

Wisteria Drive | Wymondham | NR18 0FW

Asking Price £450,000

twgaze

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An impressive four-bedroom executive detached residence, enjoying a desirable position on a corner plot. Offering substantial family accommodation, the property is complemented by a private garden, double garage and extensive off-road parking for several vehicles.

- Offered with no chain
- Four bedroom detached house
- Separate formal dining room
- Good size lounge
- Open plan kitchen/breakfast room and separate utility room
- Main bedroom with en-suite
- Double garage with parking for several cars
- Corner plot
- Private enclosed rear garden
- Electric car charging point

Location

Wymondham itself is a historic market town just 10 miles south of Norwich city centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham college in particular, boasting an 'outstanding' Ofsted rating. There are good supermarkets including Waitrose and numerous small businesses in the town. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.





















The Property
An impressive entrance hallway provides a welcoming introduction to this substantial family home, with a useful cloak-cupboard and access to the principal ground floor rooms. The generous sitting room enjoys a pleasant outlook over the rear garden, with doors opening directly to the outside space. A separate formal dining room offers flexibility for modern family living, equally suited as a home office, playroom or additional reception room. The well-appointed kitchen/breakfast room is a particularly appealing feature, offering generous space for both everyday dining and entertaining, complemented by a separate utility room and ground floor cloakroom. To the first floor, a spacious landing serves four well-proportioned bedrooms and the family bathroom. The main bedroom benefits from built-in wardrobes and its own en-suite shower room. Throughout, the accommodation offers an excellent balance of generous proportions, practicality and versatility, ideally suited to the demands of modern family life.

Outside
The property's corner plot position is a particularly appealing feature, providing a generous garden setting with a pleasing sense of space and privacy. Established hedging defines the boundaries, whilst the attractive front garden creates a welcoming approach. The gardens offer a choice of areas to sit and enjoy throughout the day, whether making the most of the sunshine or finding a peaceful, shaded retreat during the warmer months. This versatility makes the outside space equally suited to relaxation and entertaining. Practical considerations are equally well catered for, with a double garage, ample off-road parking for several vehicles and the added convenience of an electric vehicle charging point.

Services: mains electric, mains gas, mains water and mains drainage

How to get there: What3words: ///workbook.splice.nightfall

Viewing: By appointment with TW Gaze

Freehold

Council Tax: Payable to South Norfolk - Band E

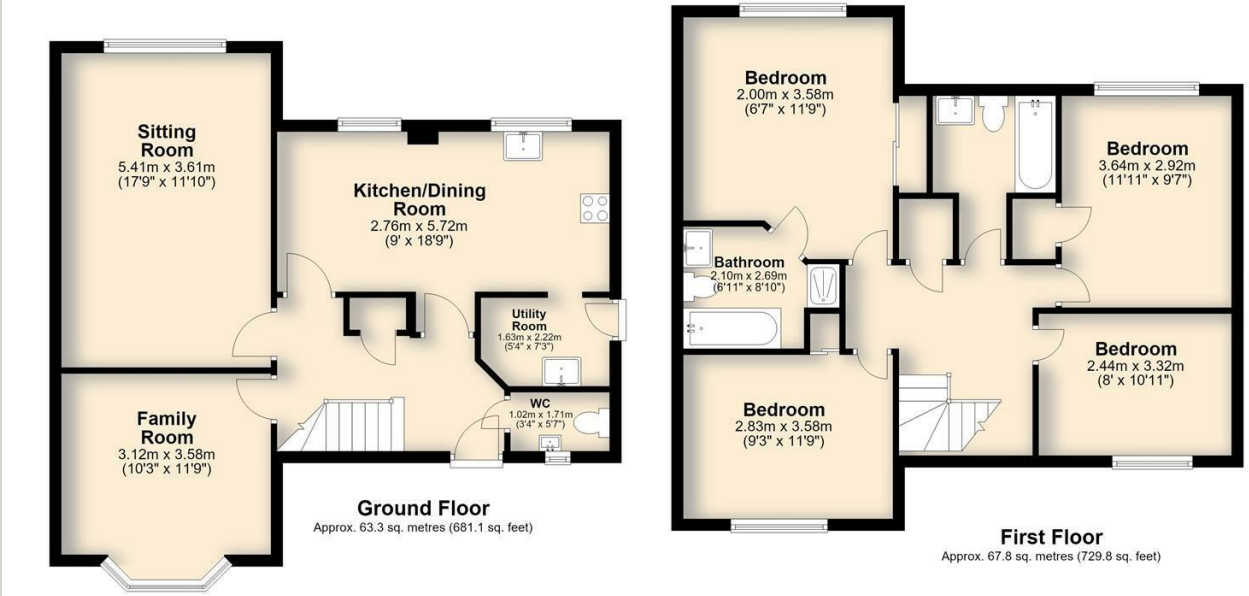
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

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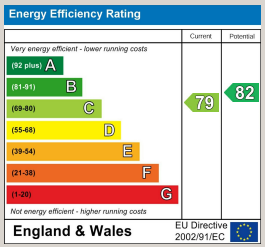








Total area: approx. 131.1 sq. metres (1410.8 sq. feet)



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