



5 Swallow Drive, Wymondham  
£425,000



# 5 Swallow Drive

## Wymondham, Wymondham

Built in 2017 and set within a well-regarded residential area, this spacious four-bedroom detached home is ideal for modern family living. Inside, it features a generous bay-fronted lounge, a large kitchen and dining space with integrated appliances and French doors to the garden, a versatile ground-floor study, and a utility room with WC. Upstairs offers four well-sized bedrooms, including a master with en suite and a contemporary family bathroom. The property also benefits from solar panels that generate income, a private low-maintenance rear garden with a patio, and off-road parking by a driveway and garage. Conveniently located for access to town centre amenities and within catchment for highly rated schools, including Wymondham College. The home enjoys a sunny position with possible room to extend and is located in a friendly neighbourhood.

### Location

Swallow Drive is located in a well-regarded residential area on the outskirts of Wymondham, offering a peaceful yet convenient setting within easy reach of the town centre. Wymondham provides a wide range of amenities, including supermarkets, independent shops, cafés, and well-rated schools such as Wymondham College and Wymondham High. The property enjoys excellent transport links, with the A11 nearby for swift access to Norwich, Cambridge, and beyond, and Wymondham train station providing regular services to both local and national destinations. Green spaces, play areas, and countryside walks are close at hand, making this a popular choice for families and commuters alike.







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Step into the entrance hallway where a welcoming first impression is matched by practicality, with smart tiled flooring underfoot and a useful understairs storage cupboard tucked neatly to one side.

This flooring continues through to the rear of the home, leading you into a generously proportioned kitchen and dining area designed for both everyday living and entertaining. Fitted with a wide range of sleek white gloss units and ample worktop space, this space is as functional as it is stylish. Inset ceiling lighting adds a modern touch, while a stainless steel splashback complements the gas hob and overhead extractor. The built-in double oven, integrated fridge freezer, and dishwasher offer everyday convenience, and a stainless steel sink with mixer tap sits beneath the window. There's plenty of room for a family dining table, and a set of French doors opens directly onto the garden, creating a natural flow between indoors and out.

From the kitchen, another set of French doors leads into the bay-fronted lounge, a bright, inviting space with soft carpet flooring, generous proportions, and an abundance of natural light. The ground floor also features a versatile home study, ideal for working from home or adapting to your needs, whether as a snug, playroom, or hobby space.

Completing the downstairs is a utility room with matching units, plumbing for a washing machine, and a WC. The tiled flooring here continues the practical, cohesive design of the ground floor.

- Detached four-bedroom home built in 2017 within a sought-after residential area
- Fitted with solar panels to support energy





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Upstairs, the property offers four well-sized bedrooms arranged around a central landing, which also houses an airing cupboard. Three of the bedrooms are comfortable doubles, while the fourth is a good-sized single featuring a built-in wardrobe with sliding doors. The master bedroom enjoys its own modern en suite shower room, finished with contemporary tiling, a glass shower cubicle, heated towel rail, and inset lighting for a clean, polished look. The remaining bedrooms are served by a stylish family bathroom, which includes a panelled bath with shower over, tiled walls and flooring, and modern fixtures.

Throughout the home, double glazing helps maintain comfort and efficiency, while solar panels generate additional income and offer an energy-saving benefit.

Outside, the enclosed rear garden is both private and low maintenance, featuring a paved patio seating area ideal for outdoor dining or relaxing, a neatly kept lawn, and a greenhouse perfect for those with green fingers. There's plenty of space for children to play or for entertaining in the warmer months, and the garden enjoys good levels of privacy.

Off-road parking is provided by a private driveway leading to the garage, which also offers convenient access directly into the garden.

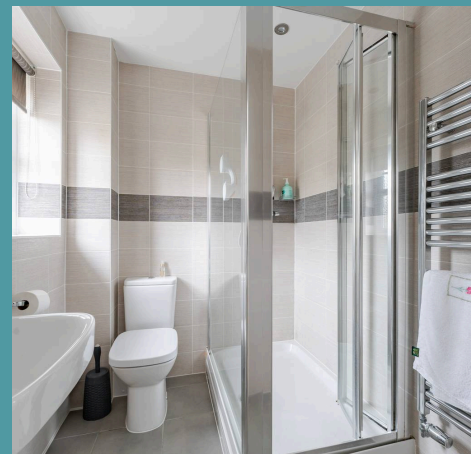
### Agents notes

We understand that the property will be sold freehold, connected to all main services.

Maintenance fee will be payable on the estate once all development is complete.

Heating system- Gas Central Heating

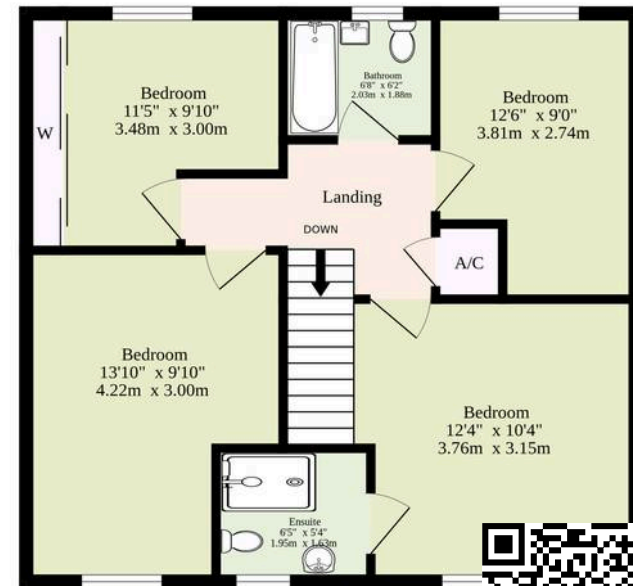
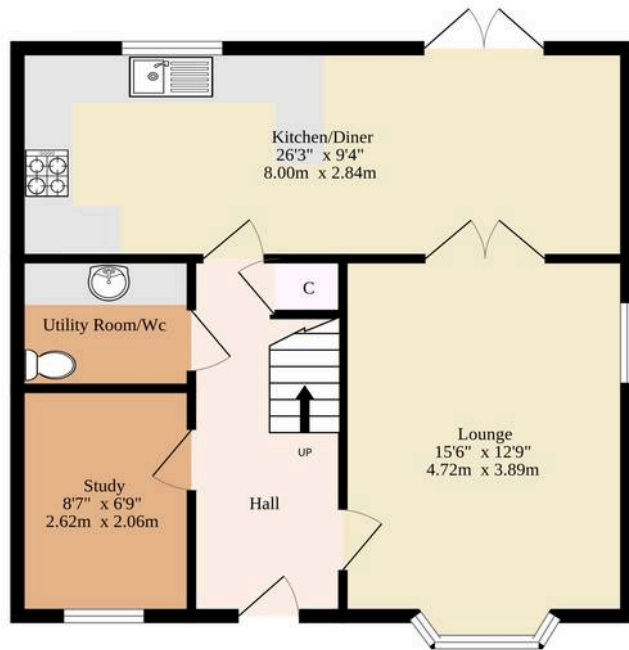
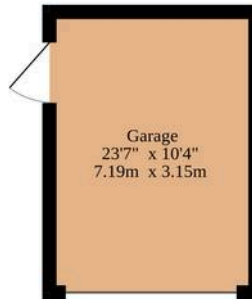
Council Tax Band- E





Ground Floor  
875 sq.ft. (81.3 sq.m.) approx.

1st Floor  
610 sq.ft. (56.7 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1485 sq.ft. (138.0 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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