

40 Mallow Way, Wymondham

Minors & Brady

40 Mallow Way

Wymondham

Offering generous family accommodation, this attractive four-bedroom detached home combines spacious reception areas with a practical layout and an enclosed rear garden. The heart of the property is the open-plan kitchen and dining room, providing an excellent space for everyday family life and entertaining, with a separate utility room adding further convenience.

A spacious sitting room enjoys French doors opening directly onto the garden, creating a natural connection between the indoor and outdoor living spaces. Upstairs, four well-proportioned bedrooms include a principal bedroom with its own ensuite shower room, alongside a family bathroom. Completing the property are a private driveway and garage, providing valuable parking and additional storage.

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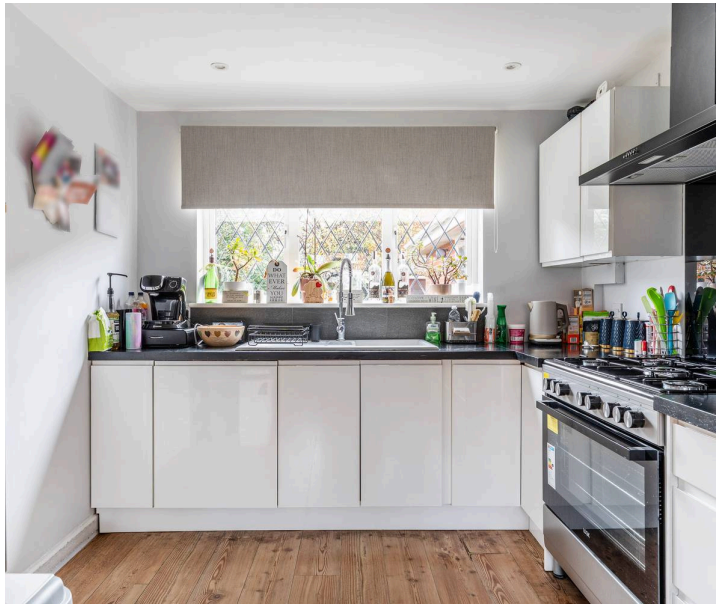


Date Night Decider
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40 Mallow Way

Wymondham

- Spacious four bedroom detached family home, offering well balanced accommodation arranged over two floors
- Generous open plan kitchen and dining room, providing an excellent setting for family meals and entertaining
- Separate utility room offering valuable additional storage and practical space for laundry and household appliances
- Impressive sitting room providing a spacious and comfortable reception area, with French doors opening directly onto the rear garden
- Four well proportioned bedrooms arranged across the first floor, offering flexible accommodation for families and those working from home
- Principal bedroom benefits from its own ensuite shower room, providing a private and convenient addition
- Well appointed family bathroom serving the remaining bedrooms, alongside a useful ground floor WC
- Enclosed rear garden designed for easy maintenance, with a patio seating area and lawn providing space for outdoor enjoyment
- Private driveway providing off road parking and access to the garage, offering further parking and useful storage options

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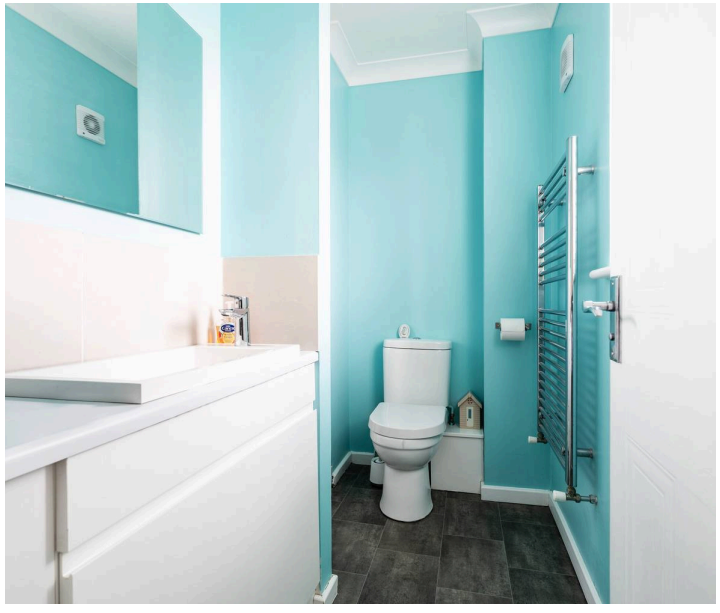



