



23 Petunia Court, Wymondham
£400,000

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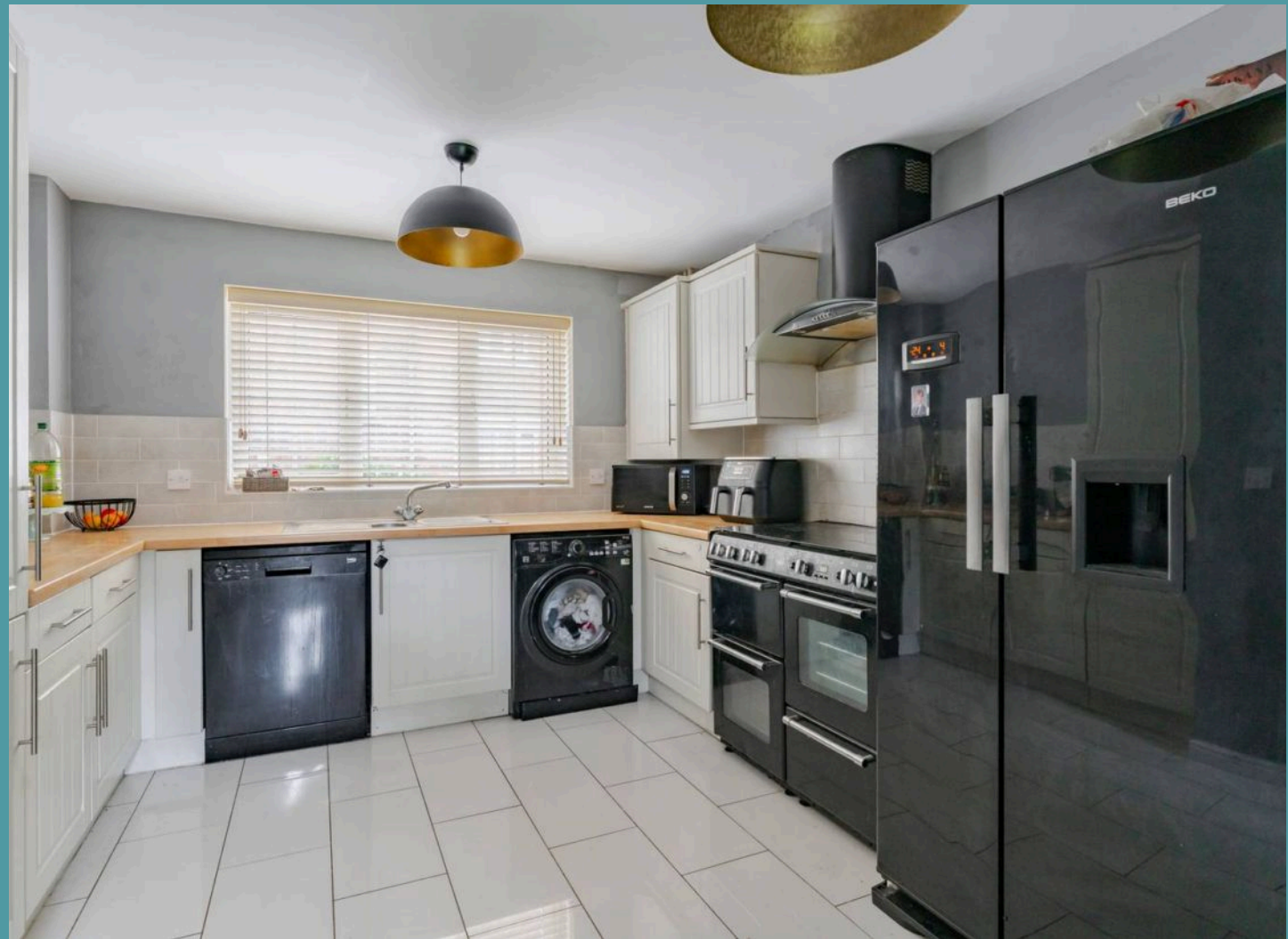
Wymondham

