



Guide Price £340,000

4 Bedroom House for sale  
1 Wisteria Drive, Wymondham



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SALES AND LETTINGS





## Overview

Nestled within a cluster of family homes and long-term residences, sits this impeccably presented detached home offered with no onward chain. Here is your opportunity to settle into your new home comfortably and swiftly.

## Key Features

- CHAIN FREE
- DETACHED 4-BEDROOM IN GOOD CONDITION
- SOUTH-FACING ENCLOSED GARDEN
- SINGLE GARAGE WITH LIGHT AND POWER
- DRIVEWAY PARKING AND ROOM FOR MORE
- NO MANAGEMENT EXPENSES



Welcome to Wisteria Drive, Wymondham. One happy owner since built in 2011 says it all! If spacious living, good-sized bedrooms, a south-facing garden, and a garage are important tick boxes for you, this must be placed top of your viewing list!

The ground floor provides a functional layout and scope for open-plan living – a design many homeowners in the area have implemented. Complete with a useful utility room, a cloakroom, and an under-the-stairs storage cupboard, let's see what the first floor has to offer.

Benefiting from plenty of natural daylight throughout, off landing there is a principal bedroom with ensuite, two excellent double bedrooms, a single bedroom and a family bathroom. Three of these bedrooms offer ample floor space to accommodate all the freestanding storage you desire.

To the outside, create your landscaping masterpiece within the south-facing garden boasting brand-new panel fencing with concrete posts for reliable, long-term stability. The garage serves as both storage and parking and is complete with light and power. Driveway parking is available in front of the garage and there is ample scope for additional parking.

Located within walking distance to nurseries, primary and secondary schools, as well as shops, amenities, and transport links, you will be pleased by the convenient positioning. The market town of Wymondham places you within comfortable commuting distance of Norwich, Cambridge and further afield destinations such as London and Stansted can be easily reached by train.

Viewings are readily available. Call us 24/7 to book yours.

**Kitchen-Breakfast Room**

10' 5" x 10' 0" (3.20m x 3.05m)

Vinyl flooring, fitted base and wall units, electric oven, gas hob, extractor fan, double-glazed window with Venetian blind, exterior door into garden with roller blind, multiple sockets and radiator.

**Living Room**

16' 4" x 11' 7" (5.00m x 3.55m)

Fitted carpet, double-glazed window and patio doors with vertical blinds, multiple sockets, TV aerial and radiator.

**Dining Room**

11' 9" x 9' 8" (3.60m x 2.95m)

Fitted carpet, double-glazed window with Venetian blind, multiple sockets and radiator.

**Principal Bedroom with Ensuite**

11' 7" x 10' 9" (3.55m x 3.30m)

BEDROOM: Fitted carpet, double-glazed window with roller blind, multiple sockets and radiator.

ENSUITE: Vinyl flooring, half tiled, wash basin, WC, shower unit with folding glass doors, extractor fan and radiator.

**Bedroom 2**

11' 9" x 8' 10" (3.60m x 2.70m)

Fitted carpet, double-glazed window with Venetian blind, multiple sockets and radiator.

**Bedroom 3**

11' 7" x 8' 10" (3.55m x 2.70m)

Fitted carpet, double-glazed window with Venetian blind, multiple sockets and radiator.

**Bedroom 4**

7' 10" x 6' 8" (2.40m x 2.05m)

Fitted carpet, double-glazed window with Venetian blind, multiple sockets and radiator.

**Bathroom**

8' 10" x 4' 11" (2.70m x 1.50m)

Vinyl flooring, shower over bath, wash basin, WC, obscured double-glazed window with roller blind, extractor fan and radiator.

**Utility Room**

6' 0" x 5' 1" (1.85m x 1.55m)

Vinyl flooring, fitted base unit and worktop, houses the boiler, sink, space for freestanding washing machine and dryer, multiple sockets.

**Cloakroom**

6' 0" x 3' 1" (1.85m x 0.95m)

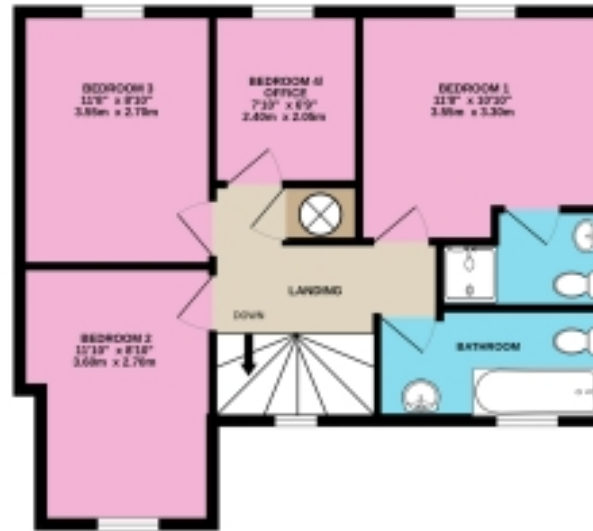
Vinyl flooring, wash basin, WC, obscured double-glazed window with Venetian blind and radiator.

# Floorplans

GROUND FLOOR  
342 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.2 sq.m.) approx.



2ND FLOOR  
272 sq.ft. (25.2 sq.m.) approx.

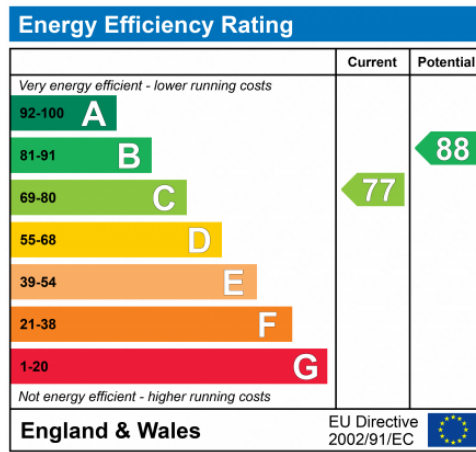


## DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA: 1253 sq.ft. (116.4 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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