

9 Aspen Drive, Wymondham

Minors & Brady

9 Aspen Drive

Wymondham

A beautifully presented family home offering stylish modern living, exceptional privacy and a stunning top-floor principal suite. Set within a quiet residential position overlooking attractive green space, this impressive three-bedroom property combines generous proportions with contemporary finishes throughout. The heart of the home is the spacious open-plan lounge and dining room, complemented by a well-equipped kitchen featuring integrated appliances and a breakfast bar. Occupying the entire second floor, the principal bedroom provides a luxurious retreat complete with fitted storage and an en-suite shower room. Outside, a private non-overlooked garden, garage and parking for up to three vehicles complete this superb package.

- Approximately three years remaining on the NHBC warranty, offering additional peace of mind for purchasers
- Quiet and private residential setting overlooking attractive green space to the front
- Spacious open-plan lounge and dining room with French doors opening directly onto the rear garden
- Modern fitted kitchen with integrated appliances, breakfast bar seating and a charming window seat
- Ground-floor cloakroom, ideal for modern family living and visiting guests
- Two generous first-floor bedrooms, providing flexible accommodation for family, guests or home working
- Impressive principal bedroom suite occupying the entire second floor for enhanced privacy and space
- En-suite shower room, built-in wardrobes and bespoke rise-and-fall desk/vanity

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The Location

Aspen 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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Stylish, spacious and beautifully presented throughout, this impressive three-bedroom home enjoys a private position on a quiet residential road, offering modern family living with the added reassurance of approximately three years remaining on the NHBC warranty. Thoughtfully designed across three floors, the property combines generous proportions, contemporary décor and excellent natural light, creating a home that is ready to move straight into.

The accommodation begins with a welcoming entrance hall leading to a superb modern kitchen positioned at the front of the property. Well-equipped with a range of integrated appliances, ample storage and extensive worktop space, the kitchen also features a breakfast bar and a charming window seat, providing the perfect spot for morning coffee or casual dining. To the rear, the spacious open-plan lounge and dining room forms the heart of the home, offering a versatile living space ideal for both everyday family life and entertaining guests. French doors open directly onto the garden, allowing the indoors and outdoors to connect seamlessly, while a convenient cloakroom completes the ground floor.

The first floor provides two well-proportioned bedrooms, both flooded with natural light and offering flexibility for family members, guests, or those working from home. These rooms are served by a stylish and contemporary family bathroom, finished to a modern standard and designed to accommodate the demands of everyday living.









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Occupying the entire second floor, the principal suite is a particularly impressive feature of the home. Enjoying a dual aspect with both dormer and Velux windows, the room feels bright, airy and spacious, with ample room for substantial bedroom furniture. Built-in wardrobes cleverly maximise the available storage, while a bespoke rise-and-fall desk and vanity area adds a practical and unique touch. Completing the suite is a well-appointed en-suite shower room, creating a comfortable and private retreat away from the main living accommodation.

Outside, the property continues to impress. The enclosed rear garden enjoys a sunny aspect and a high degree of privacy, with no direct overlooking to the rear. Predominantly laid to lawn and complemented by a patio seating area, it offers an excellent space for outdoor dining, entertaining and family enjoyment throughout the warmer months. To the front, attractive green space enhances the outlook and further contributes to the property's sense of privacy and openness.

Practicality is equally well catered for, with off-road parking for up to three vehicles alongside a single garage, providing valuable storage and secure parking options.

