



The Rowans  
Hackford Road | Wicklewood | Norfolk | NR18 9QJ

# FOR ALL THE FAMILY



“This 1980s-built family home has been updated and improved by the owners, who have found it to be the perfect place in which to raise their family. With plenty of space, both inside and out, plus a lovely village setting, near to all amenities, it also offers an ideal balance of access to the city and to the country, so it’s an excellent all-rounder.”



# KEY FEATURES

- A Modern Detached House in the Sought After Village of Wicklewood
- Four Bedrooms; Bath/Shower Room
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- Two Reception Rooms; Study and a Conservatory
- Double Garage and Large Drive providing Plenty of Parking
- The Accommodation extends to 2,343sq.ft
- Energy Rating: D

Opposite the highly-regarded village school and just down the road from the pub and village hall, you couldn't ask for a more convenient village setting than this! In the heart of a friendly community but also close to country walks and to Norwich and the A11, the location of this home has much to recommend it. Once you explore the inside and the secluded garden, you'll see that this could well be the perfect choice for your next home!

## A Happy Home

This impressive home was built in 1986 and the owners are only the second family to have lived here in all that time. When they arrived here, they embarked upon a programme of modernisation and decorated throughout, as well as fitting a new kitchen and new bathrooms. "We were looking for a place that had plenty of room for our growing children, inside and out. This had so much space and a great layout, so we knew it would tick every box." It has indeed proved to be a happy home and the family have great memories here. They've had big Christmas family gatherings, garden parties, birthday celebrations and the owners even had their silver wedding party here.

## Lovely And Light

The house is set well back from the road with impressive feature doors to the front. Step through and you'll find yourself in a light and spacious entrance hall with doors to four of the main rooms. The sitting room is found to the left and runs the length of the house, with a lovely feature fireplace and bay window. At the far end, sliding doors open onto the large conservatory. The dining room is straight ahead as you enter and this also has doors onto the conservatory, so you can open the three rooms up when you're socialising, or keep them separate when everyone's doing their own thing. To the right of the entrance is a generous study that would also make a great playroom or music room. The kitchen is at the rear of the home and looks out over the garden, as well as leading to the utility.





# KEY FEATURES

## Moving Up

Upstairs, all four bedrooms are a good size, with two of the bedrooms, the principal and front bedroom having built in wardrobes, whilst the principal bedroom also benefits from an ensuite shower room. The other three bedrooms share a bathroom with rolltop bath and separate shower. The double garage is larger than average and very useful.

## Privacy With Proximity

The owners love their garden and it's beautifully private when you're sitting out here. There's a sunny terrace and a pretty gazebo where the owners relax with a drink. There's also a number of raised beds where you can grow your own. You're in the middle of the village here, literally opposite the village school, so children couldn't ask for a shorter journey! And the school is highly-regarded.

## Friendly Village

Wicklewood also has a pub and a village hall, the latter hosting various community events, so if you're new to the area, you'll be putting down roots and making friends before you know it. The owners themselves have found they meet a lot of people when walking their dog around the area, and everyone is very friendly. Despite the rural feel, you're well positioned here for access to the city and for the A11 for travel to London or Cambridge. Nearby Wymondham is a beautiful market town and has all the facilities and shops you could want, so you never have to go far for anything.























# INFORMATION

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## On The Doorstep

The property enjoys both the benefits of village life as well as the thriving market town atmosphere offered by nearby Wymondham, 3 miles. 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.

## How Far Is It To?

Wicklewood is situated approximately 13 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 4.5 miles south of Wicklewood with a good selection of high street shops including a Sainsburys Supermarket.

