



3 Aspen Drive, Wymondham  
Wymondham



Minors & Brady

## 3 Aspen Drive

A perfect family home in a lovely part of Wymondham, this well-presented detached property enjoys a peaceful position overlooking open green space while remaining conveniently close to everyday amenities and transport links. The home offers bright and comfortable living spaces designed to suit modern family life. A welcoming entrance hall leads through to a spacious sitting room filled with natural light, creating an ideal place to relax or entertain. To the rear, a generous kitchen and dining area forms the central hub of the home, opening directly onto the garden through French doors. Practical additions including a separate utility room and ground-floor cloakroom enhance the functionality of the layout. Upstairs, four well-proportioned bedrooms provide flexible accommodation for families, guests, or home working, with the main bedroom benefiting from a private en-suite. Outside, the enclosed rear garden, driveway, and detached garage combine to offer both privacy and everyday convenience.

- Detached four-bedroom home in a desirable Wymondham setting
- Attractive outlook across open green space to the front
- Spacious sitting room with excellent natural light
- Open-plan kitchen and dining area with French doors to the garden
- Separate utility room providing additional storage and laundry space
- Ground-floor cloakroom for everyday convenience
- Main bedroom with modern en-suite shower room
- Contemporary family bathroom with upgraded vanity units
- Fully enclosed rear garden designed for outdoor enjoyment
- Brick-weave driveway with detached garage providing off-road parking





M&B

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### The Location

Set in the heart of Wymondham, Aspen Drive (NR18) offers a convenient and well-connected location ideal for families, professionals, and commuters alike. Nearby you'll find Waitrose, Morrisons, and a Co-op convenience store, making everyday shopping simple. The railway station is also close by, providing access to regular train services.

The A11 is easily accessible: northbound leads to Norwich, The Broads, and the north and east coasts of Norfolk, while southbound connects to Thetford Forest, Cambridge, London, and the Midlands, ideal for commuting or exploring further afield.

The property is well placed for several respected primary and secondary schools, including the highly regarded Wymondham High Academy. Wymondham College, a well-respected and sought-after school, is also nearby. Wymondham Rugby Club is close, offering sporting opportunities and a strong sense of community.

For additional amenities, the neighbouring village of Hethersett and the market town of Attleborough are both easily reached, with Attleborough home to the well-known Peter Beales Roses nursery as well as shops and eateries.

Wymondham itself is a historic Norfolk market town known for its beautiful abbey, weekly markets, and welcoming community. A variety of cafés, pubs, independent shops, and a popular leisure centre create a vibrant yet relaxed place to live, combining the charm of rural surroundings with excellent connectivity.



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### Aspen Drive, Wymondham

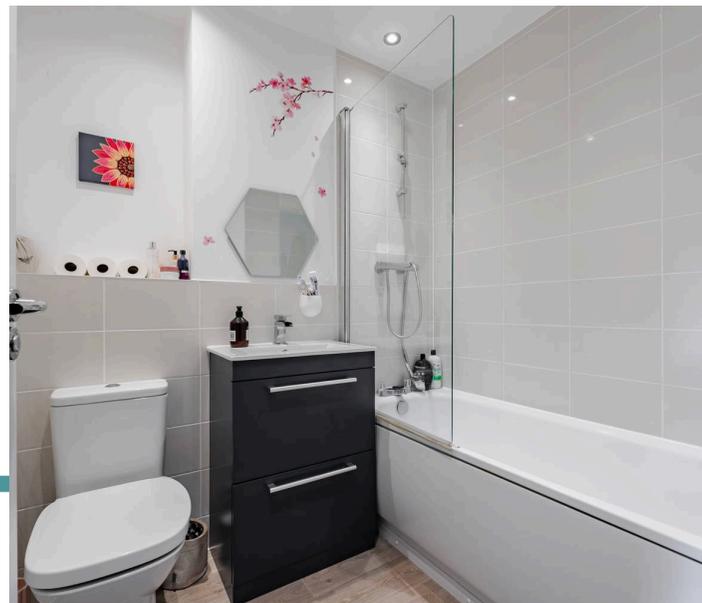
Tucked away on the edge of a popular residential development, this well-maintained detached home offers bright, welcoming living spaces and four well-proportioned bedrooms, making it an ideal property for family life.

Positioned to enjoy a more private setting, the home benefits from open green space to the front while remaining close to local amenities and transport links.

The property is approached via a brick-weave driveway leading to a detached brick garage situated to the side and rear of the home. A small planted hedge and canopy entrance create an attractive frontage, while the surrounding green outlook enhances the sense of privacy.

Inside, the entrance hallway provides a practical and inviting first impression with wood-effect flooring, a built-in storage cupboard, and stairs leading to the first floor. To one side, the spacious sitting room is filled with natural light and offers a comfortable space for relaxing or entertaining, with plenty of room for a variety of furniture arrangements.

