



Guide Price £350,000

4 Bedroom Link Detached House for sale  
8 Clematis Way, Wymondham







## Overview

Let's set you up for convenient, happy family living with this 4-bedroom home in super condition – an easy move with plenty of space for all! Book your viewing today.



## Key Features

- Guide Price: £350,000 - £365,000
- 4-Bedroom Home Presented in Super Condition
- Well-Proportioned Spaces with Potential for Open-Plan Living
- Ensuite Shower Room, Family Bathroom and Ground Floor WC
- Comfortable First-Floor Layout and Loft for Additional Storage
- Southerly-Facing Low-Maintenance Garden
- Large Single Garage, Carport and EV Charger
- Comfortable Walk to Waitrose, Schools, Parks and Bus Stops









Welcome to Clematis Way, Wymondham. Cherished as a family home since being built in 2009, this well-placed residence offers exceptional family living in a convenient location. Within easy walking distance of Waitrose, Ashleigh Primary School, two highly sought-after nurseries, various play parks, and reliable bus routes into Norwich, this property is perfectly positioned for young families, with everything you need for daily life right on your doorstep.

Step inside to discover a thoughtfully designed layout that caters to busy lives. The ground floor greets you with options for storing accessories and a generous living room that leads into a dining room overlooking the garden. The kitchen offers good worktop space and storage, and is equipped with a brand-new gas hob and an electric oven, no more than 2 years old. There's space and plumbing for a washing machine, dishwasher, and fridge-freezer to perfectly finish off this integral space, set for busy morning routines and meal prep. An external door leads to the carport, garage, and side access to the garden, but the best feature is undoubtedly the view into the garden whilst completing essential tasks. The convenience of a ground-floor WC enhances the layout's practicality.

Upstairs, the accommodation comprises four well-proportioned bedrooms, including three doubles and a single, offering flexibility for families of all sizes. The principal bedroom is a particular highlight, featuring an ensuite shower room and built-in wardrobe storage, creating a private retreat for busy parents. The family bathroom is generously sized and features a shower over the bath, ideally suited to the demands of modern family living and helping make mornings more efficient.

Outside, the practicalities of this home continue to impress with a low-maintenance approach to enjoying the garden. The fully enclosed rear garden has been thoughtfully designed with family life in mind, featuring astro turf for year-round usability and minimal upkeep, complemented by a large patio area perfect for alfresco dining and summer gatherings. The front offers a driveway with a carport, complete with an OHME EV charger (compatible with all electric vehicles), plus a large single garage with power, light, and eaves storage, providing ample space for cars, motorbikes, tools, gym equipment, and all those family essentials.

With excellent connectivity via Wymondham's highly valued train station, offering direct links to Norwich, Cambridge, London, and Stansted Airport, this location is ideal for commuters. The Norfolk and Norwich University Hospital (NNUH) and the University of East Anglia (UEA) are both easily reachable for





regular commuting, whilst access to outstanding local schools makes this a thriving community for families considering their children's growth and opportunities.

Secure your next move in 2026 with this ready-made home. Call us 24/7 to book your viewing.

What3Words: ///pairings.choirs.crackled

### **Kitchen**

11' 7" x 8' 4" (3.55m x 2.55m)

Tiled flooring, uPVC double-glazed window with fitted Venetian blind, half-glazed uPVC exterior door with fitted roller blind, base and wall-mounted units, composite sink, newly fitted gas hob, integrated electric oven and extractor hood, splashback tiling, multiple sockets, hard-wired ceiling lights, gas boiler and radiator.

### **Living Room**

16' 10" x 10' 4" (5.15m x 3.16m)

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

### **Dining Room**

11' 7" x 8' 5" (3.55m x 2.58m)

Fitted carpet, uPVC French doors with fitted vertical blinds, ceiling light, radiator, multiple sockets and coving.

### **WC**

5' 9" x 3' 0" (1.77m x 0.92m)

Laminate flooring, obscured uPVC double-glazed window, wash hand basin with splashback tiling, toilet, ceiling light, toilet, radiator and coving.

### **Hallway**

14' 11" x 6' 5" (4.56m x 1.97m)

Laminate flooring, ceiling light, radiator, multiple sockets and coving.