Agent's Note

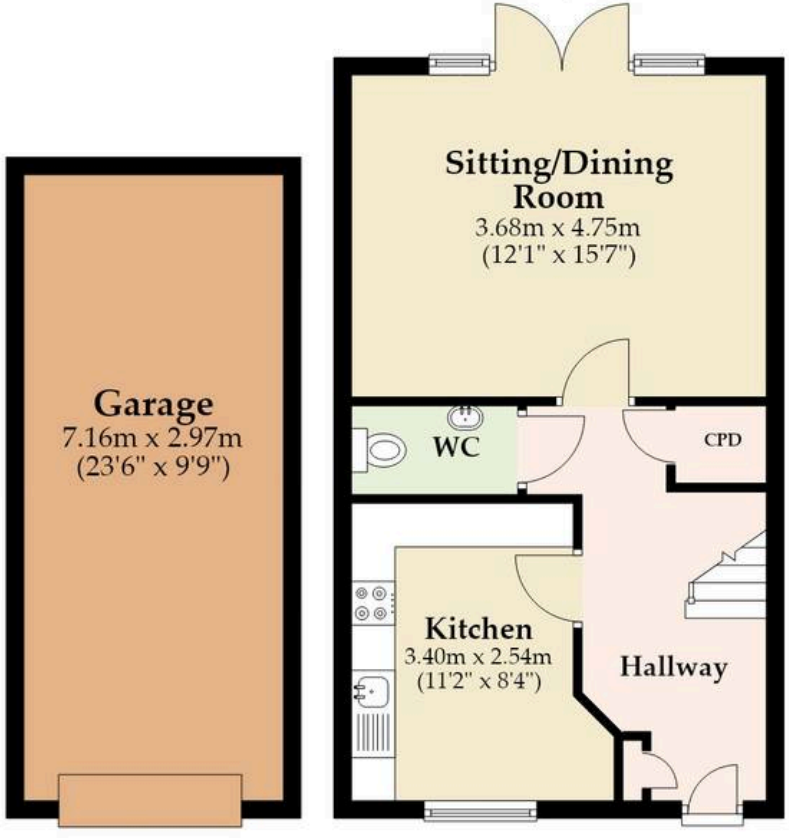
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

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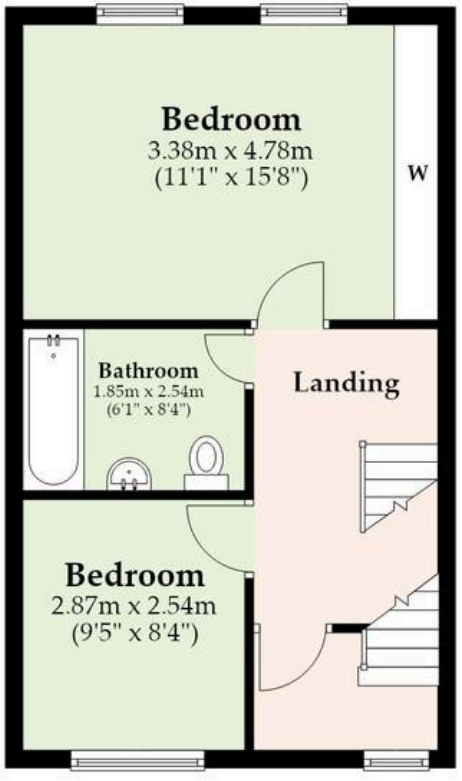
Ground Floor

Approx. 39.4 sq. metres (424.4 sq. feet)
(excluding Garage)



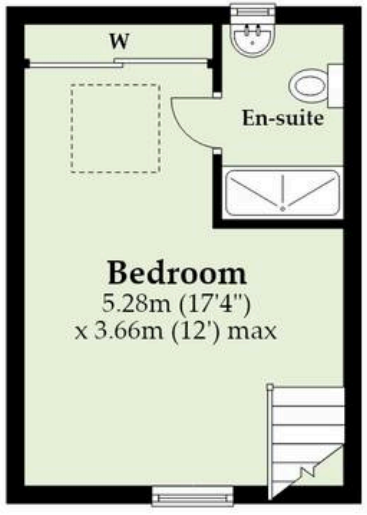
First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Second Floor

Approx. 19.3 sq. metres (208.0 sq. feet)



Total area: approx. 98.2 sq. metres (1057.3 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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dereham@minorsandbrady.co.uk | 01362 700820 | 9a Market Place, Dereham, NR19 2AW

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Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk