



36 | Swallow Drive | Wymondham | NR18 9FN

£425,000

 **BUTTERFLY**  
SALES, LETTINGS & PROPERTY MANAGEMENT



## The Features

- Immaculate four bedroom detached family home in a popular location
- 22'4" Open plan kitchen/dining area with patio doors opening onto the garden
- 14'11" Lounge with doors opening to the garden, complemented by a separate study
- Four bedrooms, including a master with fitted wardrobes and an en-suite shower room
- Ground floor cloakroom and a modern family bathroom to first floor
- Beautiful wrap-around landscaped garden to the rear
- Driveway parking and single garage with garden access via personnel door
- Double glazed with gas central heating and solar panels
- Built by renowned developer Taylor Wimpey, with some NHBC warranty remaining
- Vendors have found a chain-free property - quick sale possible

## About the Property

If you're looking for a modern detached home in a sought after location, look no further than this impressive four bedroom family home on the Birchgate development in Wymondham. Combining contemporary design with a warm and welcoming feel, this beautifully presented property offers stylish, well proportioned living spaces perfect for both family life and entertaining. From the moment you step inside, the attention to detail and quality finish are immediately clear.

The ground floor has been thoughtfully designed to create a sense of flow and light, featuring a spacious sitting room with patio doors leading onto the garden, seamlessly connecting the indoors and outdoors. A separate study provides flexibility, ideal for use as a home office or playroom, while the open-plan kitchen and dining area forms the heart of the home, complete with sleek modern units, integrated appliances, and ample space for family meals and gatherings.

Upstairs, there are four double bedrooms, including a main bedroom with en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom. Additional benefits include solar panels, helping to improve efficiency. Combining elegant presentation, practical design, and sustainable features, this home is ideal for anyone seeking a modern, move in ready property in one of Wymondham's most desirable developments.





## The Outside

Step outside to a beautifully presented wrap around rear garden (approx 33'1" max x 35'10" max) designed for both relaxation and entertaining. A patio area provides the perfect spot for outdoor dining, while the well-kept lawn and planted borders bring colour and interest throughout the year.

To the front, the property benefits from a private driveway offering off-road parking for multiple vehicles, along with a spacious 23'2" garage fitted with an electric roller door.

Combining thoughtful landscaping with practical features, this outdoor space perfectly complements the home's modern design and peaceful residential setting.

## Location Overview

Swallow Drive sits within the popular Birchgate development, built by Taylor Wimpey, on the edge of the historic market town of Wymondham. This residential area offers a great balance of modern living and community spirit, with everything you need just a short distance away including parks and a new school.

Wymondham's attractive town centre is home to a variety of independent shops, cafés, pubs, and restaurants, as well as a traditional weekly market that gives the town its friendly, local feel. Families are well catered for, with excellent schools nearby, including Ashleigh Primary School and Wymondham High Academy.

For day to day convenience, residents have access to local healthcare services, supermarkets, and leisure facilities. The railway station is only a few minutes away, offering direct trains to Norwich and Cambridge, making this a great choice for commuters. The A11 is also easily reached, providing quick links to Norwich and London.

Set among green open spaces and within a welcoming community, Swallow Drive offers an ideal setting for those looking to enjoy modern living in one of Norfolk's most desirable and well-connected market towns

## Directions

Head out of Wymondham along Station Road/Silfield Road and follow the road to the end, where it bends to the left and becomes Swallow Drive. The property can be found on the left-hand side, opposite the turning for Magpie Place.

## Agents Note

There will be a management fee payable once the site has completed, which is expected to be around 2026/2027. The fee is anticipated to be approximately £200 per annum.

## Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

## Further Information

### Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

### Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

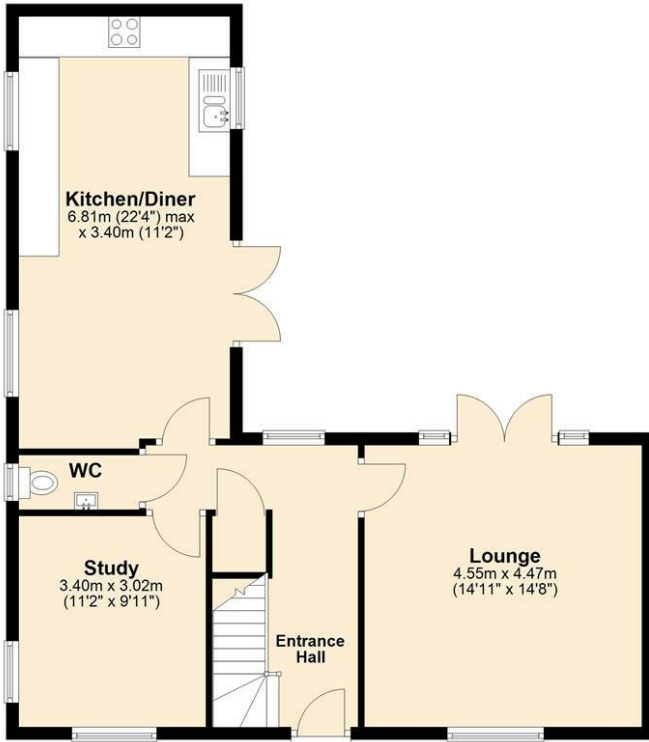
### GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order



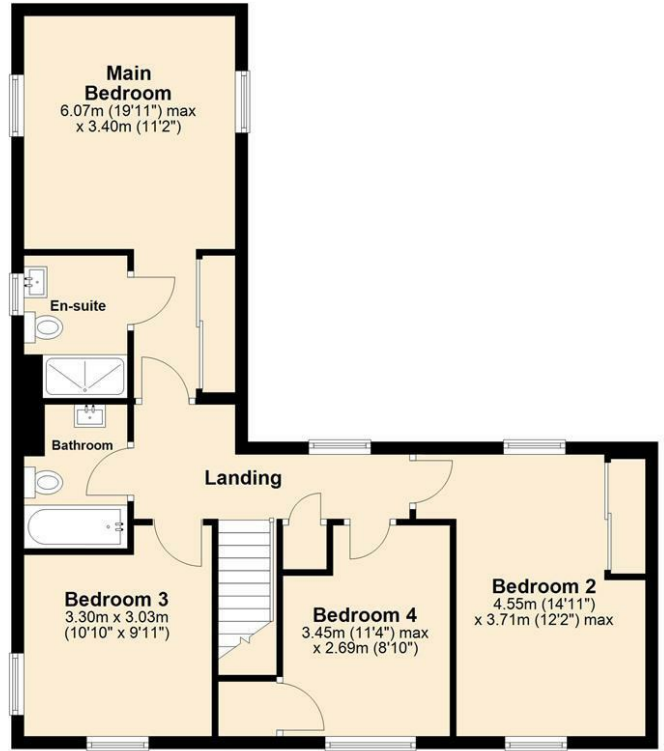
### Ground Floor

Approx. 68.8 sq. metres (740.7 sq. feet)



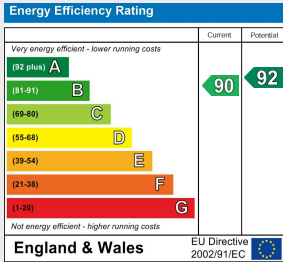
### First Floor

Approx. 69.0 sq. metres (743.0 sq. feet)



Total area: approx. 137.8 sq. metres (1483.8 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.



**Tenure:** Freehold  
**Council Tax Band:** E  
**Local Authority:** South Norfolk



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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