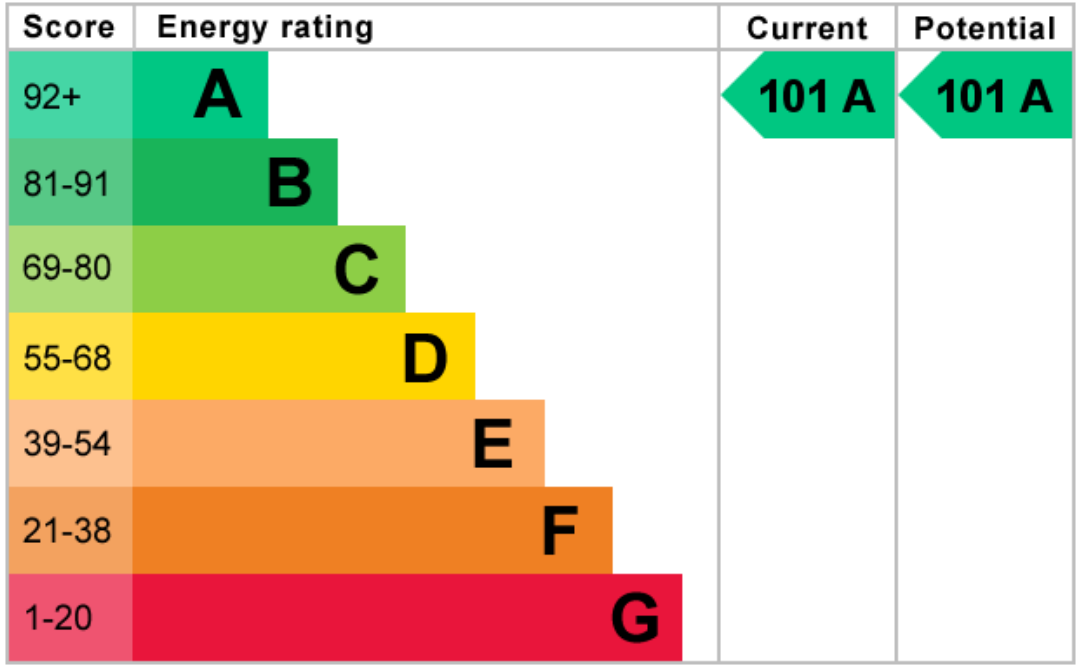
The enclosed rear garden features a paved patio area, ideal for outdoor dining and entertaining, with the remainder predominantly laid to lawn. Raised planted borders are stocked with a variety of established plants and shrubs, adding colour and interest. The garden is enclosed by a combination of brick walling and timber fencing.

**Garage** Garage with up-and-over door.

**Agents Note**

The property benefits from recently installed solar panels, positioned on both sides of the roof, together with a battery storage system. The system can be monitored via a dedicated app, allowing homeowners to track energy generation, consumption, battery storage and any returns from electricity exported to the grid. An insurance-backed guarantee is in place until January 2035. Further details and documentation are available upon request.




AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

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As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

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