



Guide Price £450,000

5 Bedroom Detached House for sale  
9 Wisteria Drive, Wymondham





## Overview

Smart, energy-efficient, and versatile five-bedroom detached home: upsize into your next chapter with ease, enjoying flexible space for family life, home working and hosting. Book now!



## Key Features

- Vendors Have Found - July Completion
- 5-Bedroom Detached Family Home (Set Over 3 Generous Floors)
- 3 Bathrooms including Principal Ensuite
- Newly Fitted Wickes Shaker-Style Kitchen with Bosch Appliances
- Sun Room / Dining Room Opening onto the Garden
- Large L-Shaped Living Room Overlooking the Garden
- Westerly-Facing Garden with Patio and Woodland Outlook
- Extended Brickweave Driveway to Accommodate Five Vehicles with Room to Extend
- No Management Fees
- Solar Panels (Both Roof Aspects) + Battery Storage; App Monitoring; Guarantee to Jan. 2035





Welcome to Wisteria Drive, Wymondham, NR18. This substantial five-bedroom, three-bathroom detached family home is arranged across three generous floors, ideal for those looking to upsize for family and spatial needs. The ground floor centres around a recently installed Wickes shaker-style kitchen with Bosch appliances, complemented by a bright sun room currently used as a permanent dining space, and a generous L-shaped living room that easily flexes for family life, entertaining and relaxing.

Upstairs, the first floor offers three bedrooms, including the principal bedroom with an en-suite shower room and built-in wardrobe, plus the family bathroom with a shower over the bath. The top floor adds two further dual-aspect, generous bedrooms, sharing a shower room off the landing, offering independence from the rest of the household - perfect for older children, guests, or creating a dedicated work-from-home setup.

Positioned along a quiet residential road, this home is uniquely set back, with a sizeable brickweave driveway for parking up to five cars, along with a single garage for storage, bikes, buggies and gym gear. The westerly-facing rear garden is a real highlight, boasting a large patio to enjoy afternoon and evening sun and a lovely outlook across neighbouring woodland and parkland.

Turning sunshine into savings, this home comes complete with recently installed solar panels (fitted on both sides of the roof) and a battery. Making smarter decisions is easy with an app that tracks storage, usage, and feed-in returns. Insurance-backed guarantee dated to January 2035.

Wymondham's a brilliant base for family life: well-regarded schools, loads of green space, leisure centre, tennis and rugby clubs, plus a great mix of local shops and eateries – alongside a choice of supermarkets including Waitrose. The train station provides reliable connections to Norwich, Cambridge, London and Stansted, while road links into Norwich and beyond make for easy commuting and days out.

This home is a happy place to grow and has been thoughtfully used to make everyday life feel easy, sociable and spacious. With five bedrooms across three floors, great parking and a garden outlook that's hard to beat, it's ready for its next family to settle in and flourish. Book your viewing today.

What3Words: ///canal.pursuing.nurtures



### **Kitchen**

14' 0" x 10' 7" (4.27m x 3.23m)

Vinyl flooring, uPVC double-glazed window with fitted Venetian blind, splashback tiling, Wickes shaker-style base and wall-mounted units, soft-close cupboards and drawers, integrated Bosch oven and microwave, extractor hood, freestanding Bosch dishwasher and washing machine, composite sink, hardwired ceiling light, vertical radiator and multiple sockets.

### **Living Room**

18' 1" x 16' 10" (5.52m x 5.15m)

Fitted carpet, dual uPVC double-glazed windows with fitted vertical blinds and French doors, dual hardwired ceiling light, coving, two radiators, multiple sockets, TV aerial and electric fire.

### **Sun Room**

12' 1" x 10' 0" (3.70m x 3.05m)

Vinyl flooring, uPVC double-glazed windows and French doors, fitted pull-down blinds, hardwired ceiling light, electric radiator and multiple sockets.

### **WC**

4' 9" x 4' 8" (1.46m x 1.44m)

Vinyl flooring, obscured uPVC double-glazed window, wash hand basin, toilet, radiator and ceiling light.

### **Principal Bedroom**

14' 2" x 8' 11" (4.34m x 2.74m)

Fitted carpet, uPVC double-glazed window with fitted roller blind, built-in double wardrobe, ceiling light, radiator and multiple sockets.

### **Ensuite Shower Room**

8' 6" x 4' 9" (2.60m x 1.46m)

Vinyl flooring, obscured uPVC double-glazed window, shower with glass doors and tiled walls, wash hand basin, toilet, ceiling light and heated towel rail.

### **Bedroom Two**

11' 2" x 8' 2" (3.41m x 2.51m)

Fitted carpet, uPVC double-glazed window with fitted roller blind, ceiling light, radiator and multiple sockets.

### **Bedroom Three**

12' 11" x 8' 11" (3.95m x 2.74m)

Fitted carpet, uPVC double-glazed dormer window and Velux window, built-in storage, ceiling light, radiator and multiple sockets.

### **Bedroom Four**

12' 11" x 11' 2" (3.95m x 3.41m)

Fitted carpet, uPVC double-glazed dormer window and Velux window, ceiling light, radiator and multiple sockets.

### **Bedroom Five**

11' 1" x 6' 11" (3.38m x 2.13m)

Fitted carpet, uPVC double-glazed window with fitted vertical blind, ceiling light, radiator and multiple sockets.

### **Family Bathroom**

7' 10" x 6' 10" (2.39m x 2.10m)

Vinyl flooring, obscured uPVC double-glazed window, bath with shower over and tiled walls, wash hand basin, toilet, ceiling light and heated towel rail.

### **Shower Room**

6' 5" x 4' 7" (1.96m x 1.41m)

Vinyl flooring, shower with glass doors and tiled walls, wash hand basin, toilet, ceiling light and heated towel rail.

# Floorplans



## DETACHED 5-BEDROOM HOUSE

TOTAL FLOOR AREA : 1848 sq.ft. (171.8 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	101 A	101 A
81-91	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

