



Guide Price £675,000

4 Bedroom Detached House for sale

Atherstone House Wymondham Road, Wreningham, Norwich





## Overview

Tucked into the heart of Wreningham, this substantial detached home is all about space and tranquillity - four generous reception rooms, a feature living room with wood burner, and a truly magical, mature garden that feels like your own private sanctuary.



## Key Features

- No Onward Chain
- 4-Bedroom Detached Home - 1980's Build
- Lush South-Facing and Tree-Lined Garden
- Ample Driveway and Double Garage
- 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
- Easy Reach of Access Routes and Good Schools
- Walking Distance of Local Pub





Welcome to Wymondham Road, Wreningham, NR16. Nestled in the heart of the village, this solid 1980s detached home is a bespoke build. Having been nurtured by its current owner for four decades, it offers a solid, spacious canvas. More than just a house, it's a home built to last - ready for family milestones and years of happy memories.

Discover four generously proportioned reception rooms, each thoughtfully designed for comfortable 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 a winter retreat to enjoy cosy evenings and lazy Sundays. Adjacent to the modern kitchen-breakfast room 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 the ground floor.

Opening onto a galleried landing, the first floor provides four generously proportioned double bedrooms, including a tranquil principal room with an ensuite shower room, ample 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 driveway and double garage, the real highlight is the beautiful, mature garden - packed with established trees (including a weeping willow), peaceful corners and space for children to explore. Its south-facing aspect is a pure bonus. There's also a vegetable patch, solar panels on a feed-in tariff, and mains drainage.

Wymondham Road offers a sublime collection of individual properties and a warming, friendly neighbourhood that makes this such a sought-after location. Within walking distance of two essentials: an outstanding primary school and



the award-winning Bird In Hand pub and restaurant (dog-friendly).

Set just 6 minutes from the A11, benefit from swift connectivity to Norwich and Cambridge. The historic market town of Wymondham, providing all 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.

What3Words: ///hoped.unicorns.viewer

### **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-Breakfast Room**

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.

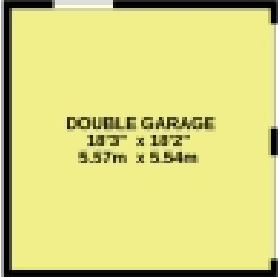
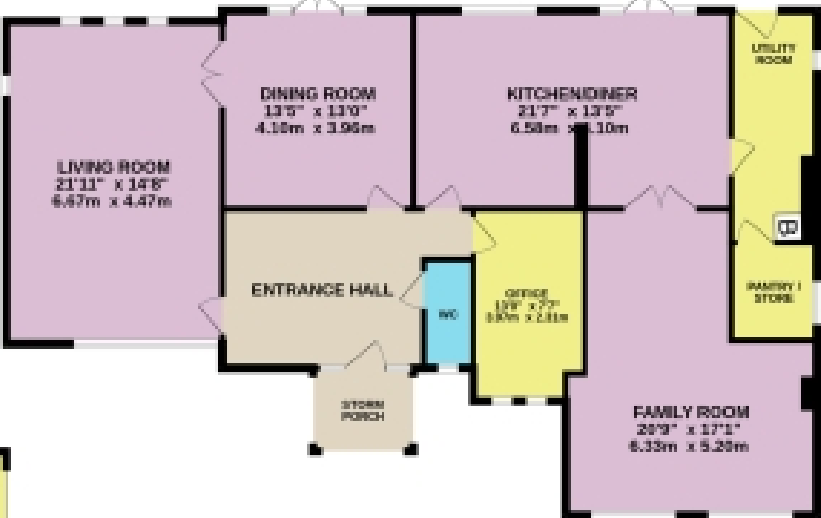
### **Galleried Landing**

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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EPC

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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