



Guide Price £535,000

4 Bedroom Detached House for sale  
3 Fritillary Drive, Wymondham







## Overview

Brimming with character inside and out, this charming detached home balances style and functionality beautifully. Every corner is thoughtfully designed welcoming you with undeniable warmth. Click for details...



## Key Features

- Well-Appointed Detached Family Home
- Fully-Integrated Kitchen, Water Softener, Water Pressure Booster and Boarded Loft
- Ground Floor Home Office, Cloakroom and Storage
- Built-In Wardrobes in Every Bedroom
- Verdant Garden Boasting Fruit Trees and Mature Shrubs
- Double Garage and Well-Positioned Brickweave Driveway to Accommodate EV Charging
- 12-Minute Walk of the Train Station and Town Centre
- Selection of Schools Including Outstanding Browick Primary and Wymondham College









Welcome to Fritillary Drive, Wymondham, NR18. Positioned on the edge of a well-established community, this home has been a trusted haven for its current owners since build in 1999. Thoughtfully remodeled and lovingly maintained, this property offers character and the opportunity for a turnkey move ready for your next chapter.

Greeted by a delightful frontage, conveniently placed adjacent to the side-by-side driveway parking and a double garage, the front door entices you into a spacious entrance hall and an open plan kitchen-dining room complete with integrated appliances, oak worktops, and Karndean flooring. From here, a recreational space leads into a large dual-aspect living room featuring a wood burner. The ground floor comes complete with a home office, cloakroom, and ample storage.

The first floor opens with a superbly bright landing leading to three double bedrooms, a single bedroom, and a family shower room. Note that all bedrooms benefit from built-in wardrobes enabling better use of space and lesser need for freestanding storage. Both the ensuite and family shower rooms have been recently refurbished to include dual-headed showers and LED bathroom mirrors.

To the outside, enjoy a nicely sized mature garden fit for relaxing, fun and games, not to mention entertaining with French doors leading into the kitchen and living areas. Complimented by plenty of additional space to the side and behind the garage will undoubtedly be useful. Showcasing a beautiful variety of fruit trees, this garden flourishes in the warmer months absorbing sunshine and attracting the namesake butterflies.

Amenities within walking distance include outstanding schools (Wymondham College included), a range of supermarkets, local shops and eateries, as well as reliable rail links to London, Cambridge, Stansted and Norwich. Buses to Norwich are just a stroll away, with the A11 a 3-minute drive and Norwich city centre just 20 minutes by car. The University of East Anglia and Norfolk and Norwich University Hospital are also easily accessible.

To arrange an appointment to view this superb home, call us 24/7.

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**Kitchen Family Living**

17' 0" x 11' 11" (5.20m x 3.65m)

Karndean flooring, oak worktops, ceramic sink, integrated hob with splashback, extractor fan, fridge-freezer, electric oven, microwave, washing machine, dishwasher and water softener, double-glazed window with Roman blind, multiple sockets, fitted base units, mounted wall units with fitted lights, exterior door with obscured window with Roman blind and radiator.

**Recreational Snug**

10' 5" x 9' 10" (3.20m x 3.00m)

Karndean flooring, double-glazed French doors, multiple sockets, radiator and bi-folding double doors into living room.

**Living Room**

23' 3" x 11' 3" (7.10m x 3.45m)

Karndean flooring, double-glazed sliding patio doors to rear aspect, double-glazed bay window to front aspect, fitted wood burner with marble surround and hearth plus mantel, multiple sockets, TV aerial and radiator.

**Home Office**

11' 3" x 8' 2" (3.45m x 2.50m)

Karndean flooring, double-glazed window, multiple sockets and radiator.

**Cloakroom**

8' 0" x 3' 7" (2.45m x 1.10m)

Karndean flooring, double-glazed obscured window, wash basin with splashback, WC and radiator.

**Principal Bedroom**

12' 3" x 10' 9" (3.75m x 3.30m)

Fitted carpets, two double fitted wardrobes, double-glazed window, multiple sockets and radiator.

