

Guide Price £425,000

5 Bedroom Detached House for sale

9 Wisteria Drive, Wymondham

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Overview

Exceptional 5-bed detached home - Parking for up to 5 vehicles - Solar & battery storage - Bespoke Wickes kitchen - Westerly garden & Zero management fees. Early viewing advised.

Key Features

- Exceptional Value: Repositioned to £425,000 - £450,000
- Eco-Ready: Solar Panels & Battery Storage Cutting Bills by 80%
- No Management Fees: A Rare Benefit for Modern Estates
- Premium Upgrades: Bespoke Wickes Shaker-Style Kitchen with Bosch Appliances
- Extensive Parking: Sizeable Brickweave Driveway for up to Five Cars, Plus a Garage
- Private & Peaceful: Westerly-Facing Rear Garden with a Woodland Outlook and Parks Nearby













Welcome to Wisteria Drive, Wymondham, NR18.

Turning Sunshine Into Savings

This home comes complete with recently installed solar panels (fitted on both sides of the roof) and a battery storage system. A dedicated app makes smarter decisions easy, tracking storage, usage, and feed-in returns, all backed by an insurance guarantee until January 2035. Since installation, this household of four has reduced its electricity bill to just a fifth of the previous cost.

Flexible Family Living Space

Boasting a versatile five-bedroom, three-bathroom layout, this detached family home spans three generous floors, ideal for those looking to upsize for family and space.

The Ground Floor: Features a recently installed Wickes shaker-style kitchen with high-end Bosch appliances, plus a bright sun room that serves as a permanent dining space. The generous L-shaped living room easily adapts to family life, entertaining, and relaxation.

The First Floor: Offers three bedrooms, including the principal bedroom with an ensuite shower room and built-in wardrobes, plus a modern family bathroom with a shower over the bath.

The Top Floor: Adds two further dual-aspect, generous bedrooms, sharing a shower room off the landing. This floor offers fantastic independence from the rest of the household, perfect for older children, guests, or a dedicated work-from-home sanctuary.

The Outside Space

Set back along a quiet residential road, this home has a sizeable brickweave driveway with parking for up to five cars, plus a single garage for storage, bikes, buggies, and gym gear. The westerly-facing rear garden is a real highlight, boasting a large patio to capture the afternoon and evening sun, and a lovely, private outlook across neighbouring woodland and parkland.

A Brilliant Base for Family Life

Wymondham is an outstanding place to call home. You will find well-regarded

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schools, loads of green space, a leisure centre, tennis and rugby clubs, plus a great mix of local shops and eateries. Everyday conveniences are covered with a choice of supermarkets, including Waitrose. The train station provides reliable connections to Norwich, Cambridge, London, and Stansted, while road links into Norwich and beyond make for easy commuting and days out.

Summary

This home is a happy place to grow and has been thoughtfully upgraded to make everyday life easy, sociable, and highly efficient. With five bedrooms across three floors, exceptional parking, and a garden outlook that's hard to beat, it's ready for its next family to settle in and flourish. Call us 24/7 to book your appointment.

What3Words: ///canal.pursuing.nurtures

Kitchen
14' 0" x 10' 7" (4.27m x 3.23m)
Vinyl flooring, uPVC double-glazed window with fitted Venetian blind, splashback tiling, Wickes shaker-style base and wall-mounted units, soft-close cupboards and drawers, integrated Bosch oven and microwave, extractor hood, freestanding Bosch dishwasher and washing machine, composite sink, hardwired ceiling light, vertical radiator and multiple sockets.

Living Room
18' 1" x 16' 10" (5.52m x 5.15m)
Fitted carpet, dual uPVC double-glazed windows with fitted vertical blinds and French doors, dual hardwired ceiling light, coving, two radiators, multiple sockets, TV aerial and electric fire.

Sun Room
12' 1" x 10' 0" (3.70m x 3.05m)
Vinyl flooring, uPVC double-glazed windows and French doors, fitted pull-down blinds, hardwired ceiling light, electric radiator and multiple sockets.

WC
4' 9" x 4' 8" (1.46m x 1.44m)
Vinyl flooring, obscured uPVC double-glazed window, wash hand basin, toilet, radiator and ceiling light.

Principal Bedroom
14' 2" x 8' 11" (4.34m x 2.74m)
Fitted carpet, uPVC double-glazed window with fitted roller blind, built-in double wardrobe, ceiling light, radiator and multiple sockets.

Ensuite Shower Room
8' 6" x 4' 9" (2.60m x 1.46m)
Vinyl flooring, obscured uPVC double-glazed window, shower with glass doors and tiled walls, wash hand basin, toilet, ceiling light and heated towel rail.

Bedroom Two
11' 2" x 8' 2" (3.41m x 2.51m)
Fitted carpet, uPVC double-glazed window with fitted roller blind, ceiling light, radiator and multiple sockets.

Bedroom Three
12' 11" x 8' 11" (3.95m x 2.74m)
Fitted carpet, uPVC double-glazed dormer window and Velux window, built-in storage, ceiling light, radiator and multiple sockets.

