



THE STORY OF

4 Station Road

Wendling, Norfolk

SOWERBYS



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4 Station Road

Wendling, Norfolk
NR19 2NE

Charming Three-Bedroom Bungalow

Spacious Interior Layout with Ample
Room For Comfortable Living

Fantastic Opportunity For Updating and Modernisation

Large Windows Flood Rooms with Natural Light,
Creating a Warm and Inviting Atmosphere

Generous Plot Offers Potential for Outdoor Activities,
Gardening, or Extension (Subject to Planning Permissions)

Peaceful Village Location With Friendly Community
Atmosphere and Amenities Within Easy Reach

Discover the untapped potential of this charming three bedroom bungalow, situated in the picturesque village of Wendling. With its idyllic location and peaceful surroundings, this property presents a unique opportunity for those seeking a home that they can truly make their own.

As you step inside, you'll immediately notice the spaciousness and versatility of the interior layout. The bungalow offers ample room for comfortable living, with three well-proportioned bedrooms providing plenty of space for relaxation

and restful nights. The large windows throughout the property flood the rooms with natural light, creating a warm and inviting atmosphere.

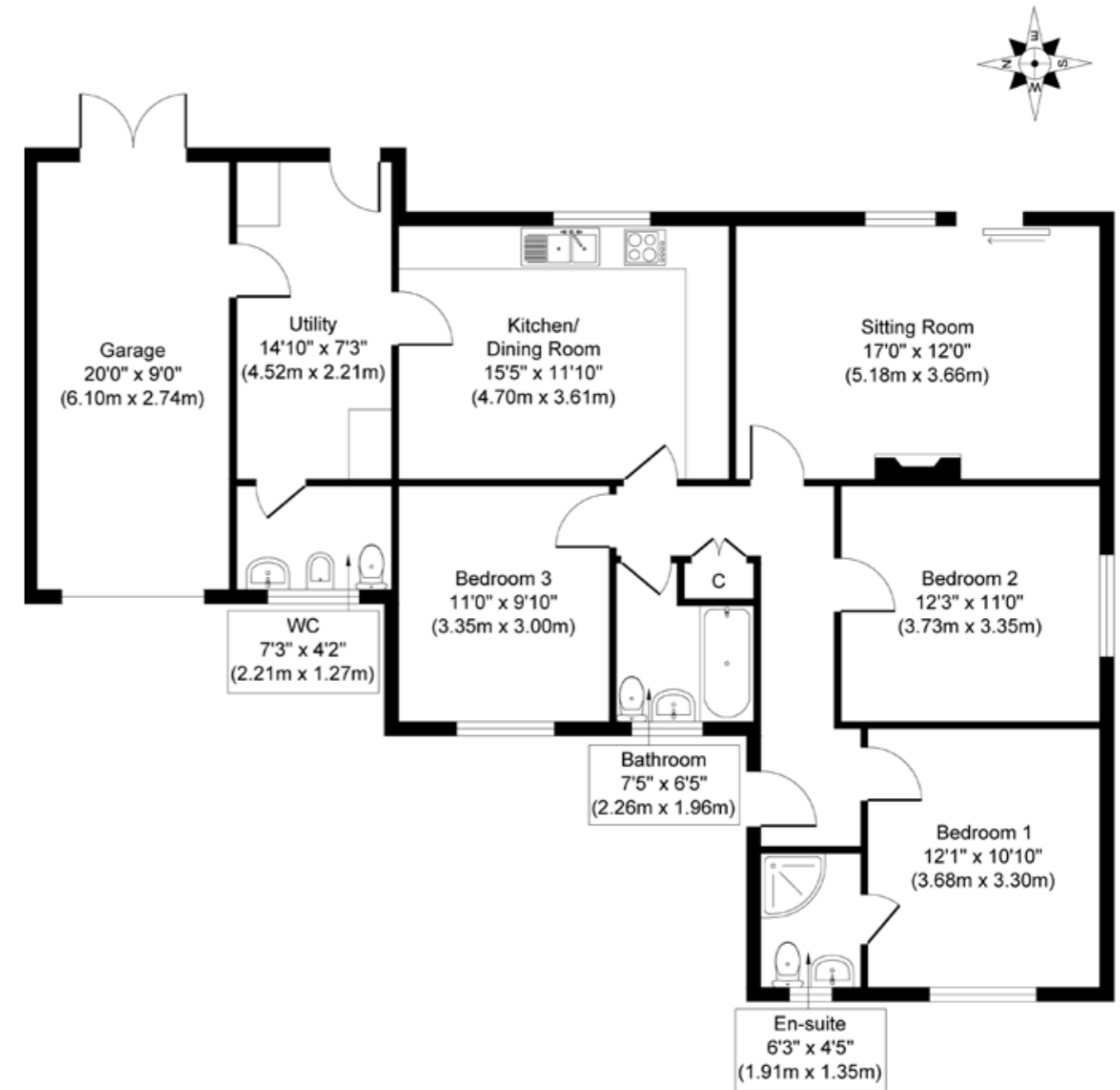
While the bungalow is in need of updating and modernisation, this presents an exciting chance to unleash your creativity and design the home of your dreams. Put your personal touch on every aspect, from choosing the perfect flooring and colour scheme - to creating a stylish kitchen and bathroom which perfectly reflects your taste and lifestyle.