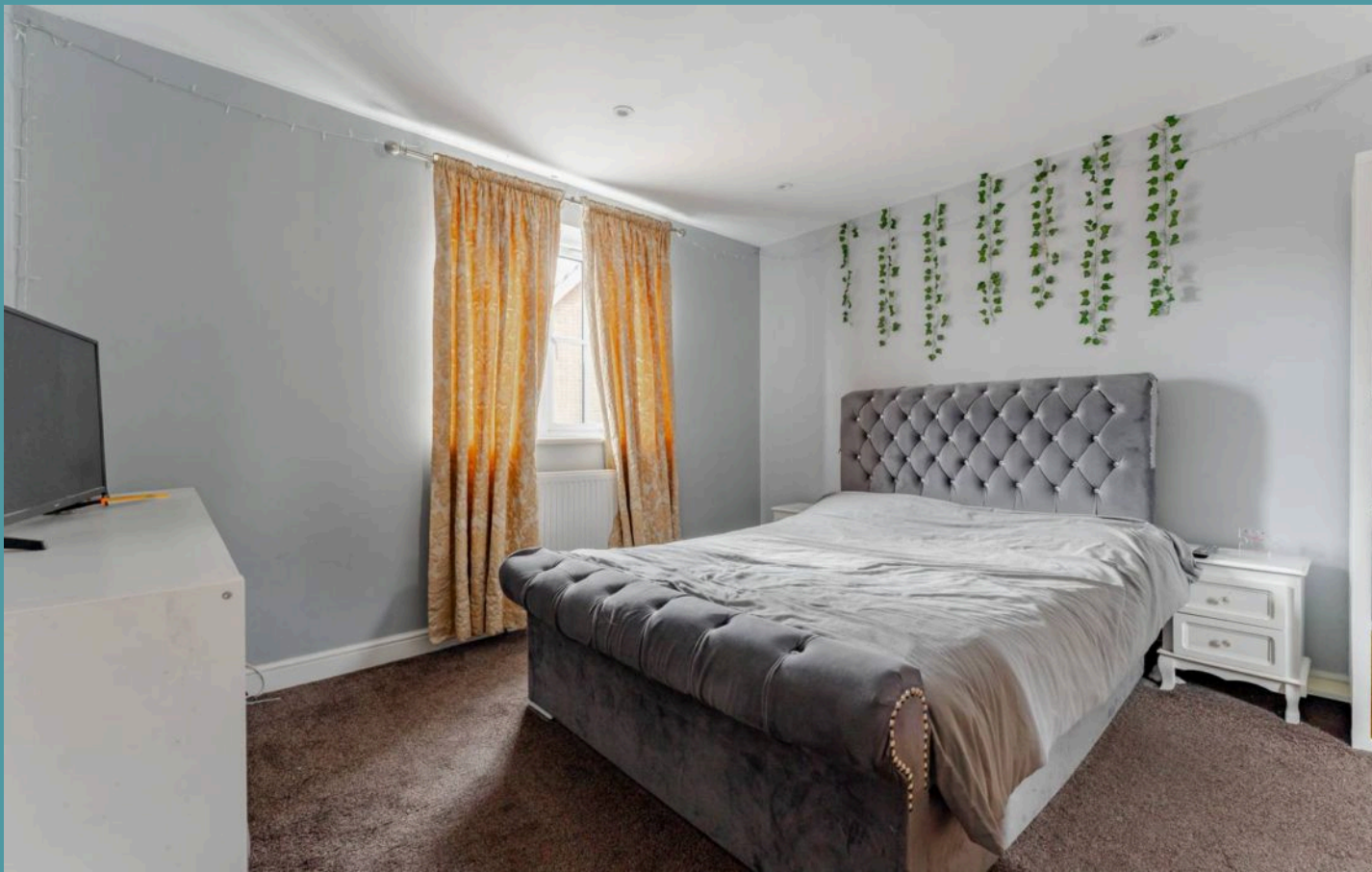
Step into a home where space, style, and family living come together effortlessly. This beautifully presented six-bedroom detached residence in the sought-after market town of Wymondham offers generous and flexible accommodation across three well-designed floors, spanning 1,559 sqft. Perfect for modern family life, it features an open-plan sitting/dining room with French doors to a private garden, a master suite with ensuite and built-in wardrobe, and multiple bathrooms for added convenience. With a low-maintenance garden, off-road parking, and a garage, this home combines practicality with comfort — all in a charming, community-focused setting.

Location

Petunia Court is a quiet, modern residential cul-de-sac nestled in the thriving market town of Wymondham, Norfolk. Located just 10 miles southwest of Norwich, it offers the perfect balance of peaceful suburban living with excellent access to the cultural and economic opportunities of the city. The area is well-served by the A11, making car travel into Norwich or toward Cambridge straightforward, while Wymondham Railway Station—just a short drive or a 20-minute walk away—provides regular direct services to Norwich, Cambridge, and London.