**Ensuite Shower Room**

9' 4" x 5' 8" (2.85m x 1.75m)

Luxury vinyl flooring, obscured double-glazed window, large shower base with glass screens, large Vanity wash basin with fitted wall units, bathroom mirror with LED lighting, toilet, radiator and shaver socket.

**Bedroom Two**

11' 3" x 10' 9" (3.45m x 3.30m)

Fitted carpets, a double and single built-in wardrobe, double-glazed window, multiple sockets and radiator.

**Bedroom Three**

11' 3" x 8' 0" (3.45m x 2.45m)

Fitted carpets, double built-in wardrobe, double-glazed window, multiple sockets and radiator.

**Bedroom Four**

7' 6" x 7' 6" (2.30m x 2.30m)

Fitted laminate flooring, double-glazed window, double built-in wardrobe, socket and radiator.

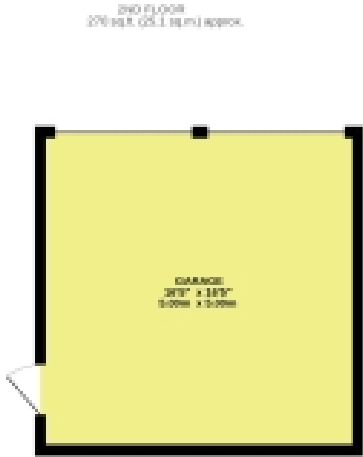
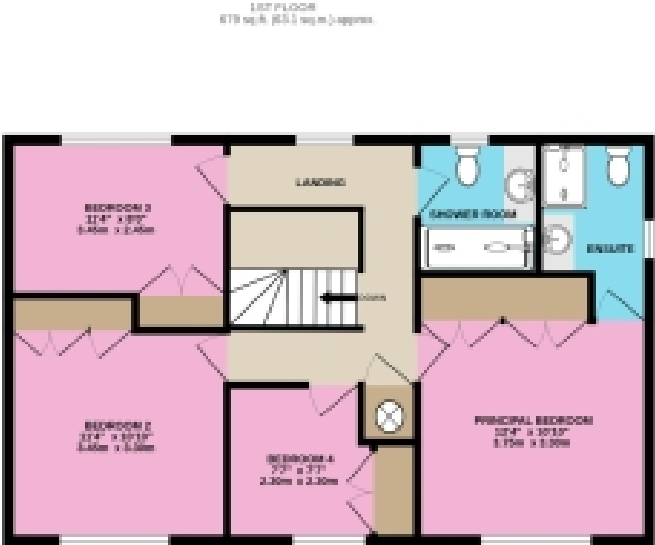
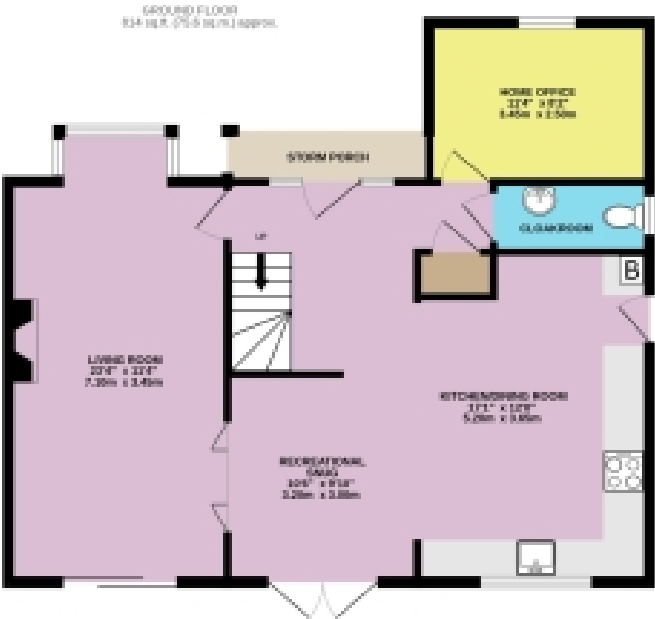
**Shower Room**

6' 10" x 6' 2" (2.10m x 1.90m)

Luxury vinyl flooring, obscured double-glazed window with roller blind, large shower base with glass screen, large Vanity wash hand basin with fitted wall units, bathroom mirror with LED lighting, toilet, radiator and shaver socket.



