

29 Chamberlain Rise, Wymondham

£395,000

Minors & Brady

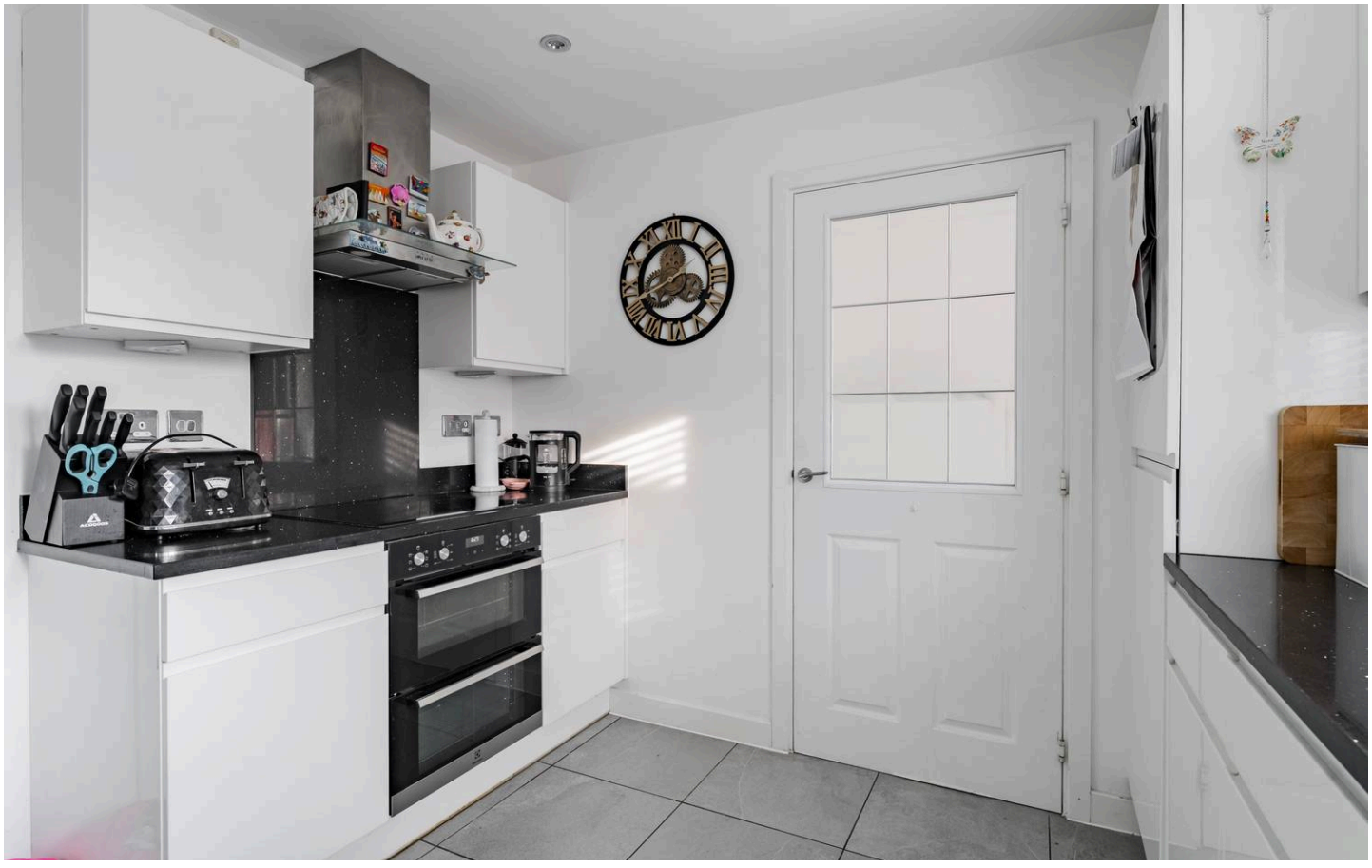
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Wymondham

An exceptional modern family home enjoying a peaceful woodland setting, beautifully upgraded throughout and complemented by a larger-than-average south-facing garden. Occupying a secluded position within a quiet cul-de-sac, this impressive detached residence has been thoughtfully enhanced since new to provide stylish and practical accommodation for modern family living. The property offers multiple reception spaces, a superb upgraded kitchen/dining room and four generous bedrooms, creating a highly versatile layout suited to growing families and those who enjoy entertaining. A conservatory extension provides an additional year-round living space overlooking the landscaped rear garden, while quality finishes and bespoke touches throughout elevate the home's overall appeal. With woodland walks directly opposite, driveway parking, a garage and excellent outdoor space, this is a property that successfully combines comfort, convenience and lifestyle.

