



15 Croft Way, Wymondham

Wymondham



Minors & Brady

15 Croft Way

Wymondham, Wymondham

Positioned at the end of a quiet cul-de-sac within a sought-after part of Wymondham, this exceptional four-bedroom detached family home offers modern three-storey living with an impressive focus on energy efficiency, comfort, and practicality. Built in 2023 and beautifully presented throughout, the property combines contemporary finishes with a spacious and well-balanced layout that suits modern family life perfectly.

Thoughtfully improved by the current owners, the home benefits from solar panels, Tesla battery storage, an EV charging point, air conditioning, and excellent insulation standards, creating a highly efficient and eco-conscious home that is both stylish and economical to run.

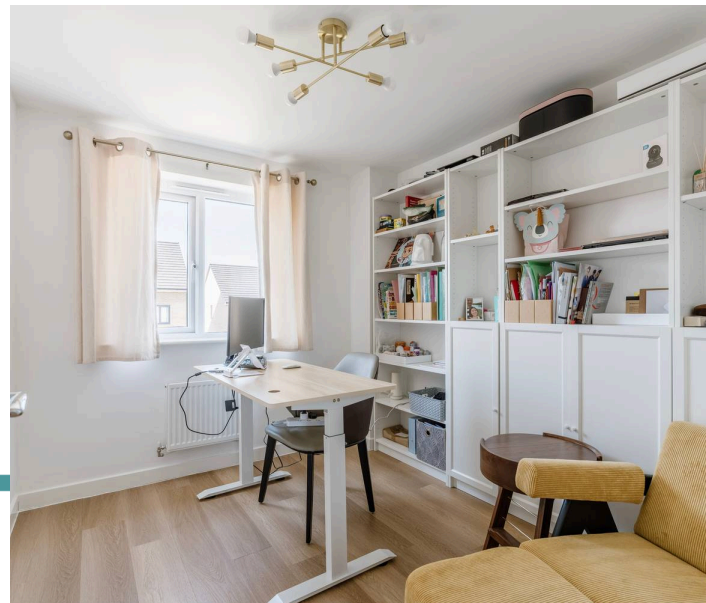


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15 Croft Way

Wymondham, Wymondham

- Exceptional four-bedroom three-storey family home built in 2023, positioned at the end of a quiet cul-de-sac in a sought-after Wymondham location
- Highly energy-efficient design with solar panels, Tesla battery storage, EV charging point, modern insulation standards, and air conditioning for year-round comfort
- Spacious kitchen/dining room with shaker-style units, integrated appliances, French doors to the garden, and a practical layout ideal for family life and entertaining
- Separate utility room and ground floor WC adding excellent everyday convenience and additional storage
- Bright and comfortable living room with contemporary décor, LVT flooring, and air conditioning
- Four well-proportioned bedrooms arranged across three floors, including a superb principal bedroom suite occupying the entire top floor with fitted wardrobes and en-suite
- Three bath/shower rooms including two en-suites and a family bathroom, offering ideal flexibility for family living
- Garage and brickweave driveway providing off-road parking, alongside further storage space and power connected to the garage
- South-west facing enclosed rear garden mainly laid to lawn with patio seating areas, perfect for outdoor dining and relaxing
- Eco-conscious modern home offering stylish, low-maintenance living with strong storage options throughout and excellent long-term efficiency



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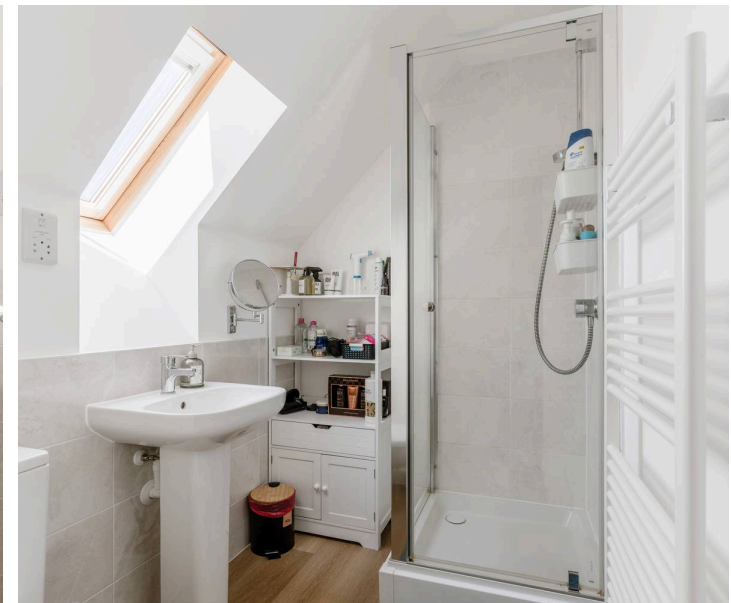
Location

Situated within a modern residential development in Wymondham, Croft Way enjoys a convenient setting close to the town's wide range of amenities. Wymondham is a well-regarded historic market town offering supermarkets, independent shops, cafés, restaurants, and well-regarded schools, along with everyday essentials and healthcare services. The town centre is full of character, with its well-known abbey and regular local markets adding to its appeal.

Excellent transport links make the area particularly practical, with Wymondham railway station providing direct services to Norwich, Cambridge, and beyond, while the nearby A11 offers straightforward road access for commuting. The surrounding countryside and nearby green spaces also provide plenty of opportunities for walking and outdoor leisure.

