



39 Swallow Drive, Wymondham

In Excess of £300,000

Minors & Brady



39 Swallow Drive

Wymondham

Built approximately six years ago, this attractive modern home combines contemporary styling, excellent energy-conscious features and a highly convenient layout. Positioned within a sought-after residential development, the property benefits from an upgraded fully integrated kitchen, a spacious open-plan sitting and dining room, three bedrooms including an en-suite principal bedroom, and a generous rear garden with both patio and lawn. Further enhanced by an EV charging point, garage, carport, tandem driveway and the remainder of its NHBC warranty, this is an ideal home for buyers seeking a well-maintained property in a popular and family-friendly location.

- Built approximately six years ago and benefiting from the remainder of a 10-year NHBC warranty, with around three years remaining
- Beautifully presented modern home offering stylish and practical accommodation throughout
- Upgraded contemporary kitchen with a range of fully integrated appliances and quality finishes
- Spacious open-plan sitting and dining room extending over 26ft, ideal for everyday living and entertaining
- Principal bedroom complete with a private en-suite shower room
- Two further bedrooms providing flexibility for family living, guests, or home working
- Ground floor cloakroom and modern family bathroom serving the remaining bedrooms
- Electric vehicle charging point installed, supporting modern and sustainable living
- Garage, carport, and tandem driveway offering excellent storage and practical day-to-day convenience





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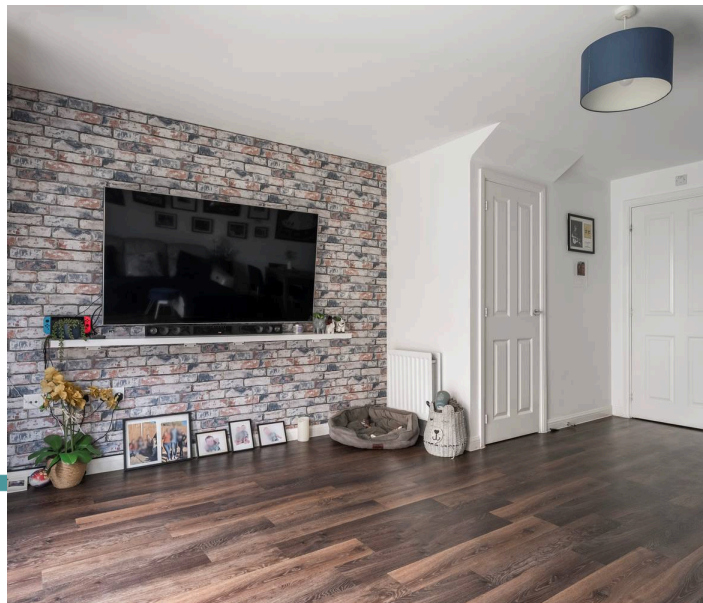
The Location