- Exceptional four-bedroom detached family home positioned opposite woodland walks
- Significantly upgraded from new with high-quality finishes and stylish contemporary presentation throughout
- Superb kitchen/dining room featuring granite worktops, integrated appliances and extensive storage
- Bright and spacious conservatory creating an additional reception area overlooking the rear garden
- Versatile layout with two separate reception rooms suited to family living, entertaining or home working
- Principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room
- Three further generously proportioned bedrooms providing flexibility for family members and guests

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- Larger-than-average south-facing rear garden with landscaped planting and extensive patio seating area
- Private driveway parking and detached garage with power, lighting and additional storage potential
- Quiet cul-de-sac setting combining modern convenience with immediate access to woodland and outdoor recreation opportunities

The Location

Chamberlain Rise enjoys a tucked-away position within a popular and well-established residential area of Wymondham, one of South Norfolk's most sought-after market towns. Renowned for its excellent connectivity, Wymondham is particularly favoured by those commuting to Norwich, Cambridge and beyond, benefitting from convenient access to both the A11 and A47, making travel across East Anglia straightforward and efficient.

The historic town centre lies within easy reach and offers an excellent range of independent shops, cafés, restaurants and everyday amenities. Supermarket provision is particularly strong, with Waitrose, Morrisons and Lidl all serving the town, ensuring shopping needs are well catered for. The town retains a thriving community atmosphere, blending its attractive historic character with modern convenience.

For those travelling further afield, Wymondham boasts highly regarded rail connections, with regular services linking directly to Norwich, Cambridge and onward routes towards London, making the town an attractive choice for professionals seeking a balance between work and lifestyle.

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Families are particularly drawn to the area thanks to the excellent selection of schooling available for all age groups. The town offers a choice of well-regarded primary and secondary schools, including the highly regarded Wymondham High Academy and Wymondham College nearby, alongside a wide range of educational facilities that contribute to its strong reputation as a family-friendly location.

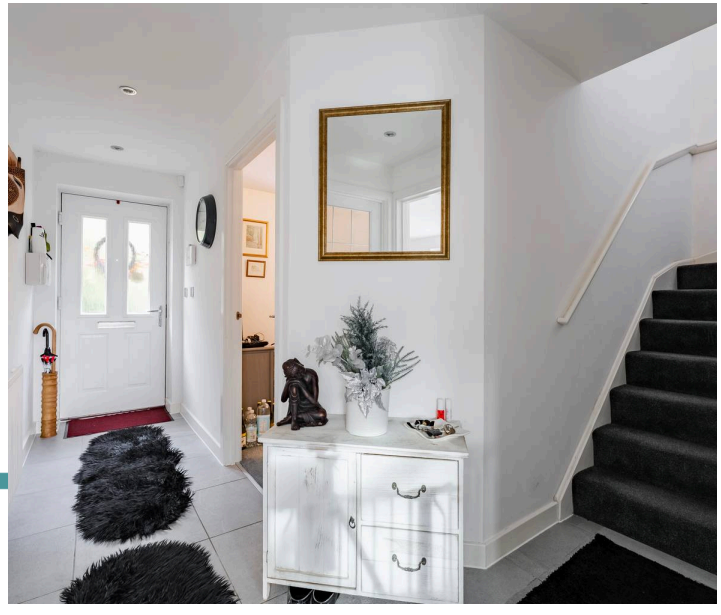
Recreational opportunities are abundant, with the Wymondham Leisure Centre providing extensive sports and fitness facilities, while NR Gym & Fitness offers further options for those pursuing an active lifestyle. Sports enthusiasts will also appreciate the presence of Wymondham Rugby Club, a well-supported local organisation that plays an important role within the community.

