



Guide Price £575,000

5 Bedroom Detached House for sale
266 Norwich Road, Wymondham





Overview

Exceptional family living awaits! Modern luxury, thoughtful design, and prime positioning - this stunning home delivers. Click here for further details...



Key Features

- Modern 5-Bedroom Detached Home
- Landscaped Non-Overlooked Evergreen Garden
- Double-Garage / Workshop Plus Driveway and EV Charger
- Large Open Plan Kitchen-Dining-Family Room Plus Living Room
- Utility Room and Ample Storage Throughout
- 4-Piece Family Bathroom and Ensuite, Plus Jack and Jill Shower Room
- Walking Distance of Schools, Nurseries, Supermarkets, Parks and Bus Stops





Welcome to Norwich Road, Wymondham, NR18. Step into this magnificent five-bedroom Charles Church masterpiece, where contemporary luxury meets thoughtful family design in one of Wymondham's most coveted locations. Built in 2016 and lovingly maintained by its original owners, this immaculate home showcases the perfect blend of bright, airy spaces with premium finishes that will captivate the entire family.

The heart of this remarkable home lies in its spectacular open-plan kitchen-dining-family room, where upgraded finishes gleam under natural light. This fully integrated kitchen includes an induction hob, wine cooler, abundant storage and granite worktops all within a spacious setting for ease and harmony. This sociable room effortlessly accommodates everything from homework sessions at the breakfast bar to hosting fine dinner parties, while the separate utility room keeps daily life running smoothly behind the scenes. Children will love the seamless flow between indoor and outdoor living, with a pair of French doors opening onto the beautifully landscaped, non-overlooked and evergreen garden - a private sanctuary bringing a whole new feel to weekend barbecues, children's play, and peaceful evening relaxation.

Practical family living reaches new heights on the first floor. The landing itself offers an elevated sense of space leading to all bedrooms, a 4-piece family bathroom and two storage cupboards. The principal bedroom serves as a generous retreat offering a 4-piece ensuite bathroom and floor-to-ceiling triple wardrobe for added luxury. You may also say farewell to sibling chaos given the unique offering of a 4-piece family bathroom plus Jack and Jill shower room. Bedrooms two to four come complete with double wardrobes and bedroom five is a generous size - no box rooms here!

Now for the practicalities: the integrated double garage, complete with epoxy flooring has transformed this space into much more than parking and storage. If a workshop or hobby space of any kind has been a desire of yours, this is for you. From ample storage and smart lighting throughout, to a recently fitted combi boiler and an EV charger, this move-in ready home demonstrates the forward-thinking approach that busy families appreciate.

Prime corner positioning on Norwich Road offers the best of both worlds - avoiding the hustle and bustle of through-traffic while maintaining excellent connectivity to outstanding schools, the historic town centre, and swift transport links via the A11 and rail to Norwich, Cambridge, and London. This is more than just a house; it's a launching pad for the next chapter of your family's story.



Don't miss the opportunity to experience this exceptional home firsthand. Secure your private appointment today and discover why this could be the key to your family's future happiness.

What3Words: ///daisy.quail.downfield

Kitchen-Dining-Family Room

35' 11" x 10' 11" (10.95m x 3.34m)

Tiled flooring, uPVC double-glazed window with fitted Venetian blind and dual French doors, spotlights and two ceiling lights, fitted base and wall-mounted units, granite worktops, integrated fridge-freezer, dishwasher, water softener, induction hob with granite splashback, extractor hood, wine cooler and double electric oven, breakfast bar, multiple sockets, undermount sink, two radiators and TV aerial.

Utility Room

7' 4" x 5' 4" (2.26m x 1.63m)

Tiled flooring, exterior door, fitted base units, granite worktop, undermounted sink, space and plumbing for washing machine and tumble dryer, houses the consumer unit, radiator and spotlights.

Living Room

16' 11" x 11' 11" (5.18m x 3.65m)

Fitted carpet, uPVC double-glazed window, Verona Sandstone electric fireplace suite, ceiling lights, multiple sockets, TV aerial and radiator.

WC

5' 4" x 4' 6" (1.63m x 1.39m)

Tiled flooring, wash hand basin, toilet, two half tiled walls, toilet, radiator, extractor fan and spotlights.

Principal Bedroom

16' 4" x 14' 11" (4.98m x 4.55m)

Fitted carpet, uPVC double-glazed window, fitted triple wardrobe with mirrored sliding doors, smart ceiling light, radiator, TV aerial and multiple sockets.

Ensuite Bathroom

9' 3" x 6' 8" (2.82m x 2.05m)

Laminate flooring, obscured uPVC double-glazed window with fitted Venetian blind, half tiled walls, bath, corner shower unit with glass doors, wash hand basin, toilet, spotlights, extractor fan and heated towel rail.

Bedroom Two

13' 5" x 9' 10" (4.10m x 3.02m)

Fitted carpet, uPVC double-glazed window, fitted double wardrobe, smart ceiling light, radiator, TV aerial and multiple sockets.

Bedroom Three

12' 11" x 9' 11" (3.94m x 3.03m)

Fitted carpet, uPVC double-glazed window, fitted double wardrobe, smart ceiling light, radiator, TV aerial and multiple sockets.

Bedroom Four

12' 5" x 9' 10" (3.79m x 3.02m)

Fitted carpet, uPVC double-glazed window, fitted double wardrobe, hardwired ceiling light, radiator, TV aerial and multiple sockets.

Bedroom Five

10' 0" x 9' 10" (3.06m x 3.02m)

Fitted carpet, uPVC double-glazed window with fitted Venetian blind, smart ceiling light, radiator, TV aerial and multiple sockets.

Family Bathroom

9' 0" x 7' 0" (2.76m x 2.15m)

Laminate flooring, obscured uPVC double-glazed window with fitted Venetian blind, half wall tiling, bath, shower unit with electric shower and glass bi-folding door, wash hand basin, toilet, heated towel rail, spotlights and extractor fan.

Jack and Jill Shower Room

9' 1" x 6' 6" (2.77m x 2.00m)

Laminate flooring, obscured uPVC double-glazed window with fitted Venetian blind, half wall tiles, corner shower unit with glass doors, wash hand basin, toilet, heated towel rail and spotlights

Double Garage

17' 9" x 15' 5" (5.42m x 4.71m)

Dual electric garage doors, epoxy flooring, lighting, multiple sockets and houses the combi gas boiler installed in 2024.

Floorplans

GROUND FLOOR
1066 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



DETACHED 5-BEDROOM HOUSE

TOTAL FLOOR AREA : 2138 sq.ft. (198.6 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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EPC

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



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01953 665 785 (24/7)
wymondham@ewemove.com