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Outside, you'll find a well-sized garden which, like the internal property, is a blank canvass for those that want to create their own slice of paradise.

Whether you're a first-time buyer looking for a property to renovate and add value to, or a seasoned homeowner seeking a new project, this bungalow at Station Road presents an incredible opportunity to create a home which perfectly suits your needs.

Embrace the challenge, unleash your imagination, and unlock the full potential of creating a perfect one storey home in the heart of Wendling village.



Approximate Floor Area
1293 sq. ft
(120.12 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS
Wendling
 IN MID NORFOLK
 IS THE PLACE TO CALL HOME



A small village in the Breckland district of Norfolk, Wendling is a charming village with a population of around 1,000 people.

It has become a popular destination for those seeking a rural lifestyle with easy access to amenities, with the village being 5 miles south of Dereham, and 15 miles north of Norwich.

The village church, St. Andrew's, dates back to the 12th century, and there are several other historic buildings in the village, including Wendling Hall, a Grade II listed manor house. The village is also home to a number of shops, pubs, and restaurants, as well as a primary school.

One of the benefits of living in Wendling is its close proximity to Dereham with a wider range of amenities. These include a hospital, a library, and a number of secondary schools. It is also home to the Dereham and North Norfolk Railway, a heritage railway which offers steam train rides.

The proximity to Dereham also makes Wendling a convenient location for commuters. Dereham is well-connected to Norwich by train, and there are also a number of bus services which run between the two locations.

A natural benefit of living in Wendling is certainly the beautiful countryside setting. The location offers scenic vistas which make you feel at one with nature.

With a friendly community spirit too, you might find new friends to enjoy a number of walking and cycling trails, making it a great place to get outdoors.

A great place to live for those who are looking for a rural lifestyle with easy access to amenities, Wendling might be the perfect place to call home, being able to enjoy a plethora of the best aspects of our fine county...



Note from Sowerbys



“A charming village lifestyle but only a short drive from Dereham, meaning you can enjoy all the benefits of a well-connected town, too.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 7800-8582-0722-0290-3373

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

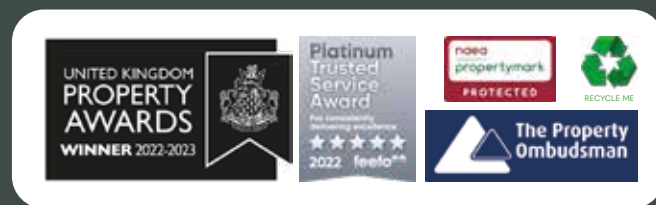
Freehold.

LOCATION

What3words: ///triads.parading.transfers

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