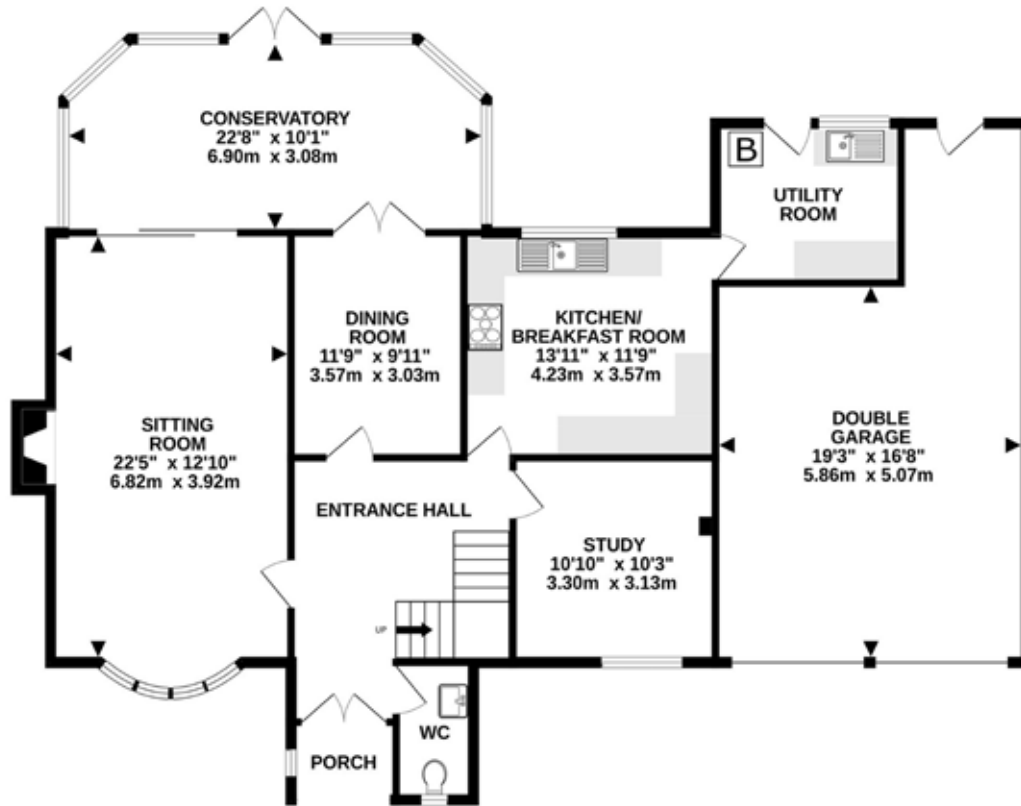
## Directions

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 stay on the B1135. Turn left onto Wymondham Road and then continue onto Hackford Road and the property will be found on the right hand side.

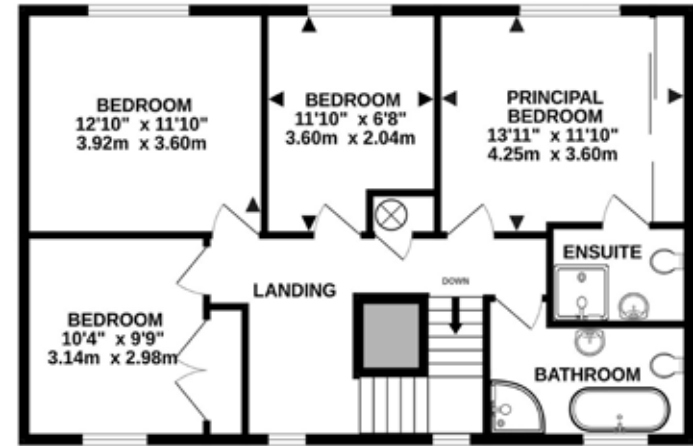
## Services, District Council and Tenure

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





**GROUND FLOOR**  
1560 sq.ft. (144.9 sq.m.) approx.



**1ST FLOOR**  
783 sq.ft. (72.7 sq.m.) approx.

**TOTAL FLOOR AREA : 2343 sq.ft. (217.7 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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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			
EU Directive 2002/91/EC			



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