



Lowlands  
High Street | Wicklewood | Norfolk | NR18 9QE

FINE & COUNTRY

# MADE TO MEASURE



“Set on the edge of the popular village of Wicklewood, close to Wymondham and Norwich, yet opposite open fields, this home offers you country life in a very convenient setting. Spacious and light, the well-proportioned accommodation can be opened up and has an easy flow. The plot with it’s large lawned areas and long drive extend to 0.43 of an acre (stms) and ensure plenty of privacy.







- A Detached Bungalow with Field Views on the Edge of the Village of Wicklewood
- Three Bedrooms; Shower Room and Additional WC
- Kitchen leading to a Garden Room with Vaulted Ceiling
- Sitting Room and Dining Room
- The Gardens and Grounds extend to 0.43 of an acre (stms)
- Detached Garage and Plenty of Parking
- Long Drive Approach
- The Accommodation extends to 1,508sq.ft
- Energy Rating: E

Built by the owners to their own design, this is the first time the property has ever come to the open market. Set well back from the road with a lovely outlook down the long lawn to the front, the position is perfect.

#### A Rare Opportunity

The property was built in the 1980s and has been much loved, so it has a lovely friendly and homely feel. You can imagine celebrating birthdays and Christmases here! Sunny and bright, it's been well designed and offers a real sense of space and a comfortable flow between the rooms.

#### Thoughtfully Designed

You enter into a central hallway, with the bedrooms to one side and the living areas to the other. Two of the bedrooms are double aspect, with windows facing east, so they're full of morning sunshine. The master is a lovely room and really generous, with built in storage, while the second bedroom has an attractive bay window to the south. There's a shower room and separate cloakroom, then you have the daytime areas. The large sitting room has sliding doors onto a patio area (more on that later) and is dual aspect with light all day. Pocket doors open to the dining room, which in turn has a pocket door to the kitchen, so you can open the three rooms up when you want a larger space and divide the rooms for more intimate or quiet areas. There's also a delightful garden room with a vaulted ceiling.

#### Taking It All In

There is an area of garden that sits to the front of the property, which is mainly lawned, so there's plenty of room for children to play safely. A long driveway sweeps up the side and leads to a garage and there's a very sheltered and sunny patio at the rear of the property which faces south. Sitting out here in the summer, it's beautifully private. There's an additional area of lawned garden to the rear of the bungalow, which provides extra interest with scope to grow your own or have an area to play games or just relax in. In all, the plot extends to 0.43 of an acre (stms). You have a sense of connection to the countryside here, and with views over open fields you can enjoy watching deer, hares and egrets and red kites and buzzards in the skies, yet you're part of the community – and it's a friendly one. Wicklewood has a village hall, highly-regarded school and a pub. It's in easy reach of Dereham, Wymondham, Attleborough and the pretty town of Hingham, as well as being a short distance from Norwich. This means you also have the pick of some very desirable high schools, including Wymondham College.















# INFORMATION

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## On Your Doorstep

The property enjoys both the benefits of village life as well as the thriving market town atmosphere offered by nearby Wymondham. The attractive town has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge while offering easy access to the A47 Norwich southern bypass and A11. "Wicklewood is ideal because it feels as if it is in the country, yet it is so close to Wymondham and Norwich. The bungalow is in the catchment area for Wymondham College and High School. Wymondham itself is a great market town with some good shops."

## How Far Is It To

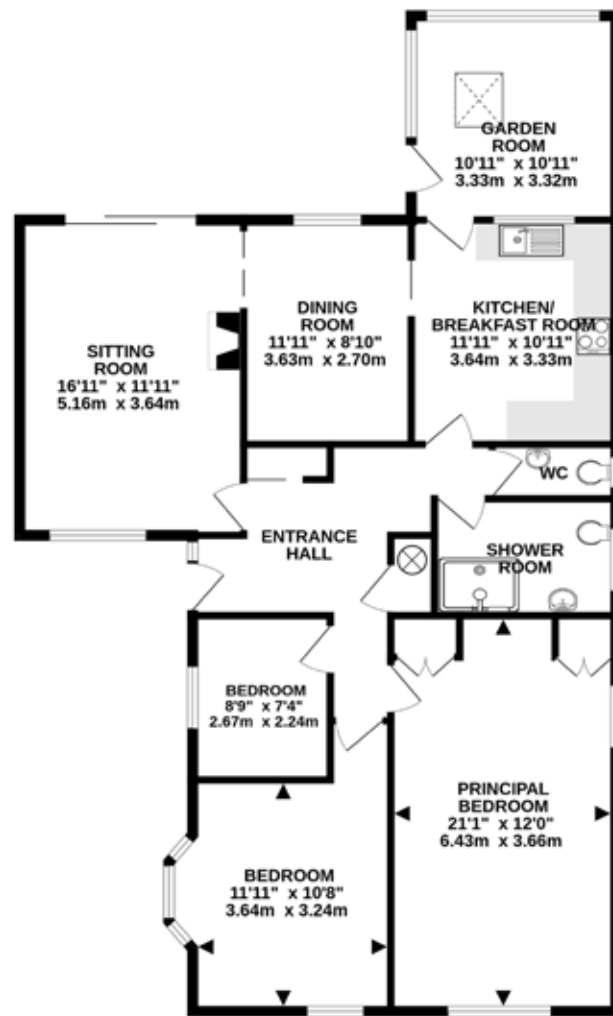
Wicklewood is situated approximately 11 miles south west of the Cathedral City of Norwich with its wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is a mere 5 miles south of Wymondham with a good selection of high street shops including a Sainsburys Supermarket.

## Directions

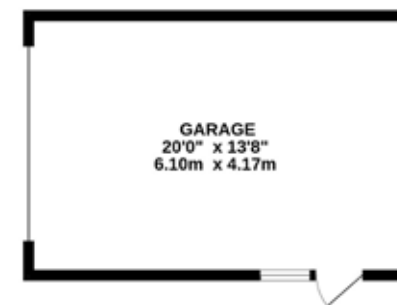
Leave Norwich on the A11 Newmarket Road and upon reaching the market town of Wymondham, take the exit signposted the B1135 Dereham/Wymondham. At the first roundabout take the third exit. At the second roundabout take the third exit and on the third roundabout take the second exit. Continue onto Tuttle Lane to the T-junction and turn right. Stay on the B1135 and then turn left onto Wymondham Road and then turn right onto High Street. Follow to the bottom of the hill and the bungalow can be found on the left, the third property before the little bridge.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
South Norfolk District Council – Council Tax Band D



HOUSE  
1229 sq.ft. (114.2 sq.m.) approx.



GARAGE  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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