



Guide Price £440,000

5 Bedroom Detached House for sale
9 Wisteria Drive, Wymondham





Overview

Turning sunshine into savings, this versatile five-bedroom detached home is the upsize you've been waiting for, enjoying flexible space for family life, home working and hosting. Book now!



Key Features

- Guide Price: £440,000 - £450,000
- Vendors Have Found - End of Chain
- Solar Panels (Both Roof Aspects) + Battery Storage; App Monitoring; Guarantee to Jan. 2035
- 5-Bed 3-Bath Detached House with Recent Upgrades - Same Owners Since Build in 2011
- Bespoke Wickes Shaker-Style Kitchen with Bosch Appliances
- Dining Room Opening onto the Garden
- Large L-Shaped Living Room with Patio Doors into the Garden
- Westerly-Facing Garden with Extended Patio and Woodland Outlook
- Extended Brickweave Driveway to Accommodate Five Vehicles with Room to Extend
- No Management Fees





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. Making smarter decisions is easy with an app that tracks storage, usage, and feed-in returns. Insurance-backed guarantee dated to January 2035. Since the installation, the electricity bill for this household of four is a fifth of the cost.

Boasting a versatile five-bedroom, three-bathroom layout, this detached family home is arranged across three generous floors, ideal for those looking to upsize for family and spatial needs. The ground floor centres on a recently installed Wickes shaker-style kitchen with Bosch appliances, complemented by a bright sun room serving as a permanent dining space and a generous L-shaped living room that easily flexes for family life, entertaining and relaxing.

Upstairs, the first floor offers three bedrooms, including the principal bedroom with an ensuite shower room and built-in wardrobe, plus the 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, offering independence from the rest of the household - perfect for older children, guests, or creating a dedicated work-from-home setup.

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

Wymondham's a brilliant base for family life: well-regarded schools, loads of green space, leisure centre, tennis and rugby clubs, plus a great mix of local shops and eateries – alongside 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.

This home is a happy place to grow and has been thoughtfully upgraded to make everyday life easy, sociable and efficient. With five bedrooms across three floors, great parking and a garden outlook that's hard to beat, it's ready for its next family to settle in and flourish. Book to view now.

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)

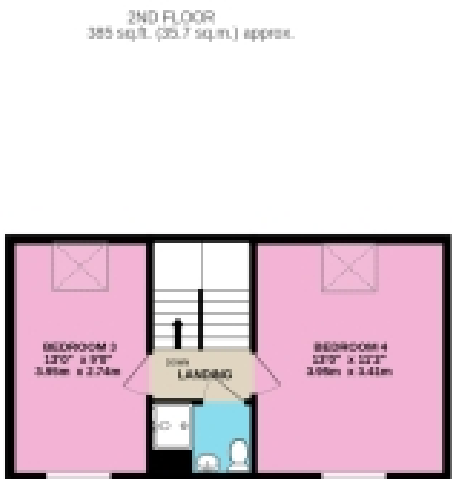
Vinyl flooring, obscured uPVC double-glazed window, bath with shower over and tiled walls, wash hand basin, toilet, ceiling light and heated towel rail.

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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Score	Energy rating	Current	Potential
92+	A	101 A	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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