



54 Swallow Drive, Wymondham

Offers in excess of £300,000

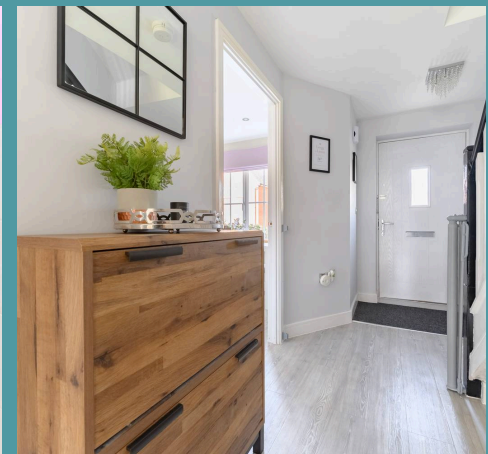
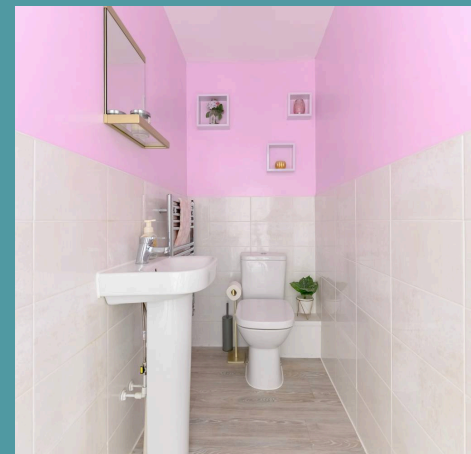
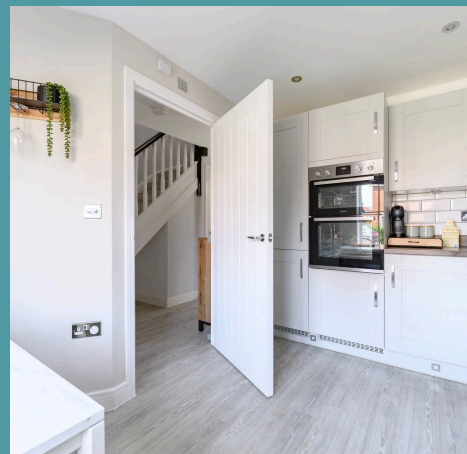
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Wymondham

Proudly positioned within the sought-after Birchgate development in Wymondham, this impressive semi-detached home offers the perfect blend of modern comfort and versatile family living. Spread across three spacious floors, the property features a bright entrance hall, a stylish kitchen/dining room with integrated appliances, and a generous sitting room with French doors leading to a beautifully landscaped garden. With three well-appointed bedrooms—including a top-floor master suite with en-suite and built-in wardrobes—alongside a sleek family bathroom, private driveway, and garage, this home is ready to move into and enjoy.

Location

Swallow Drive is a peaceful and well-established residential street situated in the sought-after market town of Wymondham, Norfolk. Wymondham itself provides a strong variety of local shops and services. The town centre, just a short drive or walk away, features a blend of independent retailers, charming cafés, traditional pubs, and essential stores such as a post office, pharmacy, and several supermarkets. For everyday shopping, residents have convenient access to both local grocers and national chains including Lidl and Morrisons.





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Families living on Swallow Drive benefit from being in close proximity to several highly regarded schools. These include Robert Kett Primary School, Ashleigh Primary School, and the outstanding-rated Wymondham High Academy, which caters to secondary education. Additionally, the prestigious Wymondham College—one of the UK's leading state boarding schools—is just a short distance away, offering exceptional academic opportunities. Healthcare needs are well served locally, with the Wymondham Medical Centre providing GP services, and several dental practices and opticians located throughout the town. Pharmacies such as Boots are also nearby for prescription and over-the-counter needs.

Transport links from Swallow Drive are excellent. Wymondham railway station is within easy reach, offering regular services to Norwich, Cambridge, and connections to London via Ely. The town is also strategically located near the A11, providing fast road access to Norwich, Thetford, and further to London and the M11 corridor. Local bus services connect Wymondham to surrounding villages and Norwich, offering a practical public transport option for commuters and students.





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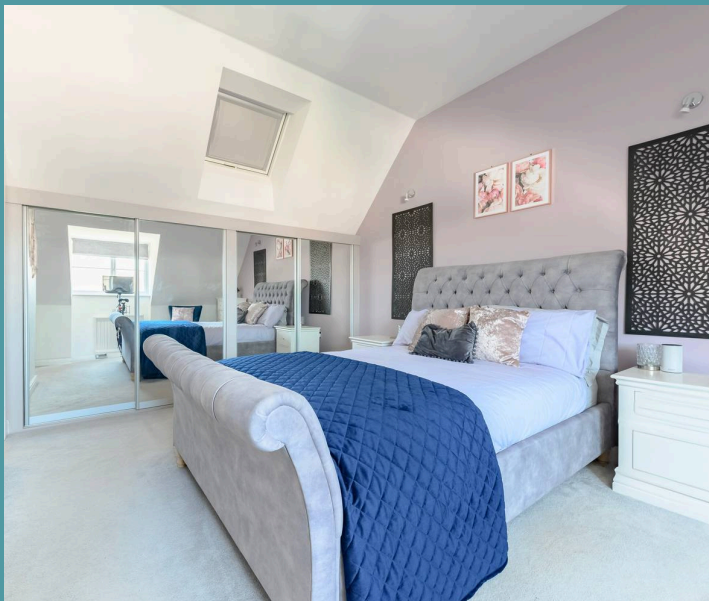
Upon entry, you are welcomed by a bright and airy entrance hall, creating an inviting first impression and complemented by a convenient ground floor WC. The heart of the home lies in the stylish kitchen/dining room, featuring high-quality cabinetry, an integrated double oven, induction hob, and ample storage—ideal for both everyday family meals and entertaining guests.