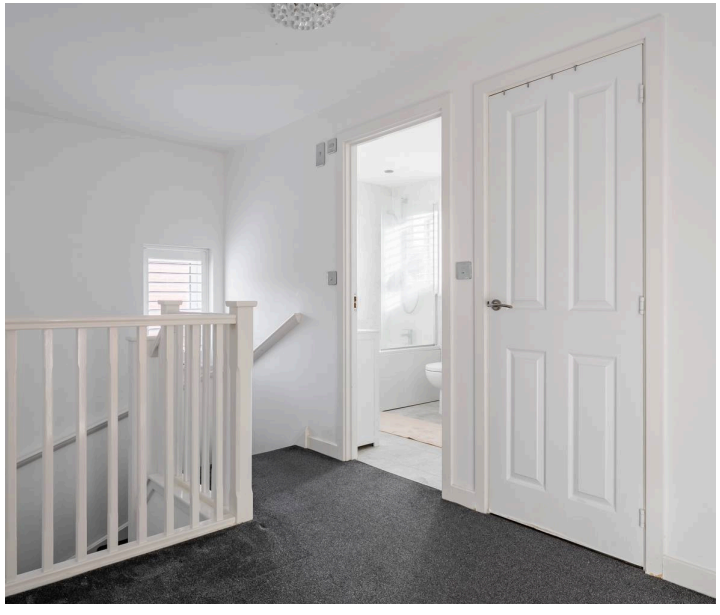
The surrounding area provides countless opportunities to enjoy the outdoors. Residents can take advantage of nearby parks, green open spaces and attractive countryside walks, with the wider Norfolk landscape offering a variety of scenic routes to explore throughout the year. The nearby village of Hethersett is home to the highly regarded Park Farm Hotel & Leisure Club, offering spa facilities, dining and leisure amenities for those seeking relaxation close to home.

Food lovers and those who enjoy a traditional country pub will appreciate having The Boars at Spooner Row nearby, widely known for its welcoming atmosphere and popular Sunday roasts. Combined with the town's excellent amenities, superb transport links and strong sense of community, Chamberlain Rise offers an ideal setting to enjoy everything that makes Wymondham one of Norfolk's most desirable places to live.

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Chamberlain Rise, Wymondham

Situated within a quiet and established residential setting, this attractive detached family home enjoys a particularly desirable position opposite woodland, providing a pleasant outlook and immediate access to scenic walks. Constructed just four years ago and significantly upgraded by the current owners from its original specification, the property offers beautifully presented accommodation extending over two floors, with a thoughtful layout designed around modern family life.

The welcoming entrance hall creates an excellent first impression, featuring attractive tiled flooring and providing access to the principal reception spaces. To one side, a versatile reception room enjoys views to the front and presents an ideal family room, playroom, formal dining room or home office depending on individual requirements. Opposite, the main sitting room offers a comfortable environment for everyday relaxation, enhanced by an abundance of natural light and quality fitted shutters that add both style and privacy.

Occupying the rear of the property is the impressive kitchen/dining room, undoubtedly the heart of the home. Upgraded beyond the original developer specification, this substantial space is fitted with contemporary high-gloss handleless cabinetry complemented by granite work surfaces and a range of integrated appliances, including an induction hob, oven, grill, dishwasher and fridge/freezer. The generous proportions comfortably accommodate a large dining table, creating a sociable environment equally suited to family meals and entertaining guests.

