

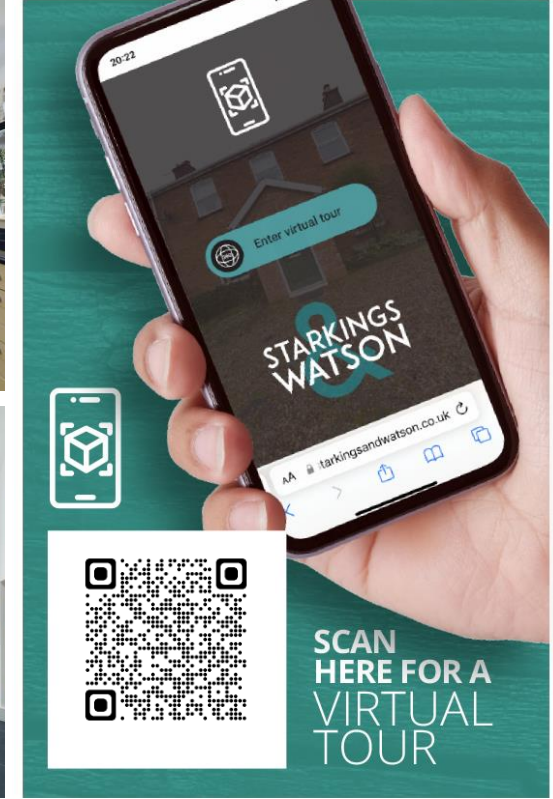
CHURCH ROAD

Wreningham, Norwich NR16 1BA

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01953 438838

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STARKINGS & WATSON

- Individual Detached Family Home
- Surrounded by Woodland
- Kitchen with Bi-folding Doors to Rear
- Sitting Room with Multi-Fuel Burner
- Four Double Bedrooms
- Two En-Suite, Bathroom & Cloakroom
- Landscaped Gardens with Lawn & Patio
- Off Road Parking, Garage & Carport

IN SUMMARY

HIGH SPECIFICATION FINISH including QUALITY FIXTURES and FITTINGS, along with GREAT ECO CREDENTIALS backed up with an Air Source Heating System. At the heart of this home there is a STUNNING OPEN PLAN SPACE which has the garden in sight from almost every angle, allowing for a PERFECT BLEND of INSIDE and OUTDOOR LIVING. This room is home to the KITCHEN with beautiful GRANITE WORK SURFACES, a snug/seating area and space for a DINING TABLE. To the ground floor there is also a STUDY, cloakroom, PLAYROOM and separate SITTING ROOM. Upstairs FOUR DOUBLE BEDROOMS are accessed off landing of which two are EN-SUITE and there is a FAMILY BATHROOM with a LUXURIOUS THREE PIECE SUITE. The gardens are NON-OVERLOOKED and offer WOODLAND VIEWS beyond the side and rear boundary. Parking to front over SHINGLE with a CARPORT and SINGLE GARAGE.

SETTING THE SCENE

Set back from the road and approached via a shared driveway, the property has ample parking in front of the carport and garage. Access is then provided to the main property and through to the rear garden.

THE GRAND TOUR

Feeling just like home as soon as you step inside, with the warmth of the underfloor heating passing through the Karndean flooring. With the opening to the kitchen/dining room giving away just a glimpse of the accommodation and specification without telling all, straight ahead of you the timber staircase with glass balustrade has been positioned at the centre of the hallway as a wow factor but also with functional storage underneath. Adjacent to the stairs are two doors leading to rooms with a multitude of uses, currently laid out with a playroom and games room - It could be used as a study and a ground floor bedroom if required. The sitting room is positioned at the end of the hallway with a contemporary multi-fuel burner and triple aspect windows and doors including bi-folding doors leading to the patio. With all this living accommodation so far there is of course need for storage which can be found off the hallway and landing with space for cloak and boots and there is an adjacent cloakroom with luxury fittings. Last but by no means least, the stunning open plan kitchen/sitting/dining room which boasts a fitted range of base level units with quartz work surfaces and an inset butler sink with recessed drainer. With built-in appliances including a wine fridge and a breakfast bar, the designers thought of everything. Continuing through, the utility room is similarly finished to the main kitchen and large enough to assist in the running of the home. Climbing the stairs to the first floor you are greeted with an L-Shape landing with aforementioned storage, a window facing to front for added light and in the evenings, spotlights above. Two of the double bedrooms feature en-suite shower rooms, the remaining bedrooms are sized and laid out perfectly for double beds and wardrobes to be added either built-in or freestanding, and serviced by the family bathroom.



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



Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Price:



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THE GREAT OUTDOORS

Leaving the property via the kitchen/dining room bi-folding doors, you step onto a generous patio which runs across the rear of the property creating ample space for entertaining and al-fresco dining. The rear garden is largely laid to lawn and enjoys views to the side and rear that are full of green as the property adjoins a woodland. A patio pathway runs around the property leading to the storage, garage, cart shed and frontage with a timber panel fence running alongside.

OUT & ABOUT

Set in the beautiful county of Norfolk, Wreningham is a small semi-rural village situated approximately 3 miles from Wymondham and 9 miles from Norwich.

Wymondham provides an excellent range of amenities including two supermarkets, leisure centre, train station, restaurants and many other facilities.

FIND US

Postcode : NR16 1BA

What3Words : ///rally.yachting.fuels

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property has an individual 'Klargester' septic tank that is emptied approximately every 12 months at a cost of £140 (last done in January 2023). and this also covers a maintenance cost too. The drainage chamber in the rear garden serves the surface water from both house roofs that is dispersed into the ditches at the rear. The above costs can be offset by the lower than average Anglian Water Bills. The vendors currently pay approximately £33 a quarter. There is a public footpath adjacent which is not visible from the property due to the fencing in the rear garden. The heating is provided via an air source heat pump.



Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area (1)
2668.80 ft²
247.94 m²
Reduced bedroom
71.97 ft²
6.69 m²