



Guide Price £450,000

4 Bedroom Chalet for sale
1 Clifton Road, Wymondham





Overview

This smartly reconfigured home delivers standout space where it matters most – an extensive kitchen-breakfast-diner for everyday life, plus a sunny, secluded garden and parking with all the elbow room. Let's find out more...



Key Features

- Guide Price: £450,000 to £475,000
- 4-Bedroom Chalet Bungalow
- Modern Open-Plan Kitchen-Breakfast-Diner with Ample Storage, Worktops and Island
- Large Living Room with Modern Woodburner
- One Ensuite Shower Room, Family Bathroom and Ground-Floor Shower Room
- Sun Room to Enjoy the Secluded Southerly-Facing Garden
- Extensive Brickweave Driveway and Single Garage
- Walking Distance of Schools, Town Centre, Garden Centre and Green Line Bus Stop





Welcome to Clifton Road, Wymondham, NR18. Starting with a ground-floor design to create an impressive kitchen-breakfast-diner with modern fittings and fixtures, including hardwood worktops and an instant boiling water tap, plus a handy utility area. From here, the layout continues into a bright sun room and a generous living room, complete with a striking Nordic-design woodburner by RAIS. There's also the flexibility of a ground-floor double bedroom and a shower room - perfect for guests, multi-generational living, or a dedicated workspace.

Upstairs, the space has been thoughtfully maximised with storage tucked into every useful nook. You'll find a principal bedroom with an en-suite shower room, a further double bedroom with two fitted double wardrobes, a further bedroom or home office with fitted storage, and a family bathroom featuring a spa bath. Further storage delights to be appreciated upon viewing.

Upon arrival, you'll appreciate the extensive brickweave driveway, a garage currently used for storage, but holding plenty of potential for other uses. The southerly-facing garden stretches out from the living room, wrapping around the back of the house, providing privacy and verdant space - ideal for family play, relaxed afternoons, entertaining, or simply switching off. Plenty of reasons for making good use of the sun room.



Location-wise, you're within particularly easy reach of local schools, the town centre, all daily amenities and the garden centre, with the Green Line 14 bus stop just a hop and a skip away for straightforward connections to Norwich. Wymondham offers reliable train links to Norwich, Cambridge, London, and Stansted, three supermarkets, including Waitrose (the closest), and a great range of leisure clubs and activities.

Standalone homes offering this combination of generous parking, a secluded garden and such a convenient Wymondham location can be hard to come by - and with ample living space plus flexible bedrooms, it's likely to sit high on your list. Contact us 24/7 to secure your viewing.

What3Words: ///sensibly.setting.control

Family-Breakfast-Diner

28' 5" x 22' 5" (8.68m x 6.84m)

Kitchen-Breakfast Area: Luxury vinyl tiling, uPVC double-glazed exterior door and two windows (larger with fitted roller blind), base and wall-mounted units, breakfast bar island with further storage, oak worktops, coving, integrated eye-line oven, microwave, gas hob, extractor hood and dishwasher, utility area housing the Worcester combi boiler and space for washing machine and dryer, spotlights, hardwired light fitting, multiple sockets and radiator.

Dining area: fitted carpet, uPVC double-glazed window, coving, hardwired light fitting, feature fireplace with surround, multiple sockets and radiator.

Living Room

22' 5" x 13' 1" (6.84m x 4.01m)

Engineered wood flooring, uPVC double-glazed window and French doors, wall-mounted and ceiling lights, cylindrical woodburner set on a glass hearth, coving, multiple sockets, TV aerial and radiator.

Sun Room

12' 11" x 8' 10" (3.96m x 2.70m)

Tiled flooring, uPVC double-glazed windows and Patio doors on two sides, fitted roller blinds and ceiling blinds, wall-mounted light and power sockets.

Bedroom One

14' 3" x 13' 2" (4.35m x 4.02m)

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

Ensuite Shower Room

6' 11" x 5' 6" (2.12m x 1.69m)

Vinyl flooring, obscured uPVC double-glazed window with fitted Venetian blind, corner shower with glass doors, shower mixer and tiled walls, Vanity wash hand basin with splashback tiling, back-to-wall toilet with splashback tiling, heated towel rail, shaver socket and spotlights.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.02m)

Fitted carpet, uPVC double-glazed window, dual double built-in wardrobes with sliding doors, multiple sockets, ceiling light and radiator.

Bedroom Three

9' 5" x 9' 4" (2.89m x 2.86m)

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

Bedroom Four

9' 4" x 8' 7" (2.87m x 2.64m)

Fitted carpet, uPVC double-glazed window, built-in storage cupboard and eaves storage, ceiling light, radiator and multiple sockets.

Family Bathroom

10' 7" x 5' 2" (3.24m x 1.60m)

Tiled flooring, uPVC double-glazed window with fitted roller blind, spa bath with shower nozzle and tiled walls, Vanity wash hand basin with splashback tiling, toilet, heated towel rail, coving, shaver socket and hardwired ceiling light.

Ground Floor Shower Room

7' 3" x 4' 6" (2.22m x 1.38m)

Tiled flooring, obscured uPVC double-glazed window, rectangular shower with glass door, tiled walls and recess, Vanity wash hand basin, back-to-wall toilet, heated towel rail and spotlights.

Floorplans



4-BEDROOM LINK-DETACHED CHALET

TOTAL FLOOR AREA: 1827 sq.ft. (169.8 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	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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