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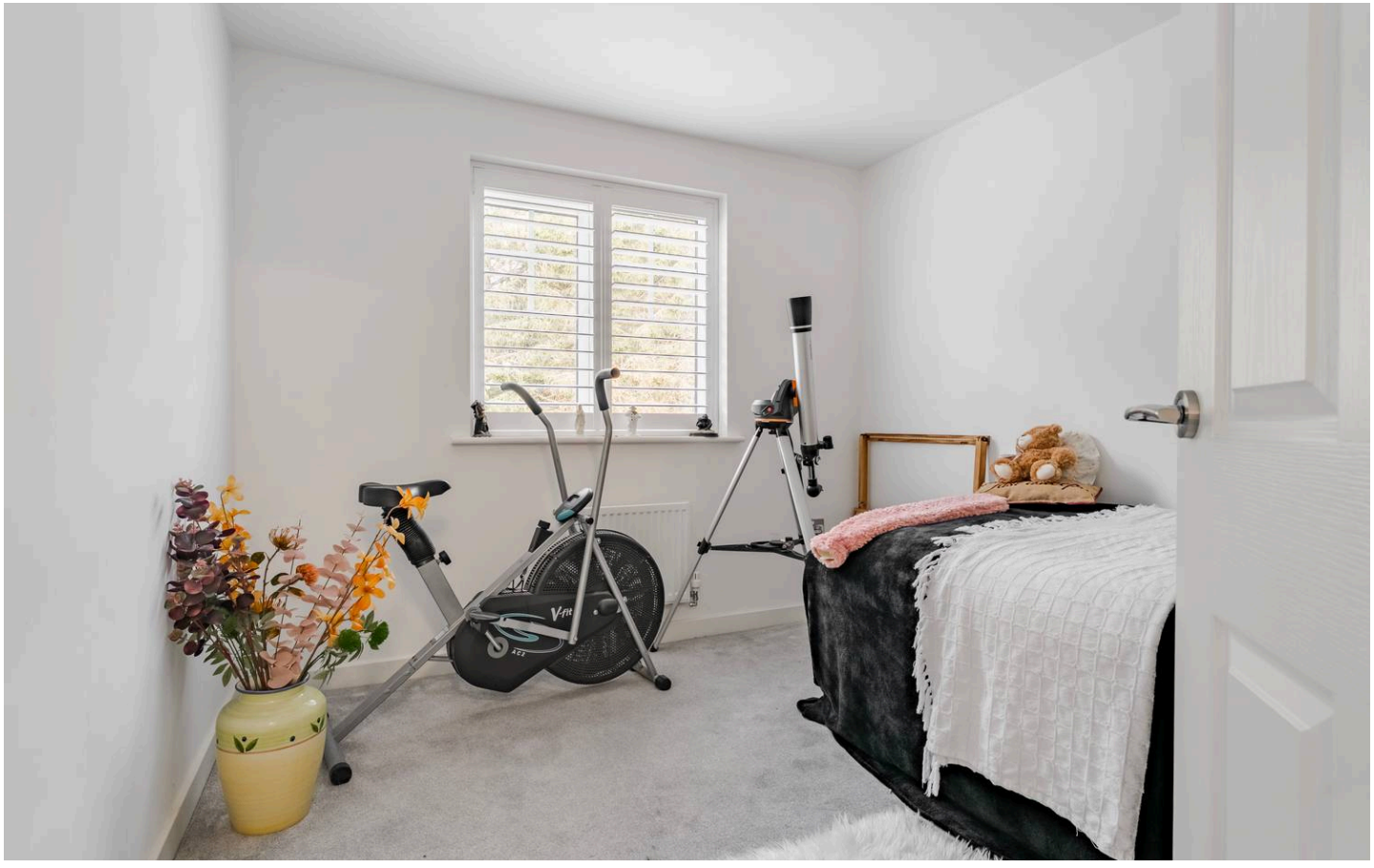
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Flowing directly from the kitchen is a beautifully appointed conservatory, introduced by the current owners to provide additional living accommodation. Enjoying uninterrupted views across the south-facing rear garden, this versatile space offers a wonderful setting for relaxing, dining or entertaining throughout the year while maintaining a strong connection to the outdoor environment.

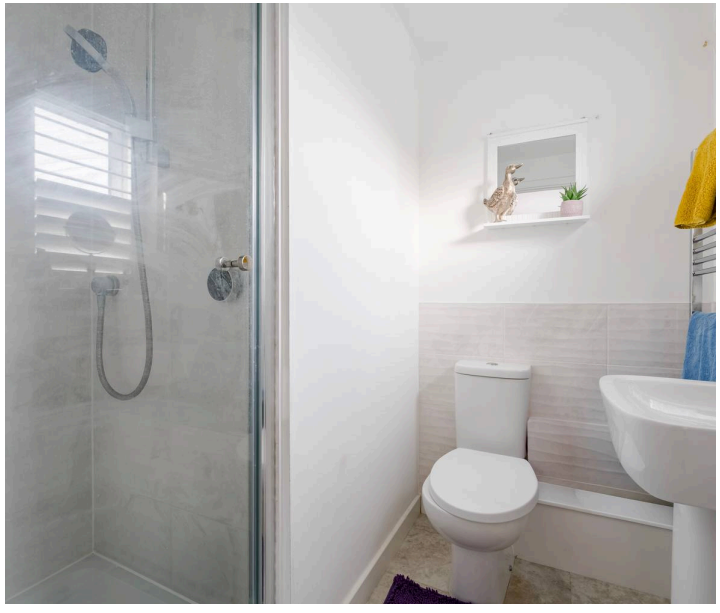
Practicality is equally well considered, with a separate utility room offering further storage and laundry facilities, together with direct access to the garden and a convenient ground-floor cloakroom.