### **Principal Bedroom**

14' 7" x 9' 8" (4.47m x 2.97m)

Fitted carpet, uPVC double-glazed window with fitted Venetian blind, built-in wardrobe, ceiling light, multiple sockets, radiator and coving.

### **Ensuite Shower Room**

5' 1" x 4' 9" (1.55m x 1.45m)

Tiled flooring, fully tiled shower cubicle with bi-folding glass door, wash hand basin with splashback tiling, toilet, heated towel rail, ceiling light, extractor fan and half-height tiled walls.

### **Bedroom Two**

14' 4" x 8' 7" (4.37m x 2.64m)

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

### **Bedroom Three**

10' 2" x 9' 9" (3.12m x 2.99m)

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

### **Bedroom Four**

8' 2" x 7' 4" (2.51m x 2.25m)

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

### **Family Bathroom**

6' 5" x 5' 6" (1.96m x 1.68m)

Tiled flooring, obscured uPVC double-glazed window with fitted roller blind, wash hand basin, toilet, bath with shower attached, full and half-height tiled walls, ceiling light, extractor fan and radiator.

### **Landing**

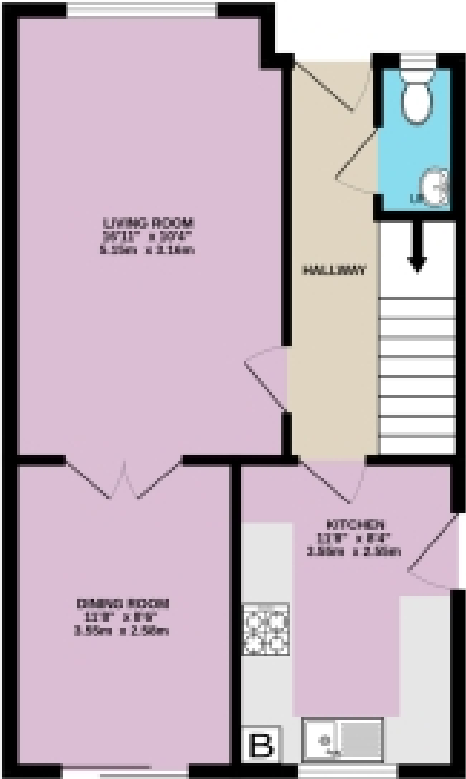
12' 10" x 7' 1" (3.93m x 2.16m)

Fitted carpet, ceiling light, multiple sockets, radiator and boarded loft access.

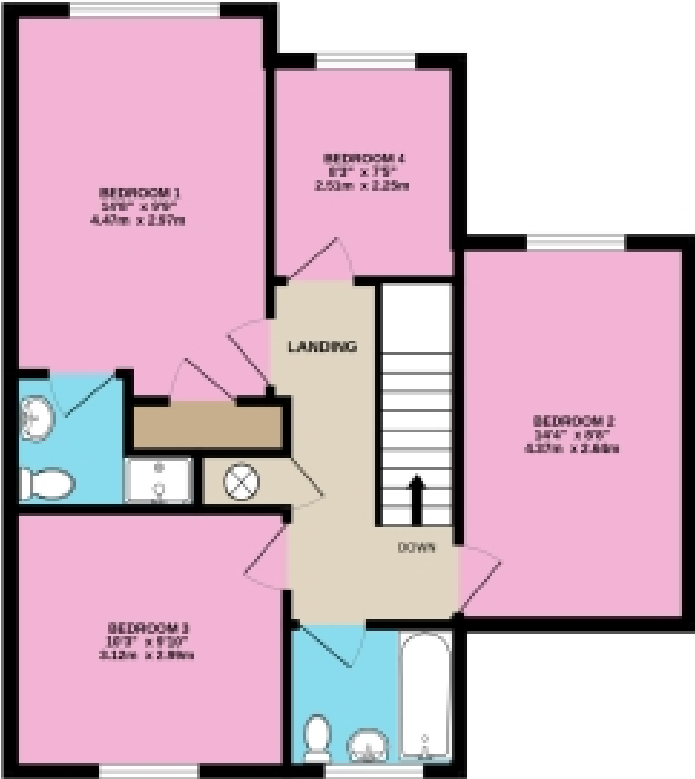


# Floorplans

GROUND FLOOR  
467 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (51.8 sq.m.) approx.



2ND FLOOR  
179 sq.ft. (16.4 sq.m.) approx.



## 4-BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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