Croft Way

Stepping inside, the welcoming entrance hall sets the tone for the rest of the property, with useful understairs storage and a clean, modern finish throughout. The living room provides a bright and comfortable main reception space, ideal for everyday family living, complete with LVT flooring and air conditioning for added comfort during warmer months.



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To the rear, the spacious kitchen and dining room has been designed with both practicality and entertaining in mind, featuring shaker-style units, integrated appliances, generous worktop space, and French doors opening directly onto the garden. A separate utility room helps keep the main kitchen space uncluttered, while the ground floor WC adds further everyday convenience.

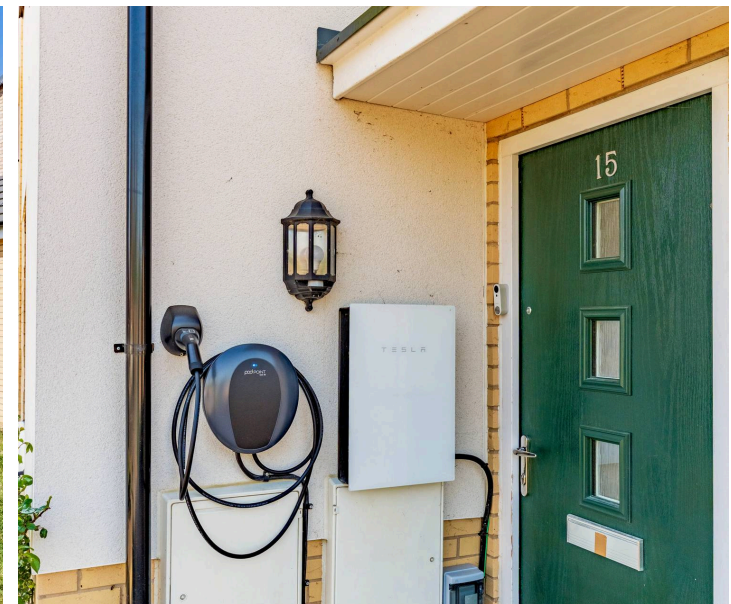
The first floor offers three well-proportioned bedrooms, all arranged off the central landing. Bedroom two benefits from its own en-suite shower room, while the remaining bedrooms are served by the modern family bathroom, fitted with a contemporary suite. The second floor is dedicated entirely to the principal bedroom suite, creating a superb private retreat with fitted wardrobes, excellent floor space, and its own en-suite shower room.

Externally, the property continues to impress with a south-west facing enclosed rear garden, mainly laid to lawn with patio seating areas that work perfectly for outdoor dining and relaxing. To the front and side, a brickweave driveway provides off-road parking and leads to the garage, which benefits from power, lighting, and additional storage space.

Agents Notes

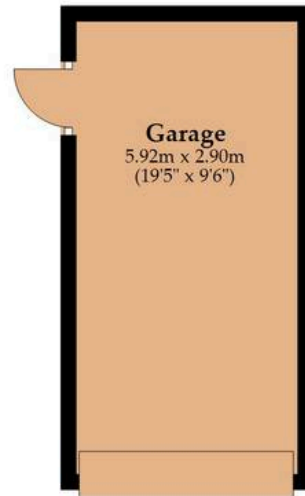
Freehold, connected to all main services.

Council tax band - D



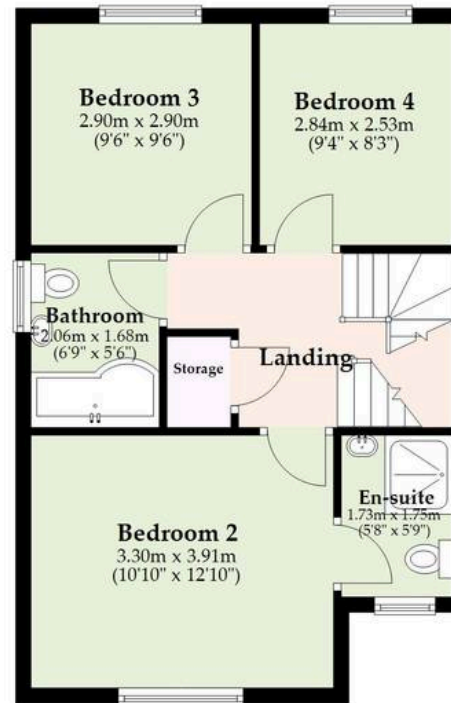
Ground Floor

Approx. 63.0 sq. metres (678.3 sq. feet)



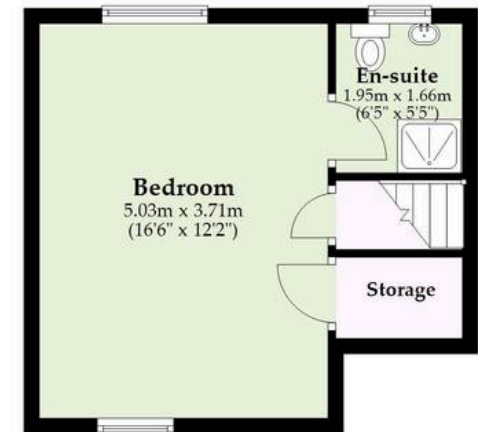
First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



Second Floor

Approx. 25.9 sq. metres (278.4 sq. feet)



Total area: approx. 134.2 sq. metres (1444.4 sq. feet)

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.

Plan produced using PlanUp.

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