Locally, residents benefit from a good selection of amenities. Within walking distance, you'll find supermarkets such as Waitrose and Lidl, as well as independent shops, cafes, and essential services in Wymondham's attractive town centre. For families, the area boasts several well-regarded schools: Ashleigh Primary School and Nursery and Browick Road Primary School are both rated “Outstanding” by Ofsted, while Wymondham High Academy offers strong secondary education with a “Good” rating and a wide range of academic and





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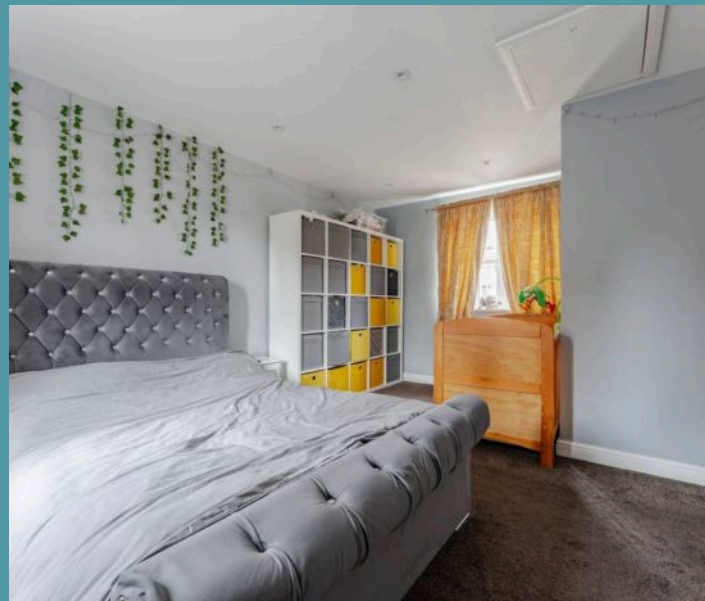
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Healthcare needs are well covered with Wymondham Medical Practice and nearby dental clinics like Peppermint Dental Centre providing comprehensive services. The town also features a leisure centre, sports clubs, and green spaces including Kett's Park, which are ideal for recreation and community activities.

Petunia Court

From the moment you step into the welcoming entrance hall, the tone is set for a warm and inviting home designed with both comfort and practicality in mind. The heart of the property lies in its open-plan sitting and dining room, a beautifully bright space where French doors open seamlessly onto the rear garden — blurring the lines between indoor comfort and outdoor leisure. Whether hosting family gatherings, summer BBQs, or simply unwinding after a busy day, this area is perfectly tailored for modern lifestyles that blend relaxation with entertaining.

A rear lobby leads conveniently to a cloakroom, ideal for busy families or guests. Upstairs, the home continues to impress with a total of six well-proportioned bedrooms, offering flexible accommodation options for growing families, home working, or guest stays. The master suite stands out with its own private ensuite and built-in wardrobe. A second bedroom on the first floor also features built-in storage, adding to the home's practical appeal. The first-floor family bathroom and the second-floor shower room, both stylishly fitted with modern three-piece suites, ensure convenience and ease for family members and visitors.



A detached residence proudly positioned in the

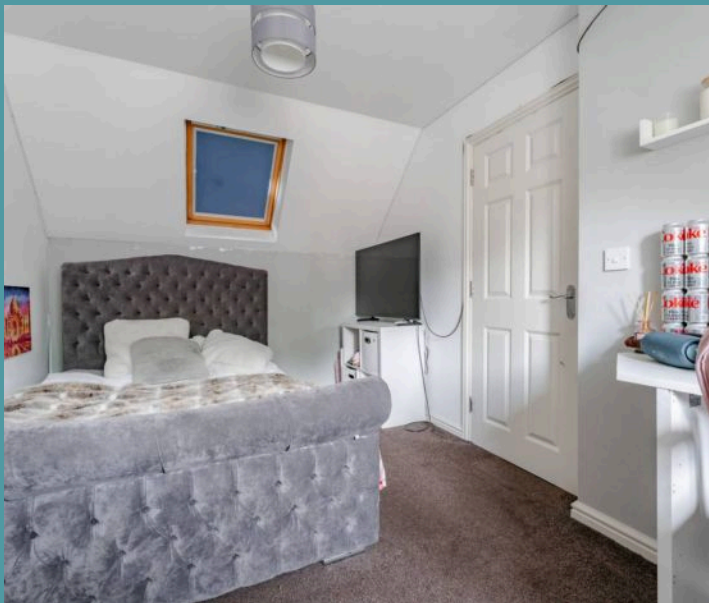


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Outside, the private garden has been carefully maintained to offer a low-maintenance yet welcoming outdoor space. Featuring an artificial lawn and a patio area, it's the ideal backdrop for al fresco dining or children's play, no matter the season. Additional features include a driveway offering off-road parking and a garage, perfect for storage, hobbies, or workshop needs.

