



Guide Price £425,000

4 Bedroom Detached House for sale  
2 Petunia Court, Wymondham







## Overview

Extended 4-bedroom family home: with a stunning garden room you'll use year-round, plus a separate home office (ideal for WFH without taking over a bedroom). All just minutes from Wymondham's shops, nurseries, schools and transport links. Click to find out more...



## Key Features

- Open House - Saturday, 7th February (by appointment only)
- Well-Presented Extended 4-Bedroom Home
- Easy to Maintain South-West Facing Garden
- Guardian Warm Roof Pitched Extension with Skylights
- Home Office Options on Ground and First Floor
- Ample Storage Throughout Plus Boarded Loft with Fitted Ladder
- Driveway, Carport with EV Charger and Single Garage with Power
- Offers Easy Commutes and Access to Good Schools, Nurseries, Waitrose and Leisure Activities Close By
- Easy Commuting Options and Access to Good Schools, Nurseries, Waitrose and Leisure Activities Close By









This beautifully extended home represents everything young families dream of when planning for the future. Built in 2012 and beautifully enhanced by its current owners since new, this four-bedroom property seamlessly blends modern practicality with thoughtful family living. The heart of the home flows effortlessly from the spacious kitchen - complete with a utility corner offering additional storage and worktop - through to the stunning garden room extension, where a pitched Guardian warm roof with skylights creates a light-filled sanctuary ideal for family gatherings or quiet evening relaxation.

Every detail speaks to the needs of busy professionals and growing families. The ground floor provides a dedicated home office for flexible working, along with a convenient WC and storage, while upstairs features an ensuite to the principal bedroom and a spacious family bathroom. Storage is abundant throughout, including a boarded loft with a fitted ladder for easy access. The south-west-facing garden is a true highlight - low-maintenance yet beautifully designed, with sunny patio areas to soak up the rays. Additional shed and storage areas come in handy, while the single garage, complete with light and power, would work well as a home gym. The carport is equipped with EV charging, so your transport needs are future-proofed.

Location couldn't be better for modern family life. Wymondham's excellent transport links via the A11 provide seamless commutes to Norwich and beyond, while quality schools, nurseries, and the convenience of Waitrose sit conveniently on your doorstep. Not to mention an array of parks and leisurely spaces just moments away, including Wymondham Rugby Club, Tennis Club and leisure centre.

This isn't just a house; it's a ready-made foundation for your next chapter. Call us 24/7 to join us at our Open House on Saturday, 7th February (by appointment only).

What3Words: [///riverside.joystick.umbrella](https://www.what3words.com/#!/riverside.joystick.umbrella)





### **Kitchen**

13' 0" x 10' 1" (3.97m x 3.08m)

Vinyl flooring, uPVC double-glazed window, base and wall-mounted units, exterior door leading to the carport, houses the gas boiler, splashback tiling, integrated gas hob, electric oven and extractor hood, hardwired ceiling light, multiple sockets and radiator.

### **Living Room**

16' 3" x 11' 5" (4.96m x 3.48m)

Fitted carpet, dual ceiling lights, coving, radiator, TV aerial and multiple sockets.

### **Family-Dining Room**

16' 1" x 9' 5" (4.91m x 2.88m)

Camaro parquet flooring, uPVC double-glazed windows on three sides plus French doors into the garden, pitched Guardian warm roof with two double-glazed Velux skylights and dimmable spotlighting and fit-to-window Venetian blinds.

### **Home Office or Play Room**

10' 3" x 9' 5" (3.14m x 2.89m)

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

### **Entrance Hall**

13' 1" x 9' 5" (4.00m x 2.89m)

Camaro parquet flooring, uPVC double-glazed window with fitted Venetian blind on stairwell, under stairs cupboard and push close storage, ceiling light, multiple sockets, thermostat and radiator.

### **WC**

6' 0" x 2' 9" (1.83m x 0.85m)

Laminate flooring, obscured uPVC double-glazed window with fitted Venetian blind, wash hand basin with splashback tiling, toilet, radiator, consumer unit and ceiling light.

### **Bedroom One**

12' 11" x 10' 2" (3.94m x 3.10m)

Fitted carpet, uPVC double-glazed window, full-width floor-to-ceiling wardrobe with mirrored sliding doors, ceiling light, multiple sockets and radiator.

