



Wymondham Road, Wreningham, Norwich

Offers in Excess of £750,000 Freehold

Energy Efficiency Rating : E

- ✓ Imposing Detached Family Home
- ✓ Village Location Close To Wymondham
- ✓ Country Style Kitchen/Breakfast Room
- ✓ Four Impressive Reception Rooms
- ✓ 2800 Sq Ft Internal Accommodation (stms)
- ✓ Six Generous Bedrooms Over Two Floors
- ✓ Stunning Garden Plot Of 0.8 Acres (stms)
- ✓ Sweeping Driveway & Double Garage

To arrange an accompanied viewing please call our Wymondham Office on 01953 438838





This IMPRESSIVE DETACHED FAMILY HOME situated within the SOUGHT AFTER SOUTH NORFOLK VILLAGE of WRENINGHAM offers CHARACTERFUL and FLEXIBLE accommodation extending to approximately 2800 SQ FT (stms). The house itself is a relatively modern build, designed and built with an abundance of character comprising a welcoming entrance hallway, cloakroom, 22' sitting room with OPEN FIRE, study, dining/family room with WOOD BURNER opening into the COUNTRY STYLE kitchen, utility/boot room, and a further study/games room. On the first floor there are FOUR DOUBLE BEDROOMS one with an EN-SUITE and the family bathroom. On the top floor you will find a further two bedrooms (currently used as a music room and play room) and a handy storage room meaning there are SIX VERSATILE BEDROOMS in total. Externally the SOUTH-WEST facing lawned gardens offer plenty of space for all the family with the plot extending to 0.8 ACRES (stms).

#### LOCATION

The sought after South Norfolk village of Wreningham surrounded by stunning countryside is situated just 9 miles south of Norwich. The village has a renowned local pub and is easily accessible to the neighbouring village of Mulbarton offering local facilities including a supermarket, farmers shop and health centre. Wreningham also has a sought after infant/junior school. The vibrant market town of Wymondham lies just 4 miles away with a number of independent shops as well as a Waitrose store. Wreningham is situated within easy reach of Wymondham College and Wymondham High Academy, both highly regarded centres of education. There is also a bus service into Wymondham town centre. From Wreningham you can easily access Diss or Norwich mainline train station giving easy access to London Liverpool Street.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR16 1AT), but to help you... Leave Norwich on the A11 heading towards London. Follow until signposted for Mulbarton, take the next slip road and the first exit at the roundabout onto Browick Road which becomes Stanfield Road. Turn right onto Bridge Road and then at the T-junction turn left onto Wymondham Road. Follow this road into the village of Wreningham where the property can be found on the right hand side just before the junction and the primary school.

#### AGENTS NOTE

The property benefits from a private sewerage treatment plant, oil fired central heating, and replacement uPVC double glazing.

The property is approached via a shingled driveway with lawned front garden offering a good degree of privacy. A double garage and carport with secure side access leads to the boot room and further side access as well as the main entrance door to the front of the property.

Entrance door to:

#### ENTRANCE PORCH

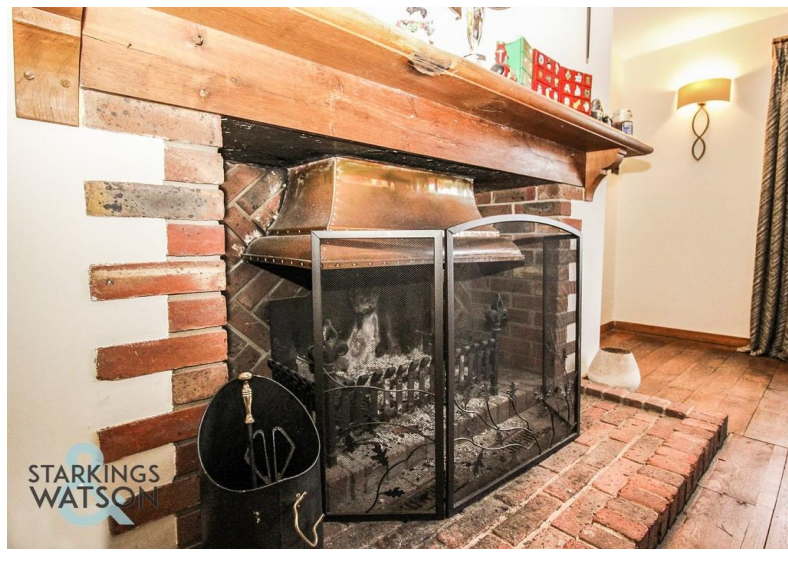
Pamment tiled flooring, window to side, door to:

#### ENTRANCE HALL

Fitted carpet, radiator, uPVC double glazed window to side, stairs to first floor landing, smooth ceiling with exposed timber beams, doors to:

#### CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, tiled splash backs, tiled flooring, heated towel rail, uPVC obscure double glazed window to front, smooth ceiling.