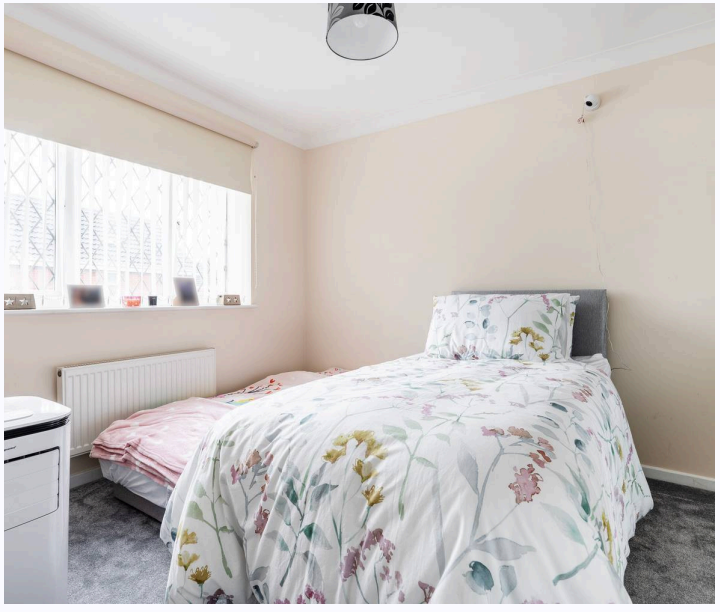



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Location

Situated within a popular residential area of Wymondham, the property enjoys a convenient position with a range of local amenities and facilities close at hand. The historic market town offers a variety of independent shops, cafés, restaurants and traditional pubs, particularly around the attractive town centre and Market Place.

Local recreational facilities include Browick Recreation Ground, Ketts Park and Wymondham Leisure Centre, providing opportunities for outdoor activities and sport. The area is also well served by local schools, including Browick Road Primary School and Wymondham High Academy. For commuters, Wymondham railway station offers regular rail connections to Norwich and Cambridge, while the nearby A11 provides convenient road links towards Norwich, Cambridge and the wider region.

Mallow Way, Wymondham

Upon entering, the hallway provides access to the main ground floor accommodation, with stairs rising to the first floor and a separate cloakroom conveniently positioned nearby. The sitting room is a generous reception space, offering plenty of room for comfortable seating and relaxation.

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Positioned to the rear of the property, the room benefits from French double doors opening onto the garden, allowing natural light to flow through and providing an ideal setting for enjoying the warmer months.

The open plan kitchen and dining room forms the central hub of the home, with ample space for both food preparation and family dining. The kitchen offers a good range of fitted cupboards and generous worktop space, while the adjoining dining area comfortably accommodates a large family table. This well balanced arrangement provides a sociable setting for everyday meals, entertaining guests, and spending time together. The adjoining utility room offers useful additional storage and space for household appliances, helping to keep the main kitchen area organised.

Stairs lead to the first floor, where four bedrooms are arranged around the landing. The principal bedroom benefits from its own ensuite shower room, providing a convenient private facility. The remaining three bedrooms offer flexible accommodation for family members, guests, or those requiring space to work from home. A family bathroom completes the first floor, serving the additional bedrooms.

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Outside, the rear garden has been designed with ease of maintenance in mind, featuring a patio seating area and a lawn, providing space for outdoor dining, entertaining, or relaxing. The enclosed setting also offers a practical area for families and pets to enjoy. To the front, a private driveway provides off road parking and leads to the garage, offering further parking and useful storage.

Agents Notes

Freehold, connected to all main services.