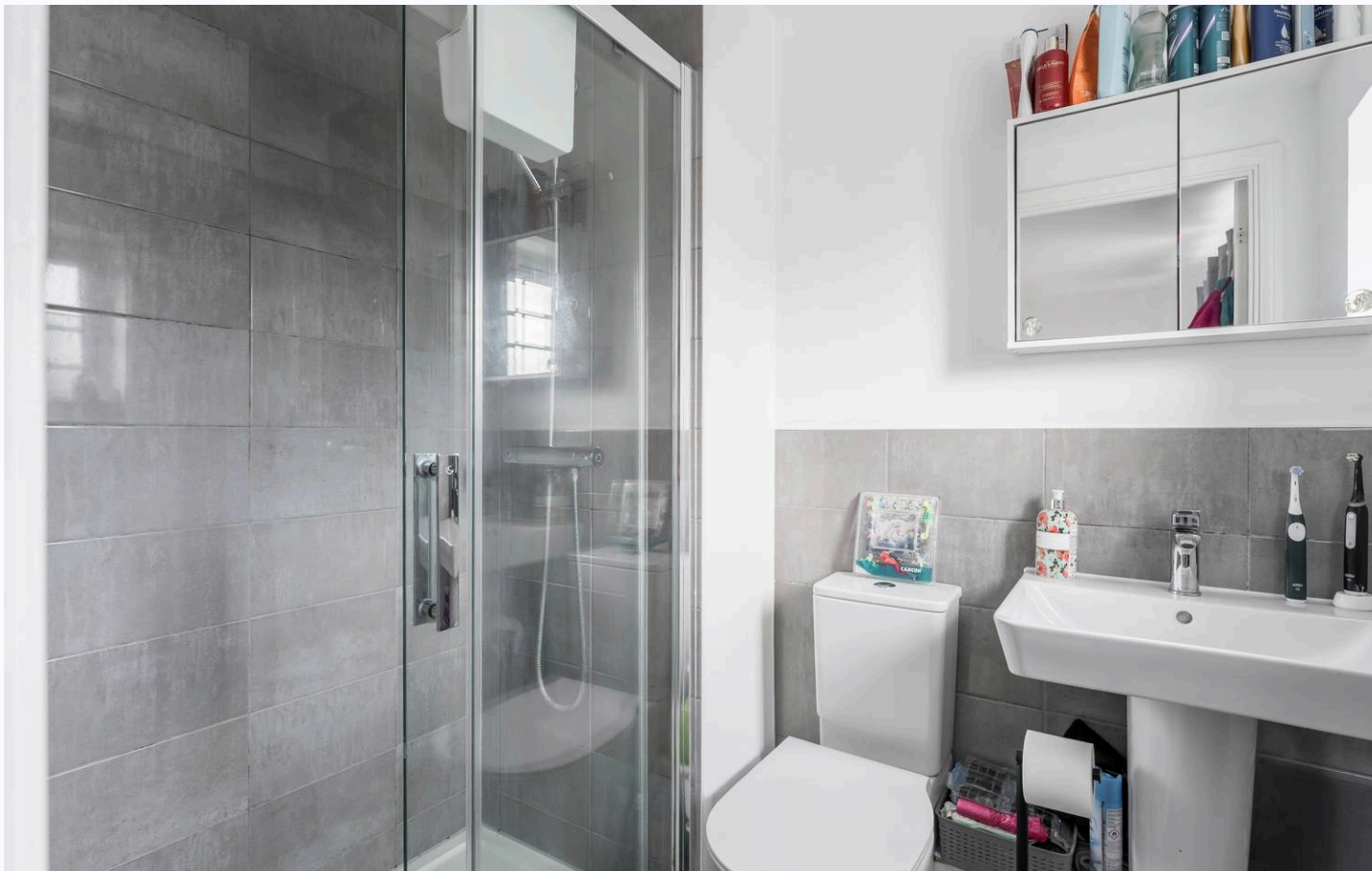
Swallow Drive enjoys a tucked-away position within a popular and well-established residential area of Wymondham, one of South Norfolk's most sought-after market towns. Renowned for its excellent connectivity, Wymondham is particularly favoured by those commuting to Norwich, Cambridge and beyond, benefitting from convenient access to both the A11 and A47, making travel across East Anglia straightforward and efficient.

The historic town centre lies within easy reach and offers an excellent range of independent shops, cafés, restaurants and everyday amenities. Supermarket provision is particularly strong, with Waitrose, Morrisons and Lidl all serving the town, ensuring shopping needs are well catered for. The town retains a thriving community atmosphere, blending its attractive historic character with modern convenience.

For those travelling further afield, Wymondham boasts highly regarded rail connections, with regular services linking directly to Norwich, Cambridge and onward routes towards London, making the town an attractive choice for professionals seeking a balance between work and lifestyle. This exceptional transport infrastructure remains one of the key reasons Wymondham continues to grow in popularity.

Families are particularly drawn to the area thanks to the excellent selection of schooling available for all age groups. The town offers a choice of well-regarded primary and secondary schools, alongside a wide range of educational facilities that contribute to its strong reputation as a family-friendly location.





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Swallow Drive, Wymondham

Built approximately six years ago and benefiting from the remainder of a 10-year NHBC warranty, this beautifully presented home offers stylish, contemporary living within a sought-after residential development. Thoughtfully upgraded and exceptionally well maintained, the property combines modern comforts with practical family-friendly accommodation, making it an ideal choice for first-time buyers, growing families, or those seeking a move-in-ready home.

Upon entering, a welcoming entrance hall provides access to a useful ground floor cloakroom before leading through to the heart of the home. The contemporary kitchen has been enhanced with a range of fully integrated appliances and quality finishes, creating a sleek and functional space for everyday cooking and entertaining. To the rear, the impressive open-plan sitting and dining room extends to over 26ft, providing an excellent sense of space and flexibility. With generous room for both relaxation and formal dining, this bright and airy living area benefits from French doors that open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

The first floor continues to impress with three well-proportioned bedrooms. The principal bedroom enjoys the added luxury of a private en-suite shower room, while the remaining bedrooms offer versatile accommodation that could equally serve as children's rooms, guest accommodation, or a home office. A modern family bathroom, finished in a contemporary style, serves the additional bedrooms and completes the first-floor layout.