At the rear of the home, the open-plan kitchen and dining area forms the heart of the property. French doors open directly onto the garden, allowing light to flood the space and creating an ideal setting for everyday living and hosting guests. The kitchen is fitted with a range of storage units and integrated appliances, while still allowing space for additional freestanding appliances if required. A separate utility room sits just off the kitchen, providing further storage and practical space for laundry appliances. A convenient ground-floor WC completes the downstairs accommodation.



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Upstairs, the landing leads to four bedrooms, each offering flexible use for families, guests, or home working. Two generous double bedrooms overlook the rear garden, while another room is currently arranged as a home office but would equally suit use as a nursery or single bedroom. The main bedroom enjoys views towards the green space at the front and benefits from its own en-suite shower room with upgraded fittings and vanity storage.

The family bathroom has also been enhanced with modern vanity units and stylish tiling, offering a comfortable and well-presented space for everyday use.

Outside, the fully enclosed rear garden provides a peaceful and private environment, thoughtfully planted to create a pleasant setting for outdoor relaxation or entertaining. With the added advantage of a driveway and detached garage, the property offers both convenience and practicality.

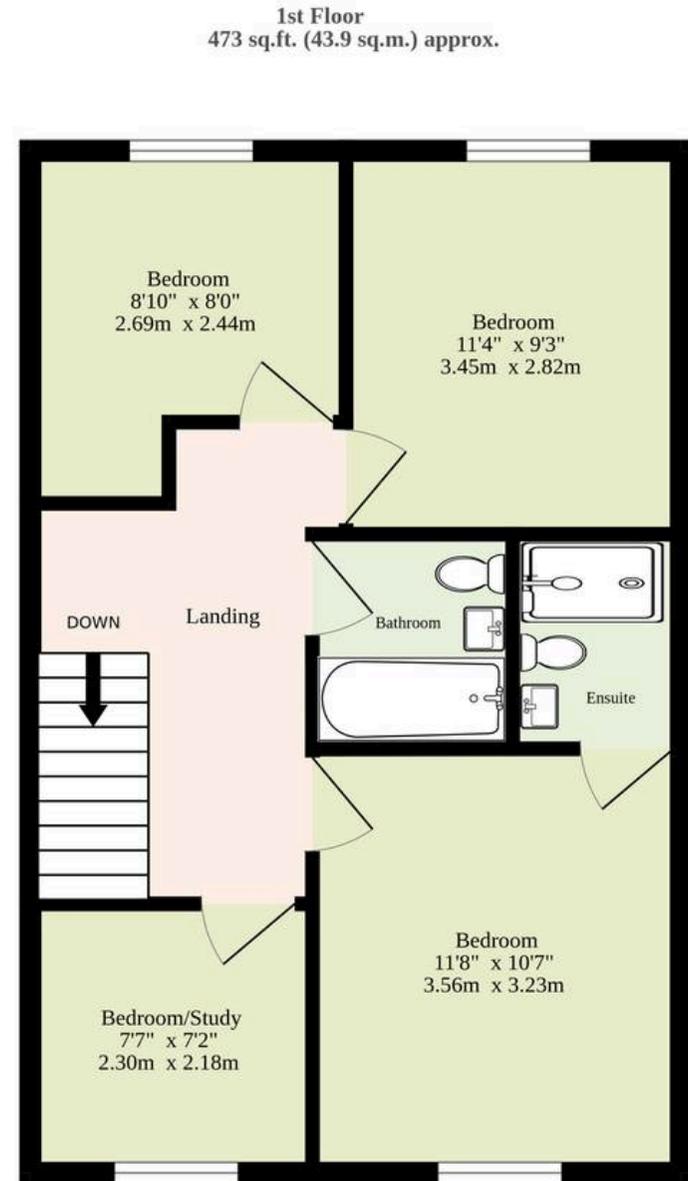
Overall, this attractive detached home combines well-designed living spaces with a quiet, private position, making it a wonderful opportunity for those seeking a comfortable family property in a desirable location.

### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Maintenance: £250; the individual is not currently enrolled, so this amount is approximate.





**TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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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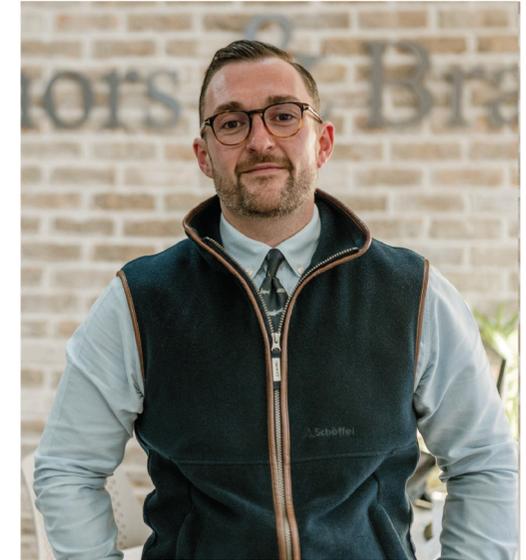
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## Minors & Brady

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