To the rear, the spacious sitting room is bathed in natural light and enhanced by elegant French doors that open directly onto the garden, creating a seamless indoor-outdoor connection and a serene space for relaxation.

The first floor hosts two well-proportioned bedrooms, along with a contemporary family bathroom finished to a high standard. The second floor is dedicated to the luxurious master suite, complete with built-in wardrobes and a private en-suite shower room.

Externally, the property showcases a beautifully maintained and private rear garden, thoughtfully landscaped with a patio area perfect for outdoor seating and dining, a well-kept lawn, and vibrant planted borders that add year-round colour and character.

Additional benefits include a driveway providing off-road parking and a garage, offering versatile storage or potential for further functional use.





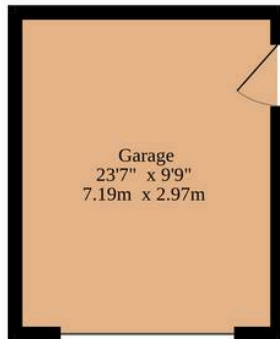
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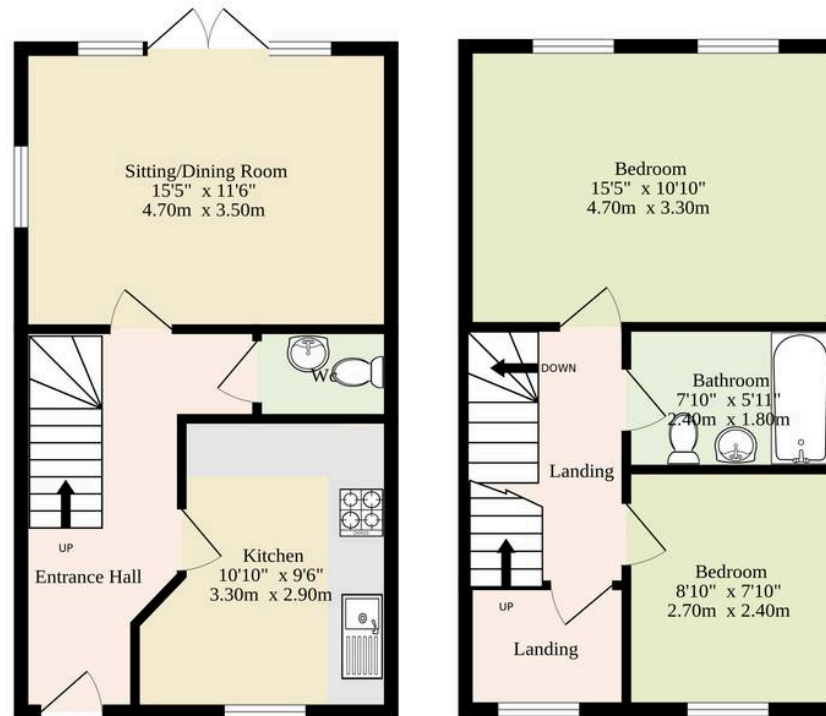
- Semi-detached residence positioned on the Birchgate development in the market town of Wymondham
- Spacious and flexible accommodation across three floors, perfectly suited to modern family living
- Kitchen/dining room equipped with quality cabinetry, an integrated double oven, an induction hob and storage space
- Spacious sitting room featuring French doors, inviting relaxation and entertaining
- Three double bedrooms, a private en-suite and a family bathroom
- A beautifully maintained and private garden, with a patio for your seating arrangements and a laid to lawn, with planted borders
- A driveway providing off-road parking and a garage for storage options
- Brought in 2019 and has the remainder of a 10 year NHBC warranty
- Close proximity to local shops, schools, healthcare facilities and transport links



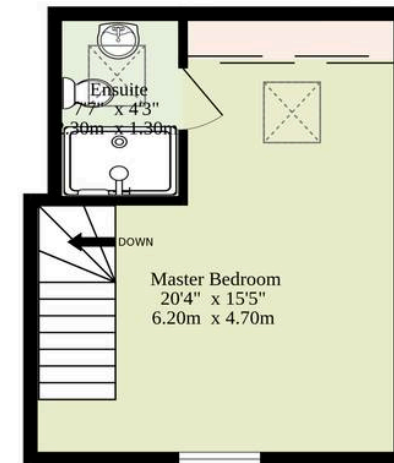
Ground Floor
621 sq.ft. (57.7 sq.m.) approx.



1st Floor
392 sq.ft. (36.4 sq.m.) approx.



2nd Floor
347 sq.ft. (32.2 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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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