



Guide Price £500,000

4 Bedroom Detached House for sale
48 Orchard Way, Wymondham





Overview

Step inside this exceptional 4-bedroom haven, where luxury meets location with its principal suite, private south-facing garden, and dedicated home office. Join us at our Open House event on Saturday 10th May to experience your dream home just moments from Wymondham's historic town centre.



Key Features

- Open House Event - Saturday 10th May (by appointment only)
- Bright and Spacious Four-Bedroom Detached Home
- Prime Location Only Moments Walk from the Town Centre, Schools and Shops
- Private Non-Overlooked and Mature South-Facing Garden
- Principal Suite Including Built-In Triple Wardrobe and Large Ensuite Bathroom
- Well-Appointed, Fully-Integrated Kitchen-Diner with Ample Storage and Worktop
- Dual-Aspect Living Room with Bi-Fold Doors into the Garden
- Dedicated Ground-Floor Home Office or Study
- Neat Driveway and Verdant Front Garden, Workshop and Gym / Office / Studio





Welcome to Orchard Way, Wymondham, NR18. This outstanding 4-bedroom detached home is brilliantly positioned to enjoy all that our historic town of Wymondham has to offer on foot. Offering an enviable combination of space, brightness, privacy and convenient living, while overlooking beautiful green spaces and mature garden.

This home provides a number of distinguishing benefits including a well-appointed and fully integrated kitchen with oak worktops, an abundance of storage and views of the garden. A dual-aspect living room boasting open picture views of the garden with its bi-folding doors. While its exceptional principal suite - a rare find setting this property apart from others – enables a lifestyle of ease and tranquillity morning and evening.

The ground floor also provides a dedicated office space set away from the living spaces for utmost privacy, and a handy utility space and cloakroom completing your tick-box essentials. The bedrooms are accompanied by the ensuite bathroom as noted above, and a spacious family bathroom, again with separate bath and shower.

The south-facing garden is a particular highlight, offering a non-overlooked space and a peaceful sanctuary for outdoor enjoyment. Adding to this property's practical appeal is the handy storage / workshop space, a further bright and versatile room ideal as a gym / office / studio and the all-important garden shed, not to mention the summer house. The ample driveway provides convenient parking complimented by easy on-street parking if hosting.

Situated in one of Wymondham's most sought-after locations, you'll be within easy walking distance of the town's amenities, including independent shops, cafes, the historic abbey, and farmers market. Two Outstanding Primary schools and Wymondham High Academy are a comfortable walking distance also. Transport links include the train station with reliable connections to Norwich, Cambridge, London and Stansted, while the A11 will see to all destinations by car.

For that distinctive home delivering on all fronts that you so desire, book to attend our Open House by calling us 24/7.

What3Words: ///jeeps.waistcoat.initiates



Living Room

23' 10" x 11' 9" (7.28m x 3.59m)

Fitted carpet, uPVC double-glazed window with fitted vertical blinds to the front and bi-fold doors to the garden, electric remote-controlled wall-mounted fireplace, coving, dado rail, alcove, two ceiling lights, multiple sockets, TV aerial and radiator.

Kitchen-Diner

14' 0" x 13' 10" (4.29m x 4.22m)

Vinyl flooring, uPVC double-glazed windows to the back with fitted roller blinds and back door with cat flap, fitted base and wall-mounted units with oak worktop, integrated fridge-freezer, dishwasher, Neff dual oven, extractor hood and Neff induction hob, spotlights, coving, radiator and multiple sockets.

Office

12' 0" x 6' 10" (3.67m x 2.09m)

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

Utility Room

8' 0" x 6' 2" (2.45m x 1.90m)

Karndean flooring, uPVC double-glazed window, plumbing for washing machine, radiator and ceiling light.

WC

8' 0" x 3' 3" (2.45m x 1.00m)

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

Principal Bedroom

12' 4" x 11' 11" (3.77m x 3.64m)

Fitted carpet, uPVC double-glazed window with fitted vertical blinds, coving, multiple sockets and radiator.

Dressing Room

8' 4" x 7' 10" (2.56m x 2.40m)

Fitted carpet, uPVC double-glazed window with fitted vertical blinds, built-in triple wardrobe with sliding doors, hardwired ceiling light, coving, multiple sockets and loft access.

Ensuite Bathroom

7' 10" x 6' 5" (2.40m x 1.97m)

Karndean flooring, obscured uPVC double-glazed window with fitted roller blind, half-height tiled walls, corner shower unit with glass doors, bath, toilet, Vanity wash hand basin, spotlights, radiator and coving.

Bedroom Two

12' 0" x 11' 10" (3.67m x 3.63m)

Laminate flooring, uPVC double-glazed window with fitted vertical blinds, ceiling light, coving, radiator and multiple sockets.

Bedroom Three

11' 10" x 8' 10" (3.63m x 2.70m)

Laminate flooring, uPVC double-glazed window with fitted vertical blinds, ceiling light, coving, radiator and multiple sockets.

Bedroom Four

8' 5" x 7' 6" (2.59m x 2.30m)

Laminate flooring, uPVC double-glazed window with fitted vertical blinds, ceiling light, coving, radiator and multiple sockets.

Family Bathroom

8' 7" x 7' 11" (2.64m x 2.42m)

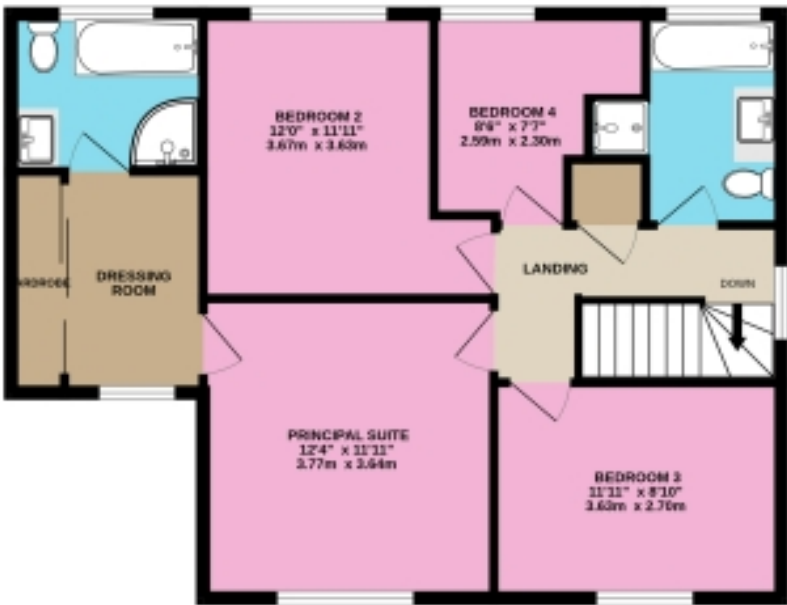
Karndean flooring, obscured uPVC double-glazed window with fitted roller blind, toilet, Vanity wash hand basin, bath with shower nozzle, shower unit with tiled walls and glass door, spotlights, coving, radiator and half-height tiled walls.

Floorplans

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Wymondham

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