



Guide Price £350,000

4 Bedroom Town House for sale
38 Dunlin Drive, Wymondham





Overview

Three floors of move-in ready versatile family living, flooded with natural light. Join us at our upcoming Open House – you'll not want to miss it!



Key Features

- Open House - Saturday 11th October (By Appointment Only)
- Versatile 4-Bedroom Townhouse
- Well-Kept South-Facing Garden
- Bright and Spacious Living Boasting First Floor Views
- Ground Floor Utility Room, WC and Extensive Integrated Garage with EV Charger
- Abundance of Storage Throughout Plus Boarded Loft
- Comfortable Driveway and Side Access
- Walking Distance of Train Station, Schools and Town Centre





Welcome to Dunlin Drive, Wymondham, NR18. This delightful four-bedroom Hopkins Homes semi-detached townhouse is where thoughtful design meets modern family living in perfect harmony. Standing proud with its welcoming frontage and convenient side-by-side parking for two vehicles, this home immediately sets the scene for comfortable, stress-free living.

Beautifully showcasing the true art of flexible family living across three well-planned floors, you are greeted on the ground floor with extensive storage, a handy WC, practical utility room, and a fourth bedroom to host family and friends or a desirable home office to work in peace. Complete with an extensive integrated single garage boasting internal access, maybe now is the time to explore a home gym too... Let's explore ideas when you visit.

Step up to the first floor where the heart of this home truly shines. The spacious kitchen-diner with integrated appliances offers a social dynamic and will accommodate whatever sized table you desire. While the separate living room features charming twin sash windows that flood the space with natural light and thanks to the elevation, an enhanced sense of privacy is enjoyed. By now you will have noted the brilliant brightness, impeccable décor, ample storage and elegant coving throughout.

The second floor leads to three generous bedrooms, including a principal complete with built-in storage, twin sash windows and ensuite shower room, plus a family bathroom. Abundant storage continues, with an airing cupboard, storage over the stairwell and convenient loft access featuring ladder and light for those seasonal bits and bobs.

South-facing gardens are high up on many lists, and this is no exception! Reflected in the quality of the lawn and regular enjoyment by the whole family over the years, this space is mature, well-kept and ideal for quiet reading, alfresco dining and family fun. Side access from the driveway is handy too.

Prime positioning within this sought-after part of Wymondham enables you to step out the front door to excellent dog-walking, nearby parks, and feeding resident ducks at the local lake. The convenience factor is second to none placing you easy reach of the train station with reliable links to Norwich, Cambridge and London, Wymondham town centre with its charming shops, cafés and amenities, bus routes to the Norfolk and Norwich Hospital and University of East Anglia for ease. Families will love the proximity to excellent local schools, making those morning routines a breeze.



Ready to move straight in and start making happy memories now and in the future? This versatile home offers modern convenience, thoughtful design, and the versatility to adapt to your needs over time.

Join us at our Open House on Saturday 11th October (by appointment only) to find out how this home works for you.

What3Words: ///marbles.dwarf.baths

Kitchen-Diner

17' 3" x 13' 10" (5.28m x 4.24m)

Tiled flooring, twin double-glazed sash windows with fitted Venetian blinds, base and wall-mounted units, splashback tiling, integrated fridge-freezer, dual oven, gas hob, extractor hood and dishwasher, single ceiling light, hardwired light fitting, coving, two radiators, extractor fan and multiple sockets.

Living Room

17' 3" x 16' 4" (5.28m x 4.98m)

Fitted carpet, twin double-glazed sash windows with Venetian blinds, three ceiling lights, coving, two radiators, TV aerial and multiple sockets.

Principal Bedroom

15' 5" x 10' 0" (4.71m x 3.07m)

Fitted carpet, twin double-glazed sash windows with fitted roller blinds, twin ceiling lights, built-in double wardrobe, coving, radiator, multiple sockets, thermostat, TV aerial and multiple sockets.

Ensuite Shower Room

6' 3" x 5' 7" (1.93m x 1.71m)

Tiled flooring, corner shower unit with glass doors, shower mixer and floor-to-ceiling tiled walls, wash hand basin with splashback tiling, toilet, heated towel rail, extractor fan, shaver socket, coving and ceiling light.

Bedroom Two

13' 5" x 10' 3" (4.11m x 3.13m)

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

Bedroom Three

10' 0" x 7' 1" (3.06m x 2.16m)

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

Family Bathroom

10' 2" x 7' 1" (3.12m x 2.18m)

Tiled flooring, half-height tiled walls, bath with shower mixer, wash hand basin, toilet, heated towel rail, ceiling light and extractor fan.

Second Floor Landing

9' 4" x 7' 1" (2.87m x 2.16m)

Fitted carpet, loft access with ladder and light, storage cupboard over stairwell, airing cupboard, coving and ceiling light.

Bedroom Four

10' 7" x 6' 7" (3.23m x 2.01m)

Moduleo flooring, double-glazed window, coving, ceiling light, radiator, TV aerial and multiple sockets.

