



Guide Price £700,000

4 Bedroom Detached House for sale

Atherstone House Wymondham Road, Wreningham, Norwich





Overview

Become enchanted by this family haven full of soul and potential – are you ready for your homemaking journey? Click [here](#) to find out more...



Key Features

- No Onward Chain
- 4-Bedroom Detached Home - 1980's Build
- Array of Reception Rooms and Abundance of Storage Throughout
- Four Double Bedrooms, Ensuite Shower Room and 4-Piece Bathroom
- Unique Features, Utility Room, Pantry-Style Store and Home Office
- Lush South-Facing and Tree-Lined Garden
- Ample Driveway and Double Garage
- Easy Reach of Access Routes, Good Schools and Local Pub





Welcome to Wymondham Road, Wreningham, Norfolk. Nestled within the heart of the village, this solid 1980s detached family home was a bespoke build as a home for its builder. Having been lovingly nurtured by its current owner across four decades, its solidity and space makes the perfect canvas. Beyond a house, it's a testament to a home's longevity, for countless family milestones to be celebrated and cherished memories created.

Discover four generously proportioned reception rooms, each thoughtfully designed for comfortable family living. The spectacular living room benefits from windows on three sides, creating an airy sanctuary beneath a beamed pitched ceiling. The exposed brick chimney breast and wood burner transform this space into the perfect winter retreat - imagine cosy evenings gathered around the fire. Adjacent to the modern kitchen-diner sits a sizeable family room, perfect for children's play, film nights, or gaming. The home office, practical utility room, pantry-style store and cloakroom complete this well-planned ground floor.

The first floor opens with a galleried landing creating the perfect opportunity for statement lighting and beloved family collection, setting the tone for the rooms beyond. Four generously proportioned double bedrooms await, including a tranquil principal room complete with a spacious ensuite shower room, incredible floor space and storage. Two further bedrooms boast built-in storage and enjoy undisturbed views across the verdant garden landscape. The 4-piece family bathroom serves the household well, while the large ensuite shower room has been tastefully refurbished - both fitted with LED and bluetooth mirrors for maximum enjoyment.

Beyond the generous driveway parking and practical double garage lies the property's crowning glory: a magnificent garden that feels like your very own nature reserve. This enchanted outdoor sanctuary offers endless possibilities for children to create their secret hideaways beneath the natural canopies of mature trees, including a graceful weeping willow that dances with the seasons. A Japanese-inspired garden provides a tranquil retreat for quiet contemplation, while local wildlife has claimed this space as their own - from dawn birdsong to the soulful sound of horses from the nearby stables. As far as foraging goes, the vegetable patch is a great opportunity to discover the joys of growing your own produce. Not least, this home also benefits from solar panels on a feed-in tariff and mains drainage.

Wymondham Road offers a sublime collection of individual properties and a warming, friendly neighbourhood spirit that makes this such a sought-after



location. This charming village offers an outstanding primary school and is just a 3-minute drive from the award-winning Bird In Hand pub and restaurant - a beloved family-run freehouse serving locally-sourced Norfolk cuisine in a warm, traditional setting - just the answer to enjoyable Sunday roasts and lazy weekday meals.

Set just 6 minutes from the A11, benefit from swift connectivity with Norwich and Cambridge. The historic market town of Wymondham, brimming with daily essentials, independent shops, and traditional market charm, is easily accessible for all your family's needs not to mention reliable train links.

This is your opportunity to put down roots, create lasting memories, and build a home. Contact us 24/7 to arrange your viewing.

Living Room

21' 10" x 14' 7" (6.67m x 4.47m)

Vinyl flooring, double-glazed uPVC windows on three sides, pitched roof with exposed beams and brick chimney breast, wood burner set on a tiled hearth, wall-mounted lights, radiator, multiple sockets and TV aerial.

Family Room

20' 9" x 17' 0" (6.33m x 5.20m)

Laminate flooring, dual double-glazed uPVC windows, spotlights and wall-mounted lights, two radiators, multiple sockets and TV aerial.

Dining Room

13' 5" x 12' 11" (4.10m x 3.96m)

Vinyl flooring, double-glazed uPVC French doors and adjacent windows, ceiling and wall-mounted lights, exposed ceiling beam, radiator and multiple sockets.

Kitchen-Diner

21' 7" x 13' 5" (6.58m x 4.10m)

Tiled flooring, double-glazed uPVC window and French doors with adjacent windows, fitted base and wall-mounted units, integrated dishwasher, extractor hood, electric hob and dual electric oven, sink, spotlights, two exposed beams, multiple sockets, water softener and radiator.

Utility Room

15' 8" x 5' 10" (4.80m x 1.78m)

Quarry tiles, Double-glazed uPVC exterior door, fitted base units, sink, space and plumbing for washing machine, houses the oil boiler, cupboard holding the electric meter, spotlights, radiator and multiple sockets.

Pantry Store

6' 7" x 5' 10" (2.02m x 1.78m)

Concrete flooring, double-glazed uPVC window, ceiling light and multiple sockets.

Office

13' 0" x 7' 6" (3.97m x 2.31m)

Fitted carpet, dual double-glazed uPVC windows, spotlights, multiple sockets and radiator.

Entrance Hall

17' 0" x 10' 9" (5.20m x 3.29m)

Vinyl flooring, double-glazed uPVC exterior door and adjacent windows, coving, radiator, multiple sockets and spotlights.

Principal Bedroom

18' 6" x 15' 9" (5.66m x 4.81m)

Fitted carpet, dual double-glazed uPVC dormer windows, exposed beams, two built-in extensive double wardrobes, coving, wall-mounted lights, two alcoves, multiple sockets and two radiators.

Ensuite Shower Room

12' 1" x 5' 10" (3.70m x 1.78m)

Vinyl flooring, obscured double-glazed uPVC window, large shower cubicle with glass screens and dual shower heads, two half tiled walls, wash hand basin, toilet, heated towel rail, spotlights, coving, LED and bluetooth bathroom mirror and shallow built-in shelving.

Bedroom Two

13' 4" x 11' 1" (4.08m x 3.38m)

Fitted carpet, dual-aspect double-glazed uPVC windows, built-in extensive double wardrobe, ceiling light, coving, multiple sockets and radiator.

Bedroom Three

11' 5" x 10' 3" (3.48m x 3.13m)

Fitted carpet, double-glazed uPVC window, extensive built-in double wardrobe, ceiling light, coving, multiple sockets and radiator.

Bedroom Four

12' 1" x 9' 5" (3.70m x 2.89m)

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

Family Bathroom

10' 5" x 8' 10" (3.18m x 2.71m)

Vinyl flooring, dual obscured double-glazed uPVC windows, bath, corner shower cubicle with glass doors, wash hand basin, heated towel rail, coving, half and fully-tiled walls, LED and Bluetooth bathroom mirror and spotlights.

Galleried Landing

13' 6" x 12' 11" (4.13m x 3.96m)

Fitted carpet, double-glazed uPVC window, coving, ceiling light, radiator, multiple sockets and balustrade.

Floorplans

GROUND FLOOR
1842 sq.ft. (171.1 sq.m.) approx.



1ST FLOOR
1060 sq.ft. (98.4 sq.m.) approx.



DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA : 2901 sq.ft. (269.6 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	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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