



Guide Price £400,000

4 Bedroom Link Detached House for sale  
15 Heron Rise, Wymondham







## Overview

A modern four-bed Hopkins Homes with a lovely green outlook, moments from the park and an easy walk to town, the station, Co-op and the gym. First time on the market since new - so if you've been waiting for 'the one', call us today.



## Key Features

- Guide Price: £400,000 - £415,000
- Four-Bedroom Two-Bathroom 2018 Hopkins Home
- Bright Kitchen-Diner with Adjacent Utility Space
- Living Room Boasting Inglenook Fireplace with Woodburner
- Sash Windows with Internal Shutters and Blinds Throughout
- Extensive Single Garage and Sizeable Carport
- Landscaped Garden Including Elevated Patio and Children's Play Area
- Surrounded by Green Spaces and Plenty of Good Walks









Welcome to Heron Rise, Wymondham, NR18. This 2018-built home is tailor-made for family life: well-proportioned rooms, two bathrooms for smoother mornings, and the kind of practical storage that keeps busy households feeling calm and clutter-free.

Character and comfort come together in the main living space with an inglenook fireplace and working woodburner - a real heart-of-the-home feature for cosy evenings in. Alongside a bright and spacious kitchen-diner, a separate utility area keeps laundry and everyday clutter neatly out of sight, and a WC is well-placed off the hallway. Furthermore, the sash windows have been fitted with internal shutters on the ground floor and Venetian blinds throughout the first floor.

Lovely views can be enjoyed from the first floor. The main bedroom boasts a good-sized ensuite shower room and storage cupboard. Bedroom two is positioned over the extended carport, creating a standout dual-aspect room that's ideal as a guest room or work-from-home zone, while additional space on the landing has been dedicated to the all-important storage a busy household needs. Four bedrooms in total and a family bathroom, all off a bright landing.

Outside is just as family-friendly. A landscaped garden, beautiful day and night thanks to integrated lighting, ready for play, summer barbecues and relaxed weekends. The extended carport offers utmost convenience in poor weather and unloading shopping, including wiring for an EV charger. The garage is approx. 7 x 3.2 meters with power – excellent for excess storage needs, a home gym and workshop space.

With the park just a hop and skip away, plus walkable access to Wymondham town centre and train station, this location makes day-to-day life that much smoother whilst being set away from the hustle and bustle. Not to mention the recent opening of Silfield Oak Primary Academy, located within a short walk.

Whether you're thinking about family needs or simply enjoying spacious living within a tranquil environment and neighbourhood within walking distance of Wymondham amenities, this home is well worth your consideration. Call us 24/7 to book your viewing.

What3Words: [///educated.universes.archduke](https://www.what3words.com/educated.universes.archduke)

Annual management charge of £190.86 applies.





**Kitchen-Dining Room**

18' 2" x 16' 9" (5.55m x 5.12m)

Tiled flooring, timber-framed double-glazed sash windows, French doors and exterior door to the carport (one window fitted with internal shutters, one with a Roman blind), base and wall-mounted units, integrated double oven, extractor hood and gas hob, space and plumbing for a washing machine, dishwasher and dryer, coving, under stair storage cupboard, dual hardwired ceiling lights, splashback tiling, houses the gas boiler, thermostat and multiple sockets.

**Living Room**

18' 2" x 10' 9" (5.55m x 3.29m)

Fitted carpet, dual timber-framed double-glazed windows with fitted internal shutters, brick inglenook fireplace with working woodburner, tiled hearth and mantel surround, dual ceiling lights, coving, multiple sockets, radiator and TV aerial.

**WC**

5' 1" x 3' 4" (1.57m x 1.04m)

Tiled flooring, wash hand basin with splashback tiling, toilet, radiator, ceiling light and coving.

**Bedroom One**

14' 2" x 11' 3" (4.33m x 3.45m)

Fitted carpet, timber-framed double-glazed window with fitted Venetian blind, built-in wardrobe, coving, ceiling light, radiator and multiple sockets.

**Ensuite Shower Room**

6' 5" x 5' 5" (1.97m x 1.67m)

Vinyl flooring, timber-framed double-glazed window with fitted Venetian blind, rectangular shower unit with glass screens, sliding door and tiled walls, wash hand basin with splashback tiling, toilet, coving, radiator and ceiling light.

