

ASHWELLTHORPE ROAD

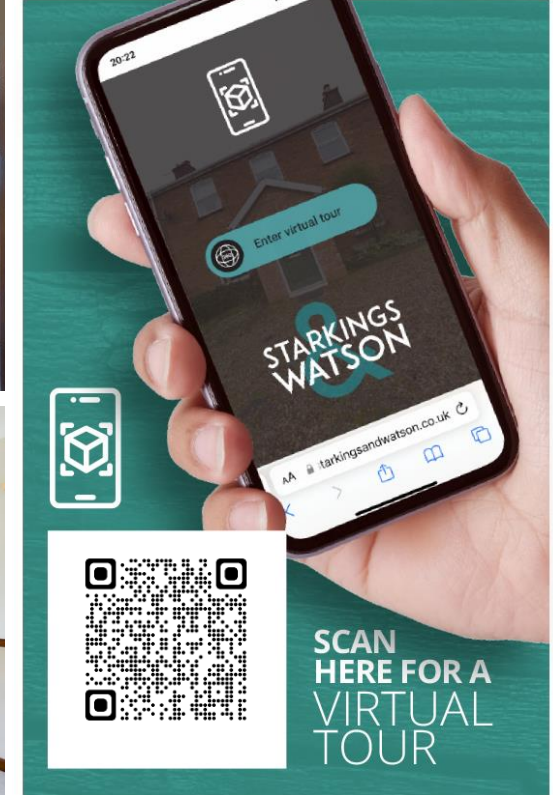
Wreningham, Norwich NR16 1AW

Freehold | Energy Efficiency Rating : D

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

FOR SALE

PROPERTY



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- Detached Family Home
- Approx. 2.13 Acres (stms)
- Open Plan Kitchen/Breakfast Room
- Sitting/Dining Room
- Three First Floor Bedrooms & One Ground Floor
- Bathroom & Cloakroom
- Private Gardens
- Outbuilding with Water & Power

IN SUMMARY

2.13 ACRES (stms) and outbuildings connected to RUNNING WATER and POWER accompany this FAMILY HOME which is positioned in the sought after village of WRENINGHAM. This home offers a RARE OPPORTUNITY to surround yourself with OPEN SPACE, with potential for EQUESTRIAN USE ALSO as the owners have in the past. The main accommodation is OPEN PLAN with a SITTING ROOM and BREAKFAST AREA finished with a MULTI-FUEL BURNER, KITCHEN/DINING ROOM and there is a ground floor DOUBLE BEDROOM with adjoining CLOAKROOM. Upstairs THREE BEDROOMS lead from the landing and the FAMILY BATHROOM with a FOUR PIECE SUITE. There is a TANDEM GARAGE, wood store and a STORAGE ROOM with space and an access door for a RIDE ON LAWN MOWER.

SETTING THE SCENE

A low level hedge runs along the boundary with a generous shingle driveway accessed via the opening at the front. There is an area of lawn which has been shaped round the drive and leads alongside the property. The opposite side of the house, the shingle driveway takes you to the garage, through a timber gate

to the rear garden and there is a side access door to the main house and the kitchen/dining room.

THE GRAND TOUR

Once inside there is Karndean flooring and under stairs storage space, doors then lead to the ground floor bedroom, cloakroom, sitting room and kitchen/dining room. The only room not accessed from the hallway directly is the snug/breakfast area to the end of the sitting room. Stepping into the kitchen/dining room, a central island is at its core with additional cabinets and storage with space for a dining table in front of the French doors, and full height windows which face to rear. There is both an electric oven and a Waterford Stanley 'AGA' style oven which is for cooking and used for the central heating. With two zones in place, you can heat the ground or first floor independently. For built-in appliances, a washing machine, dishwasher, and the hob with extractor fan above. The adjacent snug/breakfast area has fitted carpet underfoot which continues in the sitting room which has a multi-fuel burner recessed into an exposed brickwork fireplace. The fourth bedroom and cloakroom also lead from the hallway of which both have uPVC double glazed windows of which one is obscure in the cloakroom. Upstairs, the bedroom to the rear of the house undoubtedly has the best view over the land to the rear which would all be yours! With fitted carpet underfoot in two bedrooms and the main bathroom, there is only the smaller of the first floor bedrooms which has a wood effect flooring and a hand wash basin in situ. The main bathroom has a five piece suite, including a bath, shower, bidet, low level W.C and a pedestal hand wash basin.



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THE GREAT OUTDOORS

There is a generous lawned expanse spanning just over two acres (stms) beyond the low level picket fence which is visible from the patio. The main garden has an area of lawn, hard standing footpath connecting to the additional land and timber panel fencing at the boundary. Access is provided to the frontage and tandem garage from the patio with ample space to entertain or add potted plants. Once on the main acreage, two outbuildings can be found of which one is used as a wood store and the other a storage space which has a patio outside and covered seating area. This could be converted in to a bar or outside entertaining space and there is ample room for more buildings to be added - power and water already run to the building so it could easily be extended or converted for use as a stable.

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 1AW

What3Words : ///answer.refreshed.subsets

VIRTUAL TOUR

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

AGENTS NOTE

The vendor intends to add an overage agreement to the land at the rear should a potential purchaser seek planning to build in the future. The only restriction currently in place is that there cannot be a public house on site which was inherited with the land.

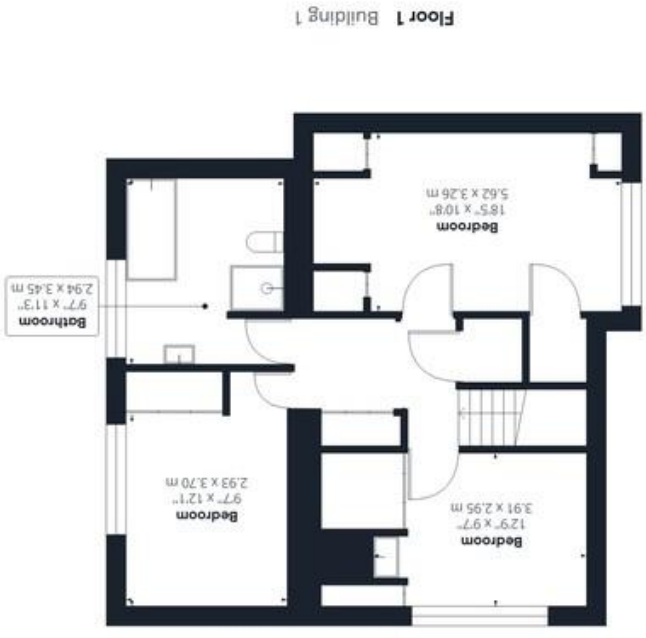
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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Approximate total area⁽¹⁾
1528.87 ft²
142.04 m²

Reduced headroom
32.29 ft²
3.00 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.