



Guide Price £535,000

4 Bedroom House for sale  
3 Fritillary Drive, Wymondham



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## Overview

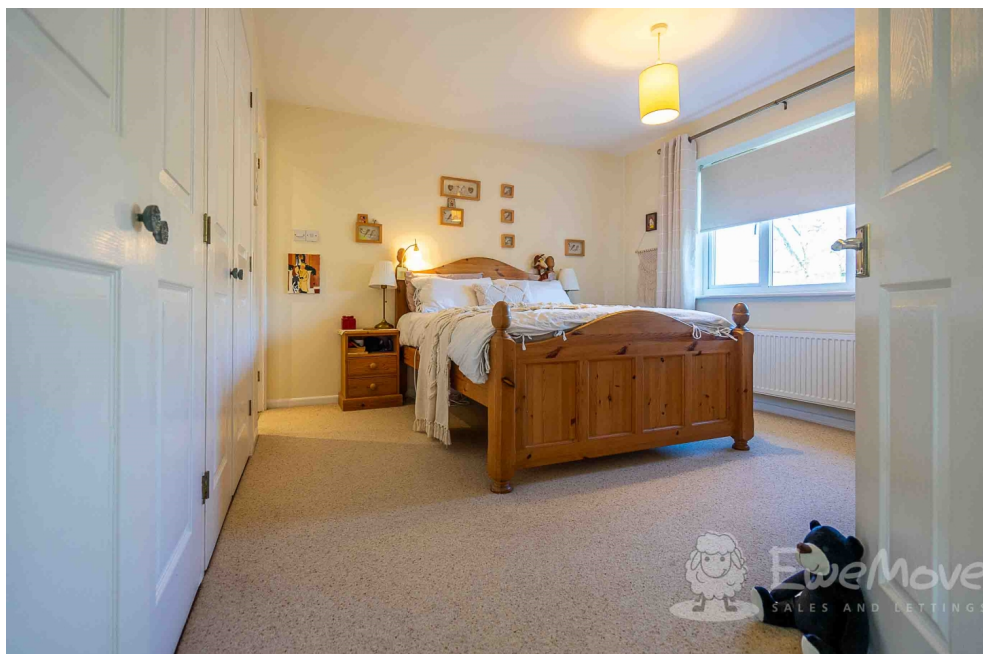
Boasting position, space, and a unique warming charm all of its own, this detached family abode shows its worth both inside and out.



## Key Features

- Detached Family Home
- Spacious Open Plan Living Plus Reception Room
- Three Double Bedrooms and a Single - All with Built-In Wardrobes
- Ground Floor Home Office and Cloakroom
- Recently Refurbished Ensuite and Family Shower Rooms
- Nicely Sized and Enclosed Mature Garden
- Double Garage with Light, Power and Eaves Storage
- Side-by-Side Driveway Parking





Welcome to Fritillary Drive, Wymondham. Set on the outskirts of an established development, this home has served its current owners since built in 1999. During this time, it has been lovingly remodeled and carefully maintained with unique interior features that differentiate it in today's market.

Starting with side-by-side driveway parking, a double garage, and a delightful frontage, the front door entices you into a spacious entrance hall and an open plan kitchen-family room complete with integrated appliances, oak worktops, and Karndean flooring. From here, a recreational space leads into a large living room featuring dual-aspect windows and a wood burner. The ground floor is complete with a home office, cloakroom, and ample storage.

The first floor begins with a superbly bright landing leading to three double bedrooms, a single bedroom, and a family bathroom. Note that all bedrooms benefit from built-in wardrobes ensuring that the floor space is all yours for the taking. Both the ensuite shower room and family bathroom were recently refurbished.



To the outside, the property provides a nicely sized garden from which you will enjoy the skies all year round, as well as plenty of additional space to the side and behind the garage which will undoubtedly be very useful. Showcasing a beautiful and interesting variety of fruit trees, it is not hard to imagine how this garden flourishes in the warmer months, and maybe even home some of the namesake butterflies.

Amenities within walking distance include a range of schools, supermarket, town centre shops, eateries and businesses, the train station and medical centre. The A11 is within a 3-minute drive and Norwich City centre a 20-minute drive. The University of East Anglia and Norfolk and Norwich University Hospital are both within easy commuting distance.

**Kitchen Family Living**

17' 0" x 11' 11" (5.20m x 3.65m)

Karndean flooring, oak worktops, ceramic sink, integrated hob with splashback, extractor fan, fridge-freezer, electric oven, microwave, washing machine, dishwasher and water softener, double-glazed window with Roman blind, multiple sockets, fitted base units, mounted wall units with fitted lights, exterior door with obscured window with Roman blind and radiator.

**Recreational Snug**

10' 5" x 9' 10" (3.20m x 3.00m)

Karndean flooring, double-glazed French doors, multiple sockets, radiator and bi-folding double doors into living room.

**Living Room**

23' 3" x 11' 3" (7.10m x 3.45m)

Karndean flooring, double-glazed sliding patio doors to rear aspect, double-glazed bay window to front aspect, fitted wood burner with marble surround and hearth plus mantel, multiple sockets, TV aerial and radiator.

**Home Office**

11' 3" x 8' 2" (3.45m x 2.50m)

Karndean flooring, double-glazed window, multiple sockets and radiator.