#### SITTING ROOM

22' 2" x 14' (6.76m x 4.27m) Open fireplace with tiled hearth and timber mantle piece over, wood flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, television and telephone points, smooth ceiling with exposed timber beams.

#### STUDY

12' 2" x 9' 6" (3.71m x 2.9m) Wood flooring, radiator, telephone point, smooth ceiling with exposed timber beams, double doors onto rear patio.

#### DINING/FAMILY ROOM

15' 2" x 15' 1" (4.62m x 4.6m) Cast iron wood burner with tiled hearth and timber beam, wood flooring with underfloor heating, window to rear, smooth covered ceiling with recessed spotlights, french doors onto rear terrace, open plan to:

#### KITCHEN/BREAKFAST ROOM

15' 2" x 15' 2" (4.62m x 4.62m) Fitted range of wall and base level units with quartz work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, central island with breakfast bar, space for Range Style electric or gas cooker and extractor fan over, integrated dishwasher, space for fridge/freezer, integrated microwave, tiled flooring with underfloor heating, uPVC double glazed window to front, uPVC double glazed window to side, telephone point, smooth covered ceiling with recessed spotlights.

#### UTILITY/BOOT ROOM

17' 1" x 10' 4" (5.21m x 3.15m) Fitted range of base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, space for fridge/freezer, space for washing machine, space for tumble dryer, vinyl flooring with underfloor heating, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to side, uPVC double glazed door to rear, floor standing oil fired central

heating boiler, cloaks storage space, smooth ceiling with recessed spotlights, and loft access hatch, door to:

#### STUDY/GYM/GAMES ROOM

13' 8" x 8' 2" (4.17m x 2.49m) Fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, television and telephone points, built-in storage cupboard, smooth ceiling with exposed timber beams.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to front, stairs to second floor landing, built-in storage cupboard, smooth ceiling with exposed timber beams, doors to:

#### DOUBLE BEDROOM

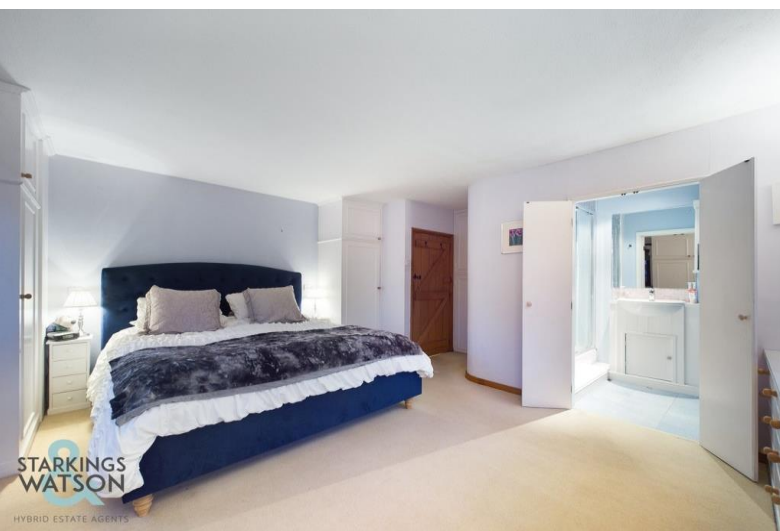
14' 3" x 10' 2" Max (4.34m x 3.1m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe, smooth ceiling.

#### DOUBLE BEDROOM

14' 3" x 11' 6" (4.34m x 3.51m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, vanity sink unit with mixer tap, smooth ceiling.

#### FAMILY BATHROOM

Four piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, shaped panelled bath with mixer shower tap, double shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, shaver point, wall mounted vanity mirror with lighting, wood effect flooring, heated towel rail, uPVC double glazed window to rear, smooth ceiling with recessed spotlights.





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### DOUBLE BEDROOM

15' 8" x 11' 4" Max (Some Restricted Height) (4.78m x 3.45m)  
Wood flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side, built-in double wardrobe, vanity sink unit, smooth ceiling with exposed timber beams.

### DOUBLE BEDROOM

15' 8" x 15' 1" Max (4.78m x 4.6m) Fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, built-in double storage cupboard, built-in double wardrobe, range of built-in bedroom furniture, smooth ceiling, door to:

### EN SUITE

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit and mixer tap over, double shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, shaver point, wall mounted vanity mirror, tiled effect flooring, heated towel rail, uPVC double glazed window to rear, smooth ceiling with recessed spotlights.

### STAIRS TO SECOND FLOOR LANDING

(Some Restricted Height) Wood flooring, radiator, smooth ceiling, walk-in storage room and eaves storage, doors to:

### BEDROOM

13' 7" x 10' 3" (Some Restricted Height) (4.14m x 3.12m) Fitted carpet, radiator, velux window to rear, smooth ceiling with eaves storage.

### BEDROOM

13' 7" x 11' 6" (Some Restricted Height) (4.14m x 3.51m) Fitted carpet, radiator, velux window to rear, built-in double wardrobe, smooth ceiling with eaves storage.