The first-floor accommodation is centred around a bright landing which leads to four well-proportioned bedrooms. The principal bedroom enjoys a peaceful rear aspect and benefits from fitted wardrobes as well as a stylish en-suite shower room. Three further bedrooms provide flexible accommodation for family members, guests or those working from home, with fitted storage incorporated within selected rooms. A contemporary family bathroom serves the remaining bedrooms and is finished with modern fittings and attractive tiling.

The property's outdoor space is a particular highlight. Benefitting from a sought-after south-facing orientation, the rear garden enjoys sunshine throughout much of the day and has been thoughtfully landscaped to create a private and inviting environment. A substantial paved terrace immediately adjoins the conservatory, providing the ideal setting for outdoor dining, entertaining and summer gatherings.













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Beyond the patio, the generous lawn is complemented by a variety of established planting, including recently introduced trees and shrubs that add year-round colour, interest and privacy. Secure gated side access enhances practicality, while the enclosed nature of the garden provides peace of mind for families with children and pets.

To the front, the property occupies a tucked-away position within a small cul-de-sac, resulting in minimal passing traffic and a strong sense of privacy. A private driveway provides off-road parking and leads directly to the detached garage, which benefits from power, lighting and useful storage capacity.

Agent's Note

This property will be sold freehold, and is connected to mains gas, water and electricity.

Maintance fee: £186 p/a

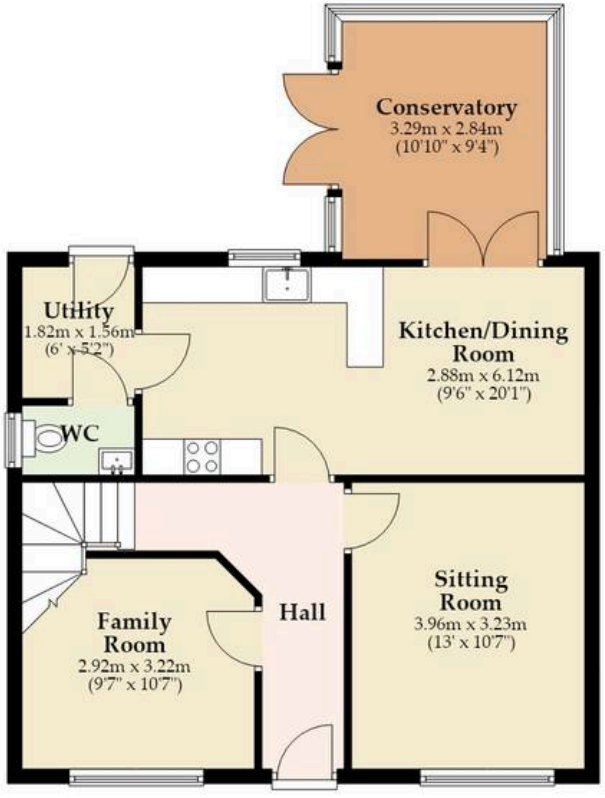
This property has gas central heating.

Council Tax Band: D

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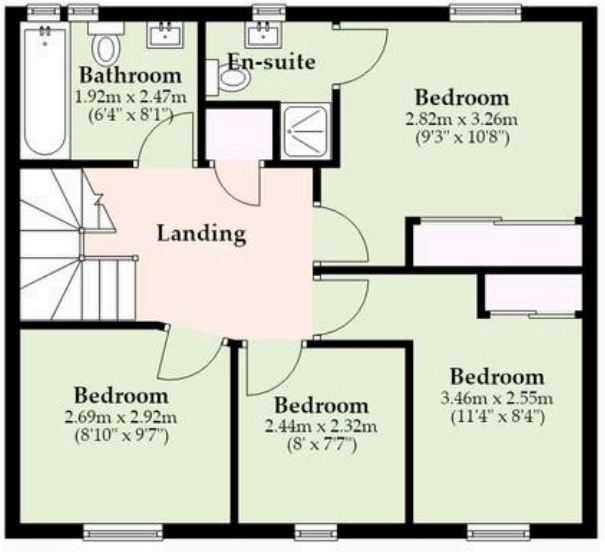
Ground Floor

Approx. 63.7 sq. metres (686.0 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.4 sq. feet)



Total area: approx. 117.7 sq. metres (1266.4 sq. feet)

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.

Plan produced using PlanUp.

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