**Bedroom Two**

17' 5" x 10' 1" (5.32m x 3.09m)

Fitted carpet, timber-framed double-glazed window with fitted Venetian blind and Velux window, coving, ceiling light, loft access, radiator and multiple sockets.

**Bedroom Three**

11' 7" x 10' 0" (3.55m x 3.05m)

Fitted carpet, timber-framed double-glazed window with fitted Venetian blind, built-in storage, coving, ceiling light, radiator and multiple sockets.

**Bedroom Four**

11' 2" x 6' 10" (3.42m x 2.10m)

Fitted carpet, timber-framed double-glazed window with fitted Venetian blind, coving, ceiling light, radiator and multiple sockets.

**Family Bathroom**

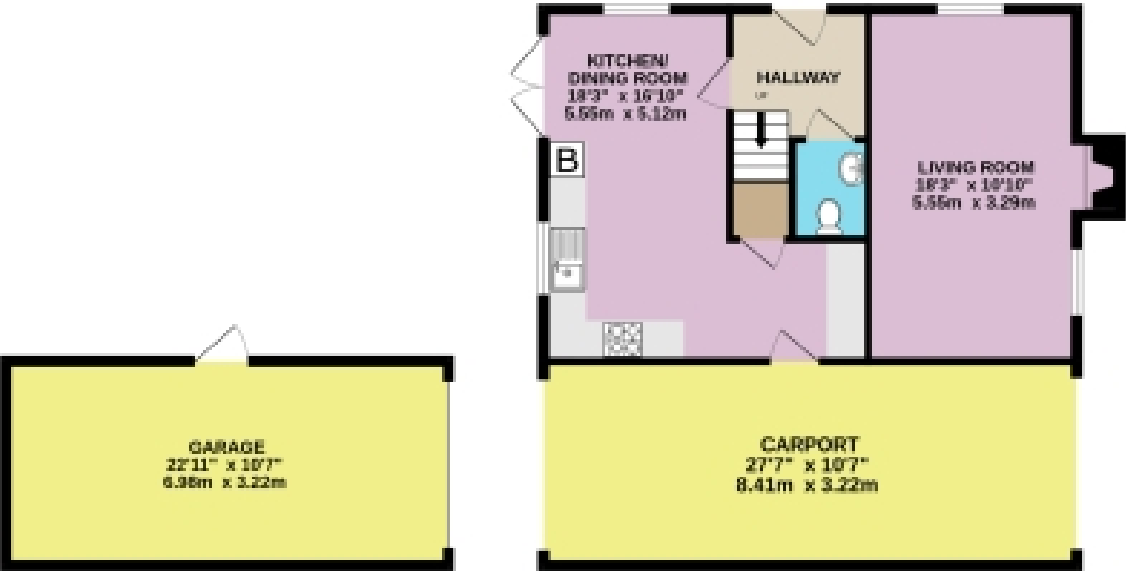
6' 6" x 6' 0" (2.00m x 1.85m)

Vinyl flooring, timber-framed double-glazed window with fitted Venetian blind, bath with shower nozel, wash hand basin with splashback tiling, toilet, ceiling light and radiator.

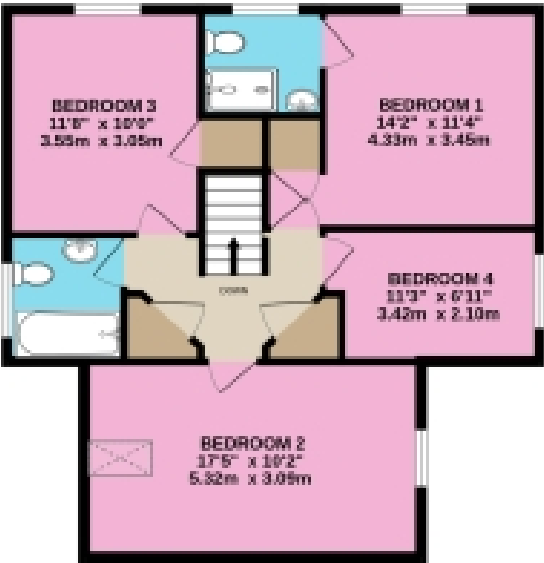


# Floorplans

GROUND FLOOR  
1039 sq.ft. (96.6 sq.m.) approx.



FIRST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



4-BEDROOM LINK-DETACHED HOUSE

TOTAL FLOOR AREA : 1717 sq.ft. (159.5 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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