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Outside, the rear garden is fully enclosed and designed for ease of maintenance, featuring a generous lawn alongside a patio seating area, perfect for al fresco dining, entertaining guests, or simply relaxing during the warmer months. The outdoor space provides a safe and private environment for both families and pets to enjoy.

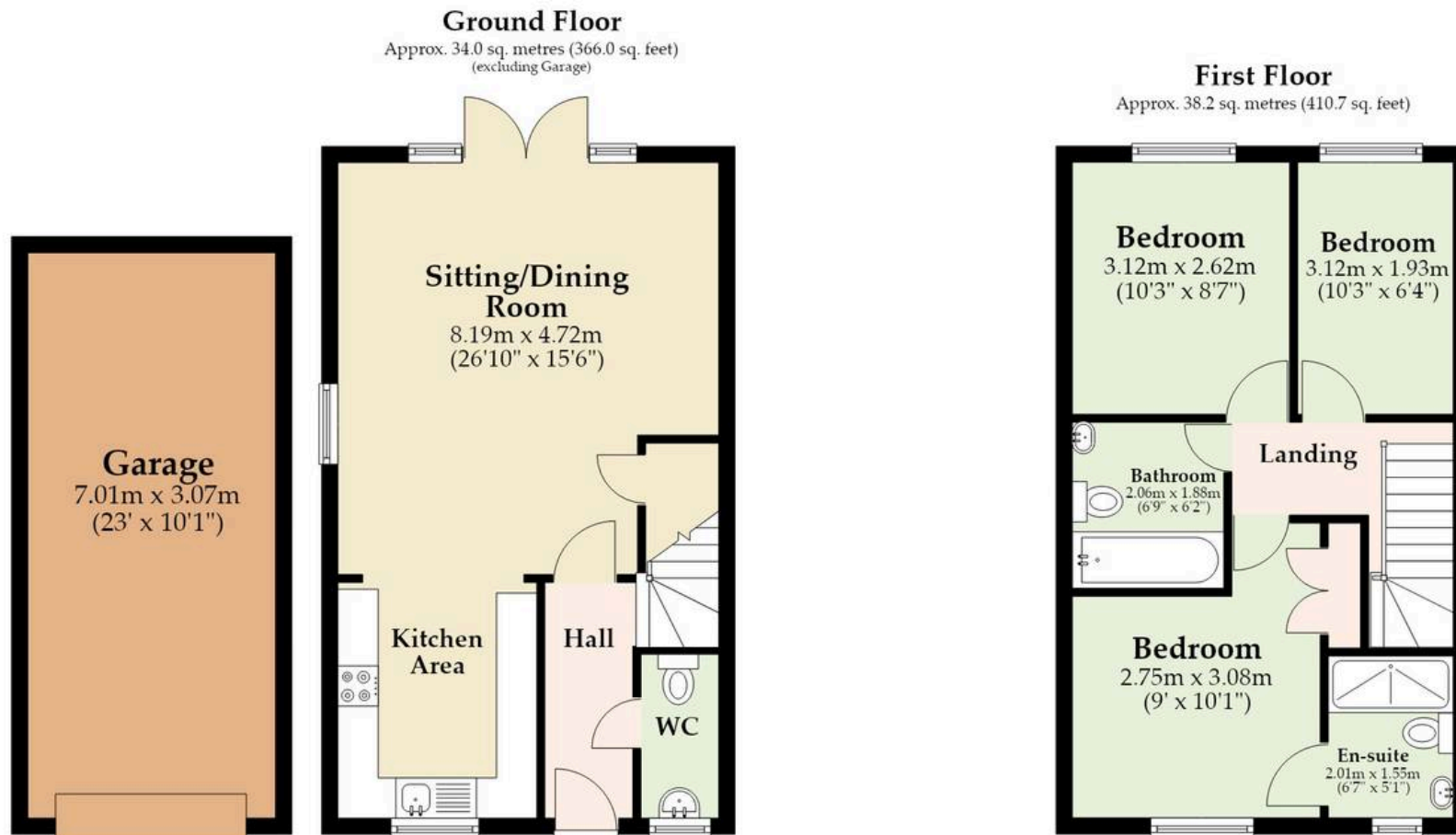
Further benefits include an electric vehicle charging point, supporting sustainable and future-focused living. The property also enjoys the practicality of a garage, carport, and tandem driveway, offering excellent storage options and everyday convenience.

Agent's Note

This property will be sold freehold.



M&B



Total area: approx. 72.2 sq. metres (776.7 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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