# Floorplans



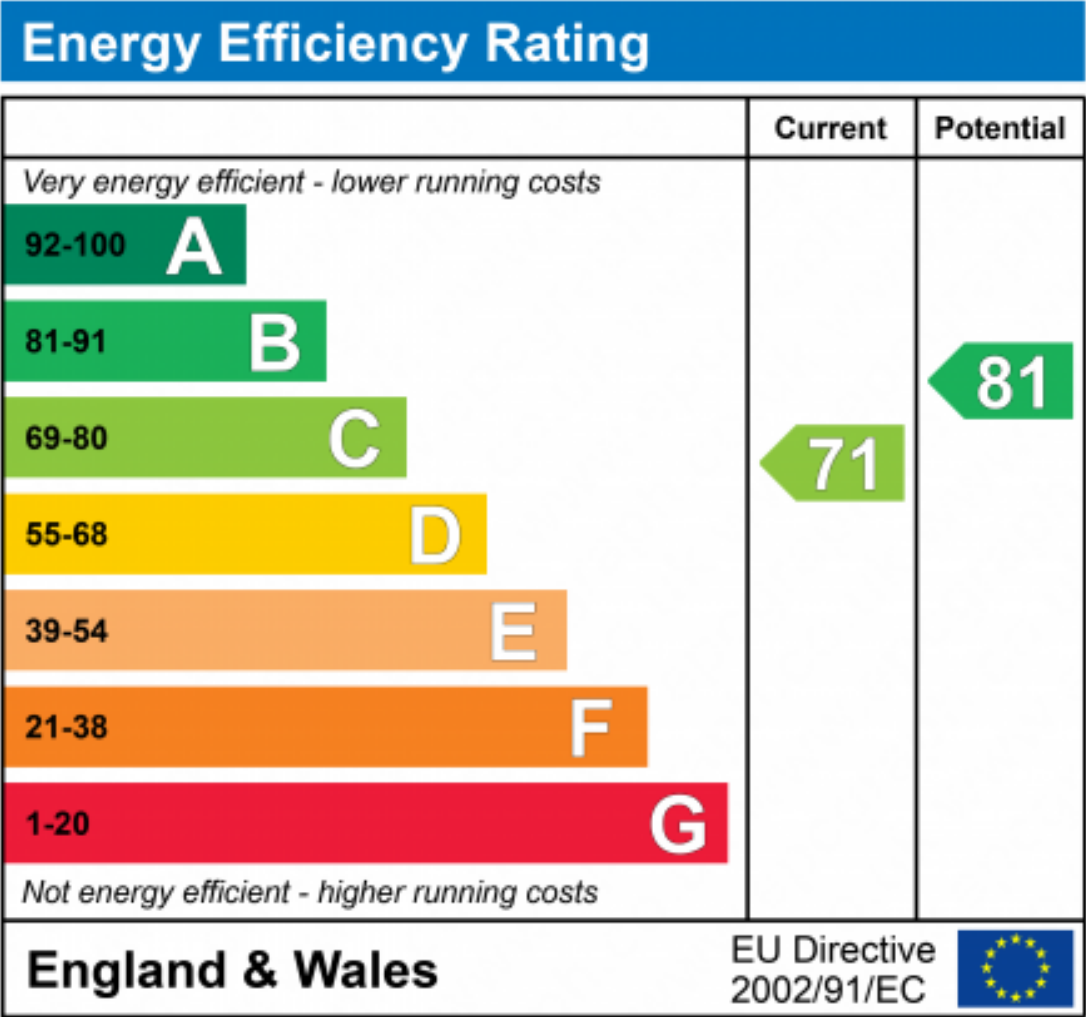
## DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA : 1763 sq.ft. (163.7 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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