### **Ensuite Shower Room**

7' 9" x 4' 11" (2.37m x 1.50m)

Vinyl flooring, obscured uPVC double-glazed window, shower cubicle with glass door, half-height tiled walls, wash hand basin, toilet, radiator and hardwired ceiling light.

### **Bedroom Two**

15' 0" x 8' 7" (4.59m x 2.62m)

Fitted carpet, dual-aspect uPVC double-glazed windows, loft access, ceiling light, multiple sockets and radiator.

### **Bedroom Three**

10' 3" x 9' 5" (3.14m x 2.89m)

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

### **Bedroom Four**

10' 2" x 8' 0" (3.10m x 2.46m)

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

### **Family Bathroom**

8' 4" x 7' 2" (2.55m x 2.20m)

Vinyl flooring, obscured uPVC double-glazed window with fitted Venetian blind, full-height tiled walls, bath with shower, wash hand basin, toilet, radiator and ceiling light.

### **Landing**

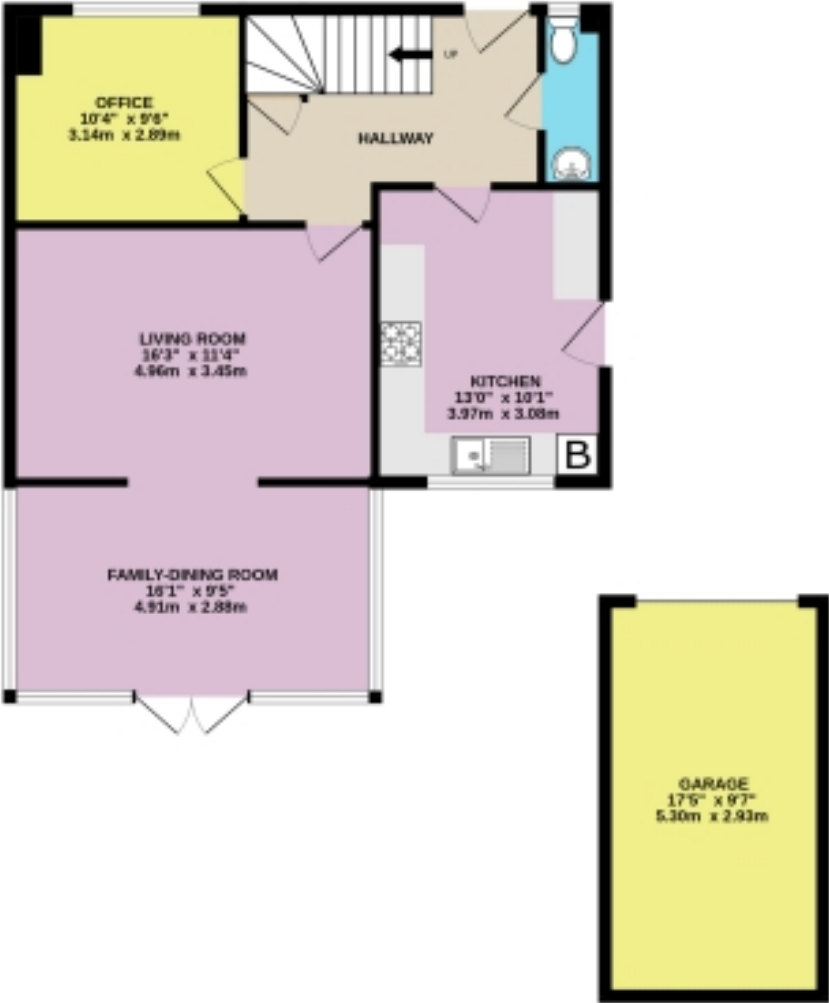
16' 4" x 10' 7" (5.00m x 3.24m)

Fitted carpet, ceiling light, radiator, multiple sockets, boarded loft accessed by a fitted ladder and airing cupboard.



# Floorplans

GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
672 sq.ft. (62.5 sq.m.) approx.



4-BEDROOM LINK-DETACHED HOUSE

TOTAL FLOOR AREA : 1533 sq.ft. (142.5 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		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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