This home offers more than just accommodation — it offers a lifestyle. Located in sought-after Wymondham, residents benefit from a sense of community, excellent local amenities, reputable schools, and great transport links, all while enjoying a market town setting.

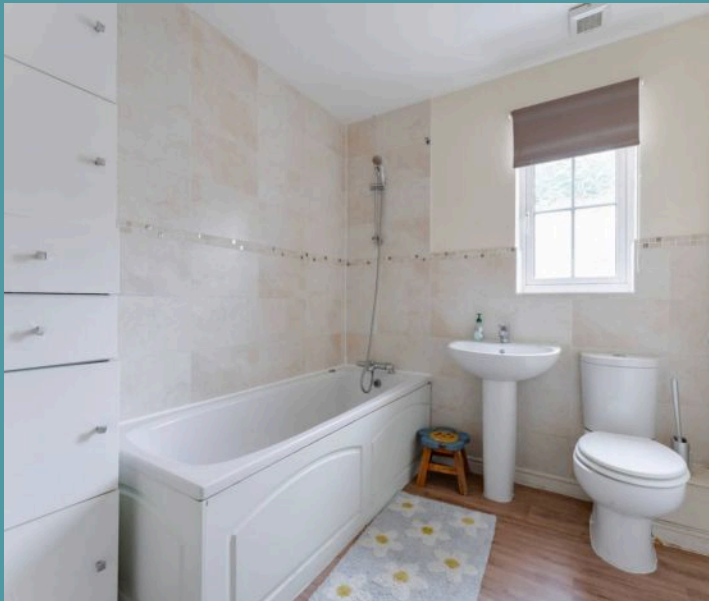




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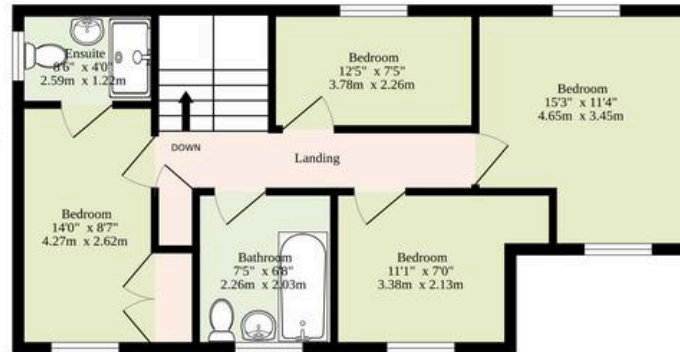
- Detached residence proudly positioned in the market town of Wymondham
- Motivated vendor
- Perfect family home with spacious and flexible accommodation spanning across three floors, with a total sqft of 1,559
- Open-plan sitting/dining room flaunting French doors that open out to the garden, inviting relaxation and entertaining
- A total of six bedrooms that vary in size, complemented by a private ensuite, a family bathroom and a shower room
- Well-maintained and private garden, with an artificial lawn and a patio area for outdoor seating arrangements
- A driveway providing off-road parking and a garage for storage options
- Walking distance to the town centre, offering a wide range of shops, schools, healthcare facilities and transport links



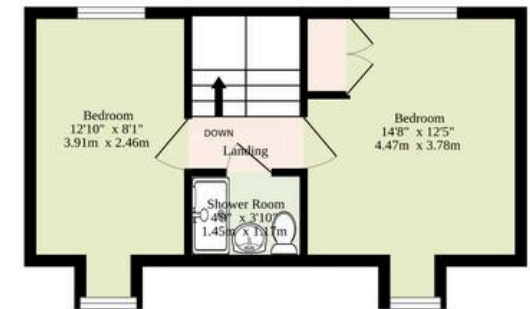
Ground Floor
635 sq.ft. (59.0 sq.m.) approx.



1st Floor
603 sq.ft. (56.0 sq.m.) approx.



2nd Floor
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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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