



15 Crocus Street, Wymondham
£475,000

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Wymondham, Wymondham

Occupying a generous corner plot in a well-connected and popular residential area of Wymondham, this impressively extended detached home offers a superb opportunity for growing families or those seeking flexible living across three thoughtfully arranged floors. With five spacious double bedrooms, three reception rooms, four bathrooms, and a private rear garden, the property delivers both practicality and comfort in equal measure. The frontage features low-maintenance shingle and a path leading to the front door, while a driveway to the side provides off-road parking in front of the detached garage, with gated access from here into the rear garden.

Location

Located in the sought-after market town of Wymondham, Crocus Street enjoys a convenient and family-friendly setting on the town's popular Harts Farm development. The property benefits from excellent access to a wide range of local amenities, including supermarkets, independent shops, cafes, pubs, and leisure facilities. Wymondham High Academy and other well-regarded schools are nearby, making it ideal for families. For commuters, the town's train station offers regular services to Norwich, Cambridge, and London, while the A11 is just moments away, providing swift road links across the region. Nearby green spaces and riverside walks offer a welcome escape into nature, all within easy reach of the historic town centre.





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Once inside, a tiled entrance lobby welcomes you with a useful under-stair storage cupboard and access to the main living spaces. On the right, a large, extended sitting room creates a calm and inviting space with soft carpeting underfoot and sliding doors that open out to the garden. To the left, the kitchen/breakfast room is fitted with a range of wall and base units, ceramic tiled flooring, and an integrated four-ring gas hob with extractor above and oven below. There's plenty of space for additional appliances and a dining table, making it a sociable hub of the home. At the rear of the kitchen, a large utility room provides further storage, the boiler, and plumbing for laundry, while also leading through to an additional, extended reception space.

With wood-effect flooring and French doors to the garden, this bright and flexible room works well as a family room or second lounge and is enhanced further by a stylish, fully tiled shower room, ideal for guests or multigenerational living.

Upstairs, the first floor features a split-level landing that opens to a suite of four well-proportioned bedrooms. The principal bedroom sits to the rear with vaulted ceilings and generous space for a large bed and furnishings, plus a connecting door into a walk-in storage area with potential for wardrobe conversion. On the opposite side, two further bedrooms with newly laid carpets sit to the front, ideal as children's rooms, nurseries, or home offices, while a larger double bedroom to the rear includes fitted wardrobes and its own en-suite shower room. A three-piece family bathroom serves the remaining rooms, finished with tiled surrounds and a low-level radiator.



- Generously extended five-bedroom detached home spanning over 2,000 sqft
- Three spacious reception rooms including a large

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The second floor continues the sense of space and versatility, offering two further rooms accessed via another split-level landing. A generous bedroom with vaulted ceilings and Velux window sits to one side, while the other room could serve as a sixth bedroom, dressing room, or dedicated study. A contemporary shower room completes the top floor, making this level perfect for teenagers, guests, or work-from-home arrangements.

The rear garden is fully enclosed by a mix of brick walls and timber fencing, offering excellent privacy. A large paved patio area outside the family room provides a great spot for outdoor seating, while the remainder of the garden is laid to lawn. A personal gate at the side allows easy access to the driveway and garage.

Agents Notes

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

Heating system- Gas central Heating

Council tax band - TBD

Some images have been virtually staged for illustration.

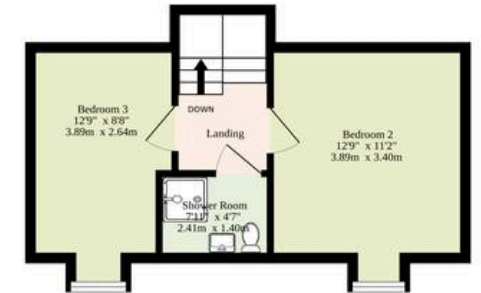
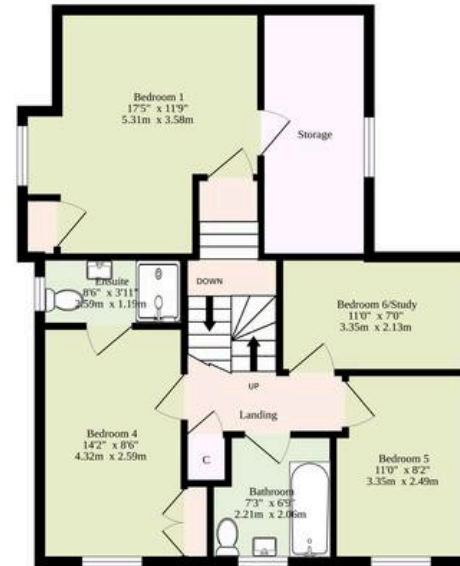


Garage
167 sq.ft. (15.5 sq.m.) approx.

Ground Floor
368 sq.ft. (33.9 sq.m.) approx.

1st Floor
779 sq.ft. (72.5 sq.m.) approx.

2nd Floor
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 2254 sq.ft. (209.4 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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