Bedroom Four
12' 11" x 11' 2" (3.95m x 3.41m)
Fitted carpet, uPVC double-glazed dormer window and Velux window, ceiling light, radiator and multiple sockets.

Bedroom Five - Home Office
11' 1" x 6' 11" (3.38m x 2.13m)
Fitted carpet, uPVC double-glazed window with fitted vertical blind, ceiling light, radiator and multiple sockets.

Family Bathroom
7' 10" x 6' 10" (2.39m x 2.10m)
Vinyl flooring, obscured uPVC double-glazed window, bath with shower over and tiled walls, wash hand basin, toilet, ceiling light and heated towel rail.

Shower Room
6' 5" x 4' 7" (1.96m x 1.41m)
Vinyl flooring, shower with glass doors and tiled walls, wash hand basin, toilet, ceiling light and heated towel rail.

Floorplans



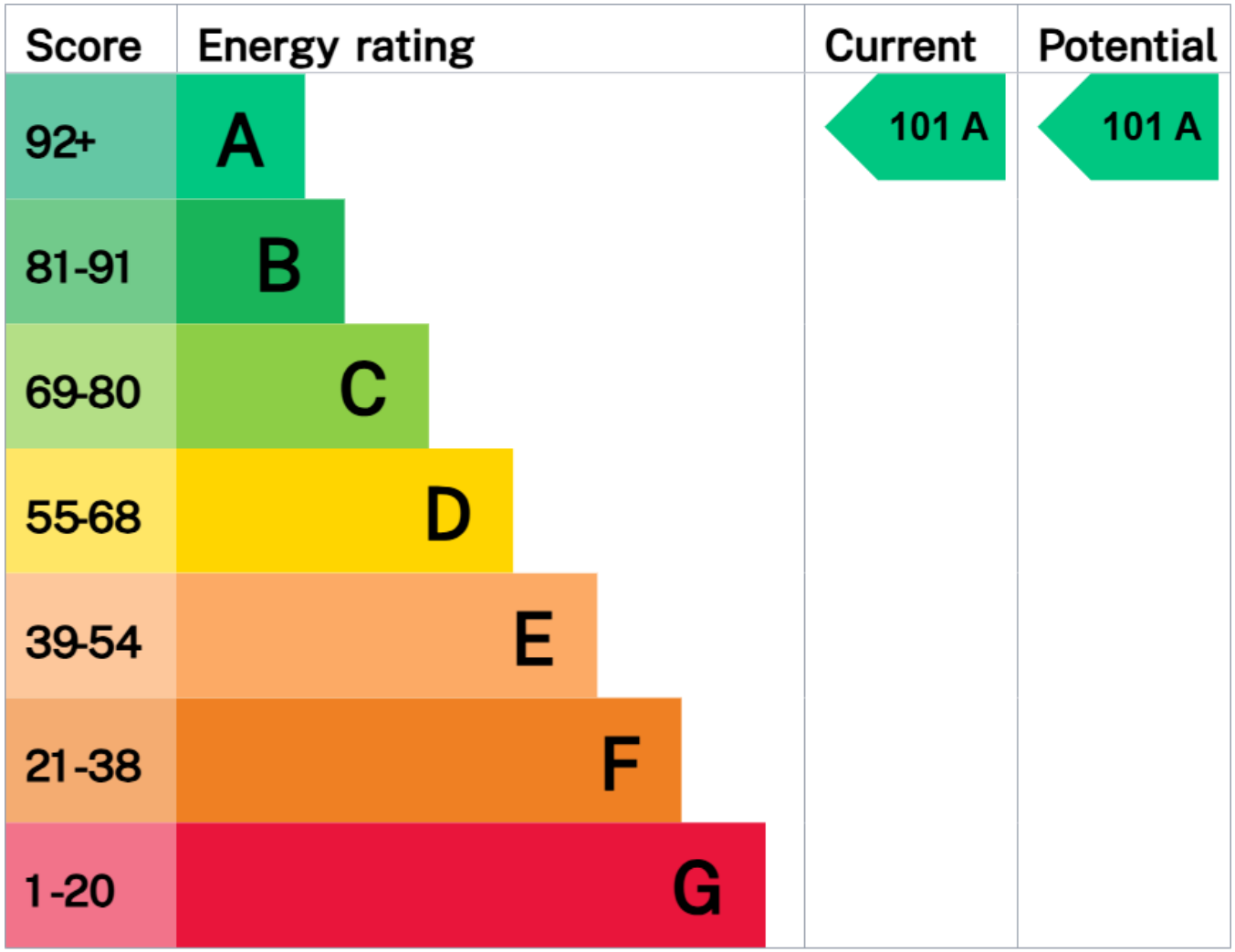
DETACHED 5-BEDROOM HOUSE

TOTAL FLOOR AREA : 1849 sq.ft. (171.8 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
55-68
D
39-54
E
21-38
F
1-20
G
101 A
101 A







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