**Principal Bedroom**

12' 3" x 10' 9" (3.75m x 3.30m)

Fitted carpets, two double fitted wardrobes, double-glazed window, multiple sockets and radiator.

**Ensuite Shower Room**

9' 4" x 5' 8" (2.85m x 1.75m)

Luxury vinyl flooring, obscured double-glazed window, large shower base with glass screens, large Vanity wash basin with fitted wall units, bathroom mirror with fitted lighting, WC, radiator and shaver socket.

**Bedroom Two**

11' 3" x 10' 9" (3.45m x 3.30m)

Fitted carpets, a double and single built-in wardrobe, double-glazed window, multiple sockets and radiator.

**Bedroom Three**

11' 3" x 8' 0" (3.45m x 2.45m)

Fitted carpets, double built-in wardrobe, double-glazed window, multiple sockets and radiator.

**Bedroom Four**

7' 6" x 7' 6" (2.30m x 2.30m)

Fitted laminate flooring, double-glazed window, double built-in wardrobe, socket and radiator.

**Shower Room**

6' 10" x 6' 2" (2.10m x 1.90m)

Luxury vinyl flooring, obscured double-glazed window with roller blind, large shower base with

glass screen, large Vanity wash basin with fitted wall units,

bathroom mirror with fitted lighting, WC, radiator and shaver socket.

**Cloakroom**

8' 0" x 3' 7" (2.45m x 1.10m)

Karndean flooring, double-glazed obscured window, wash basin with splashback, WC and radiator.

# Floorplans

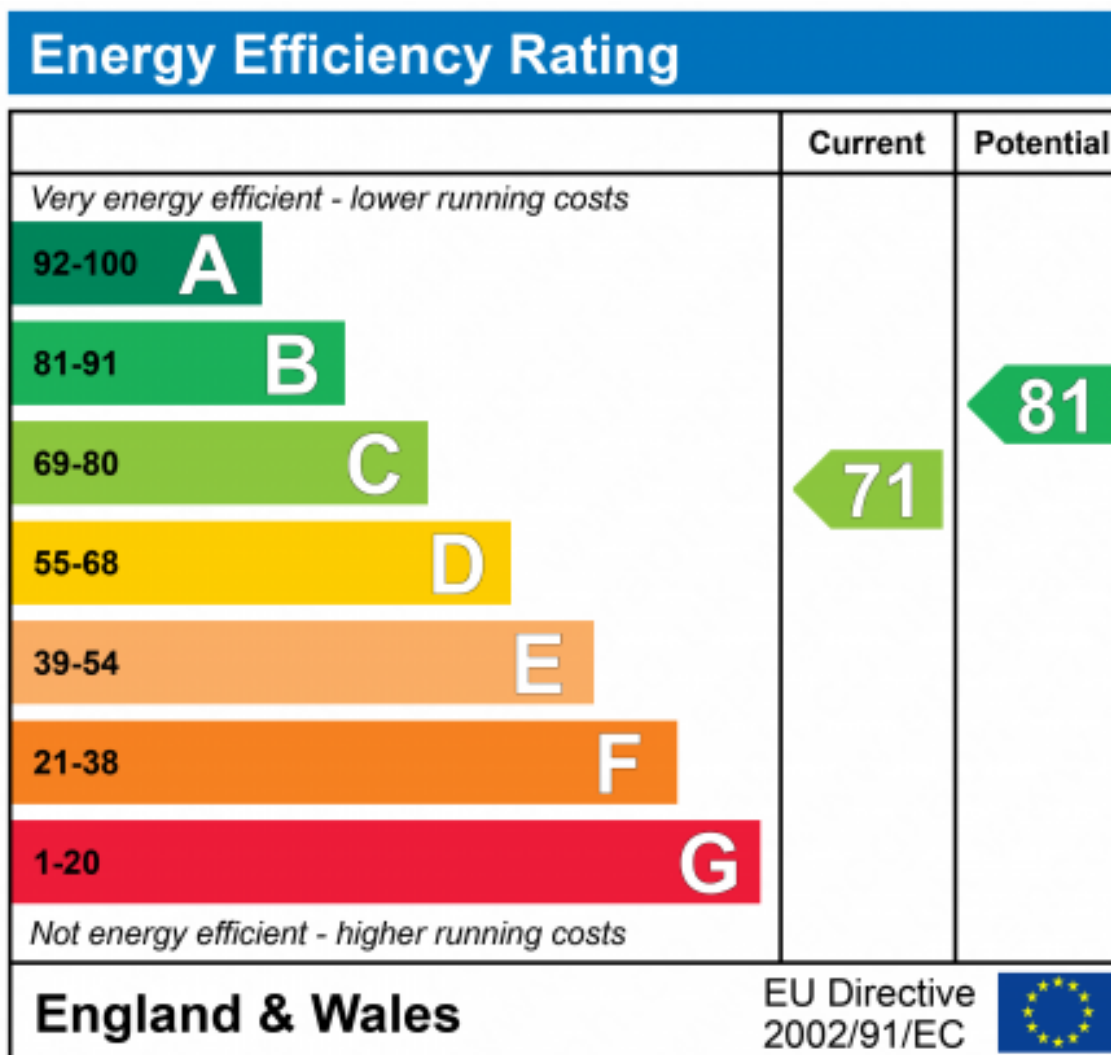


## DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA : 1763 sq.ft. (163.7 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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