Utility Room

9' 8" x 6' 9" (2.96m x 2.06m)

Tiled flooring, external door into garden, houses the gas boiler, thermostat, fitted base units, splashback tiling, sink, integrated washing machine, multiple sockets, full-height storage cupboard, coving and radiator.

WC

6' 3" x 2' 9" (1.91m x 0.85m)

Tiled flooring, wash hand basin with splashback tiling, toilet, ceiling light, coving, radiator and extractor fan.

Entrance

20' 1" x 4' 9" (6.14m x 1.47m)

Moduleo flooring, external door with window above, coat and shoe storage cupboard, full-height under stair cupboard, coving, radiator and ceiling light.

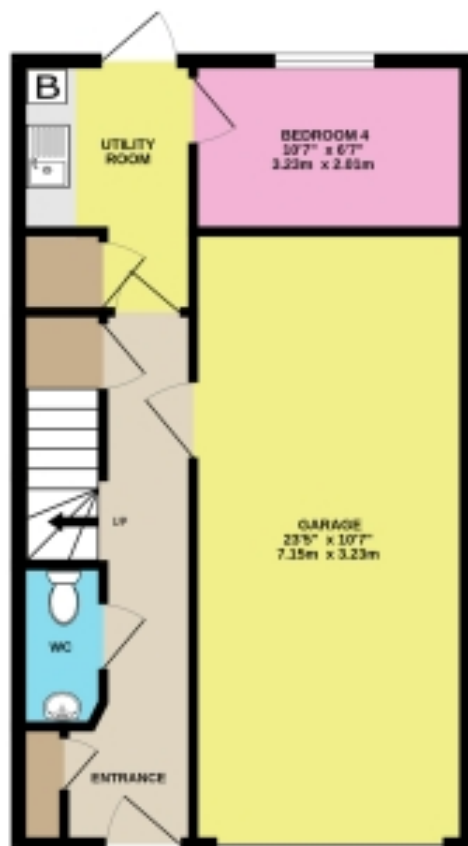
Garage

23' 5" x 10' 7" (7.15m x 3.23m)

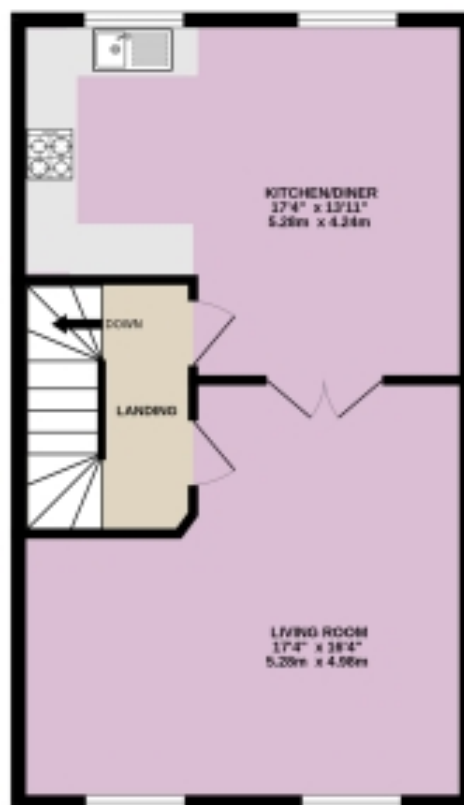
Fitting lighting, multiple sockets, Halcyan water softener, EV charger, up-and-over garage door and concrete floor.

Floorplans

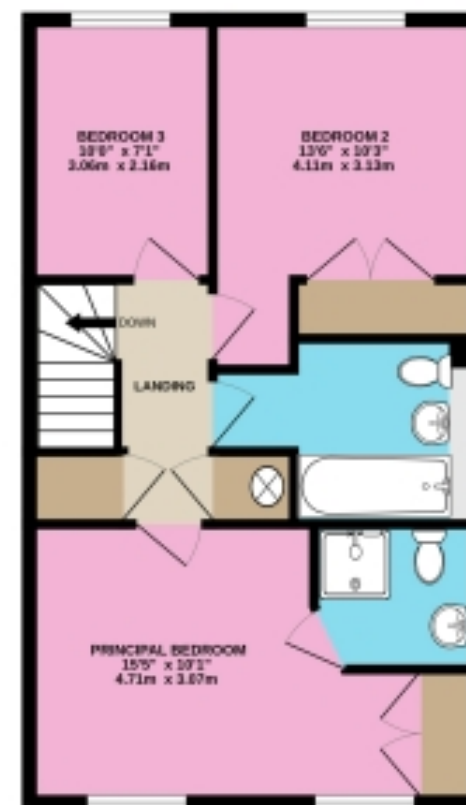
GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



2ND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



4-BEDROOM SEMI-DETACHED TOWNHOUSE

TOTAL FLOOR AREA : 1568 sq.ft. (145.7 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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