Council tax band - D

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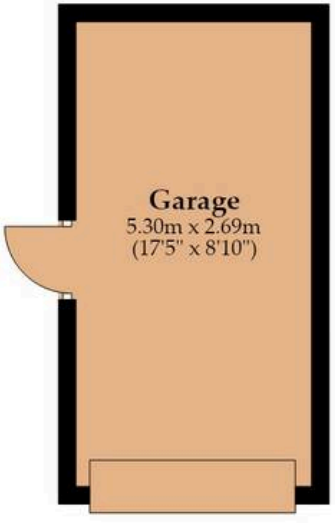
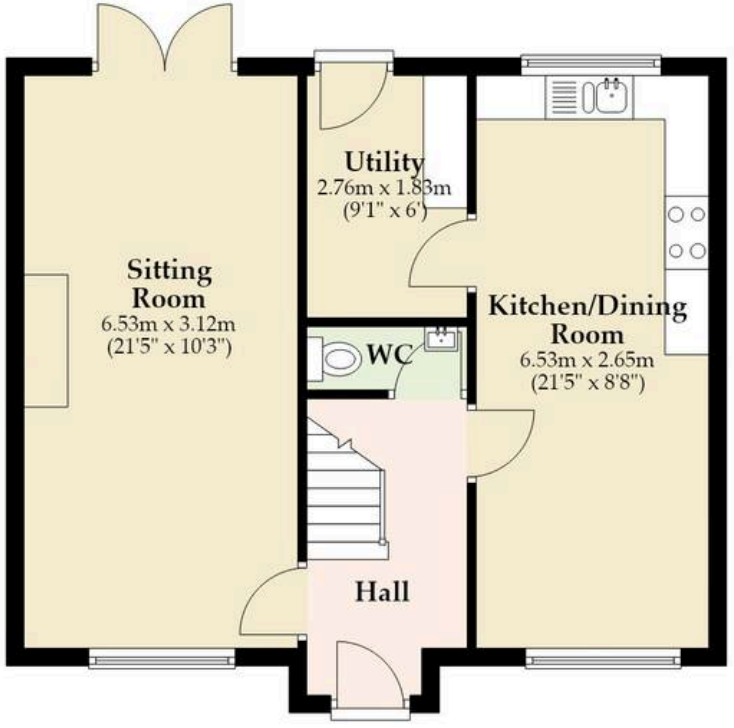
Garage

Approx. 14.2 sq. metres (153.1 sq. feet)



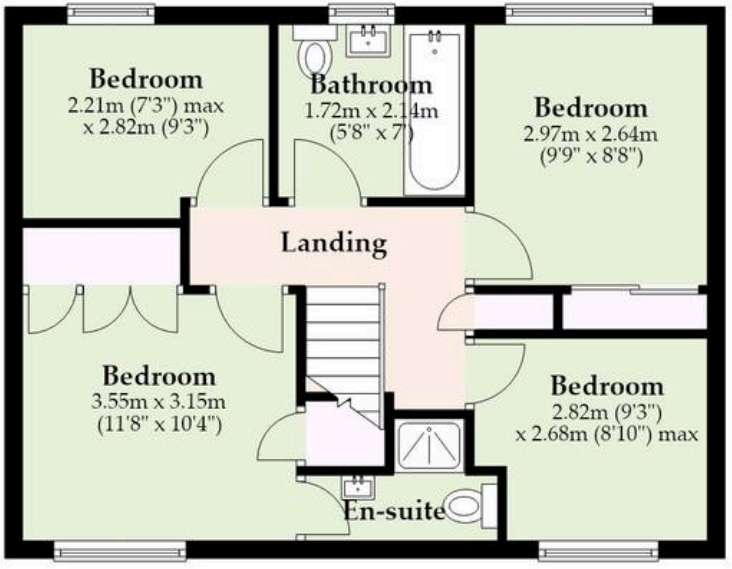
Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.2 sq. feet)



Total area: approx. 111.6 sq. metres (1201.3 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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