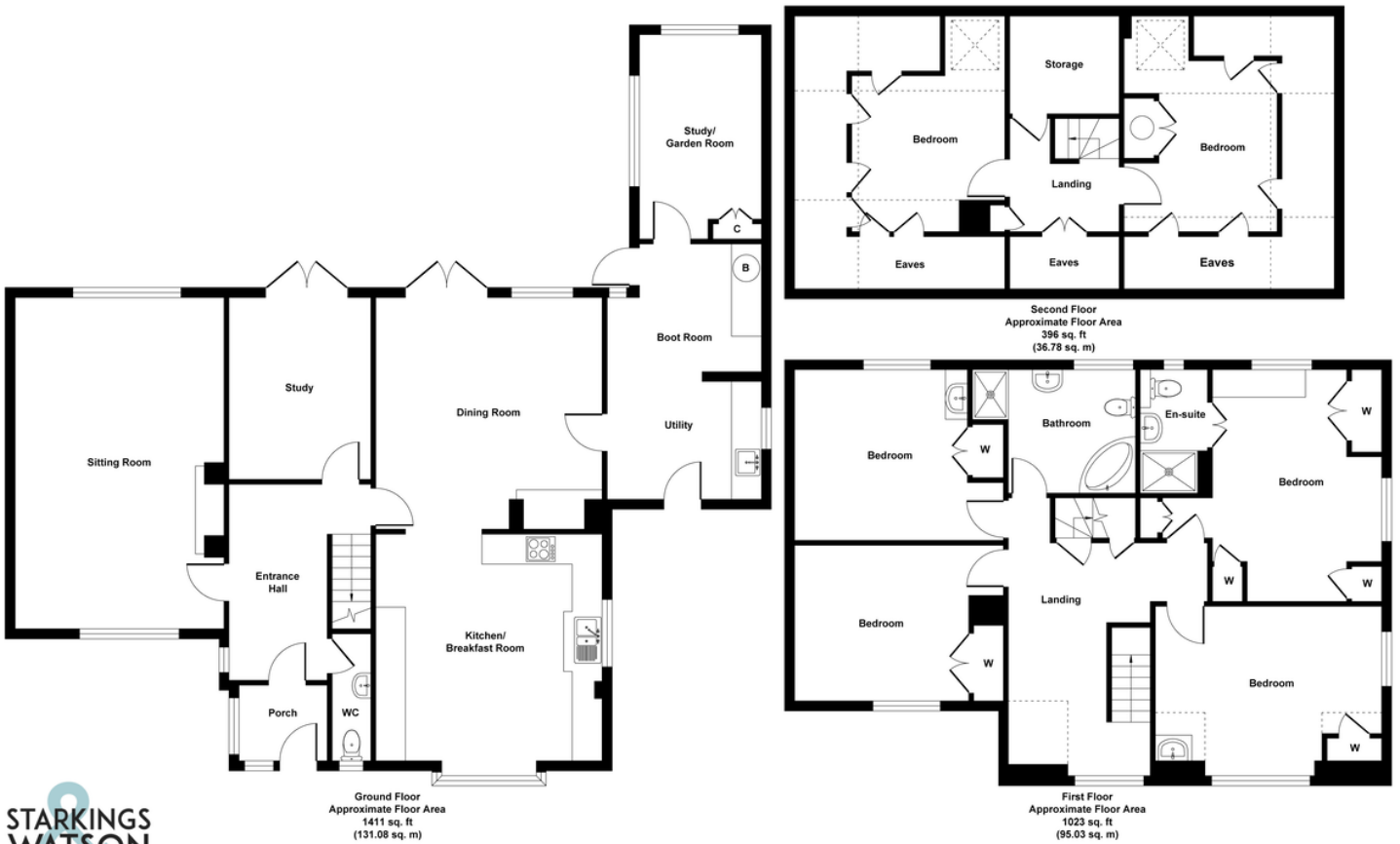
### OUTSIDE

The Impressive sweeping driveway entrance gives access to the front gardens and generous driveway providing ample off-road parking for a number of vehicles. The driveway is flanked by a lawn, mature trees and shrubs and you will also find the double garage. The garage measuring approximately. 23'7 x 18'6 includes double up and over doors, light, power and personnel door from the enclosed courtyard garden. Adjacent to the garage is a useful covered storage space and houses the private water treatment plant. A wooden gate to the left-hand side of the property leads through to the rear gardens. The stunning private lawned garden are predominantly south facing and offer a good degree of privacy and space for all the family to explore. There is a raised paved terrace ideal for outside dining, raised vegetable beds, a shed, greenhouse, further storage, a picture perfect bridge bisects the garden and leads to further lawns beyond with a further wildlife area to the very end of the garden The plot measures approximately 0.8 acres (stms) and is the perfect family garden.

### DOUBLE GARAGE

23' 7" x 18' 6" (7.19m x 5.64m) Up and over door to front x2, door to side, storage above, power and lighting. There is also an adjoining car port with power.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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