



49 Reeve Way, Wymondham - NR18 0GL

£375,000 Freehold

Presenting a spacious, well-presented four-bedroom detached house set on a larger-than-average plot, offering fantastic family living. Inside, you'll find a bright open-plan kitchen and dining area, two reception rooms, and a 27m² garden room with power—perfect for a home office or hobby space. The master bedroom includes an ensuite, and the family bathroom has been updated to a high standard. Outside, the private south-facing rear garden, off-road parking, and single garage complete the package. With remaining NHBC warranty, this property is ideally located with easy access to local amenities and transport links to Norwich.

Location

Reeve Way in Wymondham is a well-located area with easy access to local amenities such as shops, cafes, and schools. The town centre is just a short drive away, and public transport links, including Wymondham railway station, provide straightforward connections to Norwich, Cambridge, and London. The surrounding countryside, including nearby parks and walking trails, offers plenty of opportunities for outdoor activities. Wymondham also benefits from a strong community feel, with local markets, historic landmarks such as Wymondham Abbey, and leisure facilities.



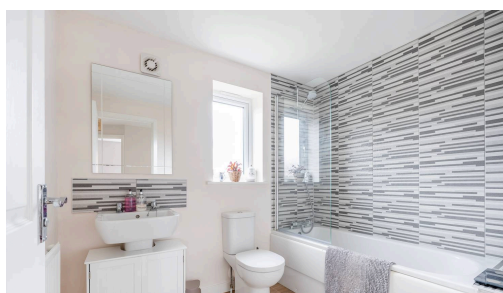
Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central Heating

Maintenance fee- £180 per annum, renewed annually

Council Tax Band- D



Reeve Way, Wymondham

As you step into the entrance hall of this property, on your right you will find a versatile snug. This room offers flexibility and can be utilised as a formal dining room, gym, or games room to suit your lifestyle needs.

The main lounge is cosy and bright, providing a perfect space for relaxation and entertainment.

Moving through the property, the spacious open plan kitchen and dining area is filled with natural light streaming through the French doors leading to the private, enclosed rear garden. The kitchen boasts a range of base and wall units with work surfaces over and tiled splash backs, creating a stylish and functional space for cooking and dining.

A separate utility room offers additional storage space, plumbing for white goods, and easy access to the WC and the rear garden.

Heading upstairs, the landing accommodates a storage cupboard and provides access to the loft. Three double bedrooms offer ample space for relaxation, with one bedroom adaptable for use as a nursery or study. The master bedroom features an ensuite shower room for added convenience.

The modern family bathroom on this floor comprises tiled flooring, a panelled bath with an overhead shower and tiled walls, and a hand wash basin with tiled splashback.

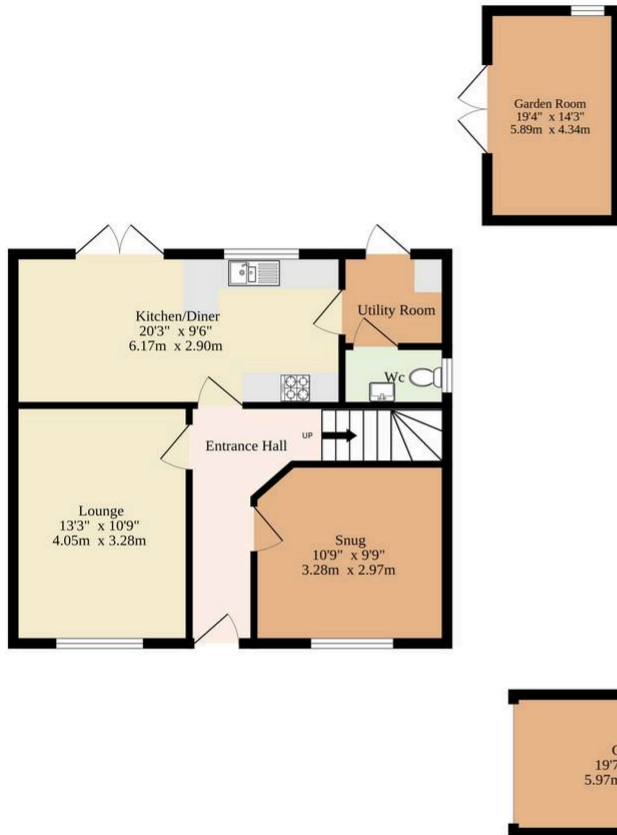
Outside, a south-facing, enclosed rear garden offers a peaceful space with a well-maintained lawn and gated access to the front of the property. A standout feature is the 27m² powered garden room, perfect for use as a games room, home office, or additional living space, complete with power and lighting. Views over a green area provide both privacy and a secluded outlook.

A double-width driveway provides side-by-side parking, offering ample space for multiple vehicles. Additional storage is available in the single garage, while a paved footpath leads to the entrance.

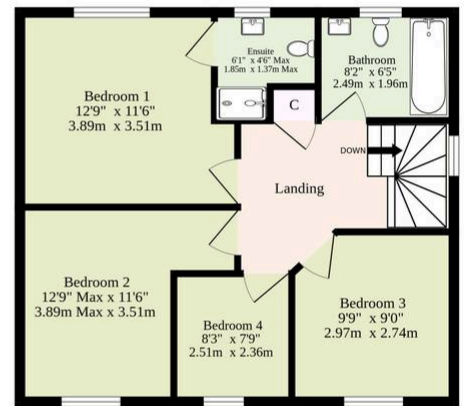
The property is covered by an NHBC warranty, offering protection against structural defects for the new owners for years to come.



Ground Floor
933 sq.ft. (86.7 sq.m.) approx.



1st Floor
641 sq.ft. (59.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1574 sq.ft. (146.2 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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