



## Sunnyside

3 Glebe Close, Wrenningham, Norwich, Norfolk, NR16 1DP

**BROWN & CO**







# Sunnyside, 3 Glebe Close, Wrenningham, Norwich, Norfolk, NR16 1DP

A wonderfully appointed detached family home enjoying an enviable position in grounds approaching 0.803 acres (stms)

£795,000



## DESCRIPTION

Sunnyside comprises a striking, detached family home beautifully positioned in the peaceful village of Wrenningham. The house enjoys an outstanding feel throughout having been carefully constructed by well renowned local builders, Ingram Homes in 2010. The development included just five properties with Sunnyside acting as the principal residence with its extensive gardens and prominent position.

The house is approached via the front into a wide entrance hall enjoying access to the principal ground floor rooms. The sitting room features a contemporary wood burner and enjoys fine views out over the terrace and distant gardens whilst linking in with the study/garden room. The kitchen breakfast room is positioned across the northeast wing of the home and benefits from porcelain tiling under a super 'Hacker' kitchen with all the necessary appliances and kitchen island. Off the kitchen, double doors link in beautifully with the formal dining room and there is also a useful utility room. Further ground floor rooms include a WC and bedroom six/study. Oak flooring is prevalent throughout the ground floor.

On the first floor five double bedrooms and the family bathroom adorn the landing area. The principal bedroom is worthy of special

mention, boasting an en-suite shower together with a good dressing area.

Sunnyside is approached via a sweeping driveway off Church Road which flows up to the main entrance to the house which sits behind a five-bar gate. The drive has been recently shingled (2023) and enjoys parking for a number of vehicles to the front and side and access to the double garage; the garage itself benefits from a water softener, and power and light.

The gardens and grounds are wonderfully appointed, being designed by well renowned and award-winning gardener, Sue Townsend. There are a superb range of raised beds across the terrace which flows across the rear façade of the house. Steps from the terrace lead up to a path and onto the (6mx5m) cabin with a striking veranda. The Cabin benefits from an en-suite shower and could be used for a number of different purposes, being a super home office, cinema room or annexe.

The remaining gardens are laid to lawn being beautifully bordered by panel fencing and mature foliage. There are a number of specimen trees, and a delightful orchard is established across the rear boundary. A further large garden store is nestled behind the cabin.

Services - Ground sourced heat pump (vertical boreholes), underfloor heating downstairs and radiators upstairs, Mains water, mains electricity,

Local authority – South Norfolk District Council.

Additional information:

External woodwork re-painted 2021.

CCTV installed.

Rainwater is harvested, and surplus pumped up to drainage system in garden. Residents will contribute towards the upkeep of the shared driveway and the drainage system. These will be owned by plot 3 with a shared responsibility to maintain them. The drainage system allows for individual units to benefit from grey water recycling with storage tanks within their own plots. If these become full, they will drain to an additional shared tank which will then pump the water to the drainage system situated beneath the paddock of plot 3. The pump will require periodic maintenance.

The drive is owned by plot 3 and the other four properties have a right of way over the drive.







## LOCATION

Wreningham is a sought-after village to the south of Norwich with good access to Norwich (around 9 miles), Wymondham (around 3 miles) and both the A11 and the A140. Local amenities include a renowned local pub/restaurant and a primary school. More comprehensive shops and amenities can be found in nearby Mulbarton and Wymondham.

## DESCRIPTION

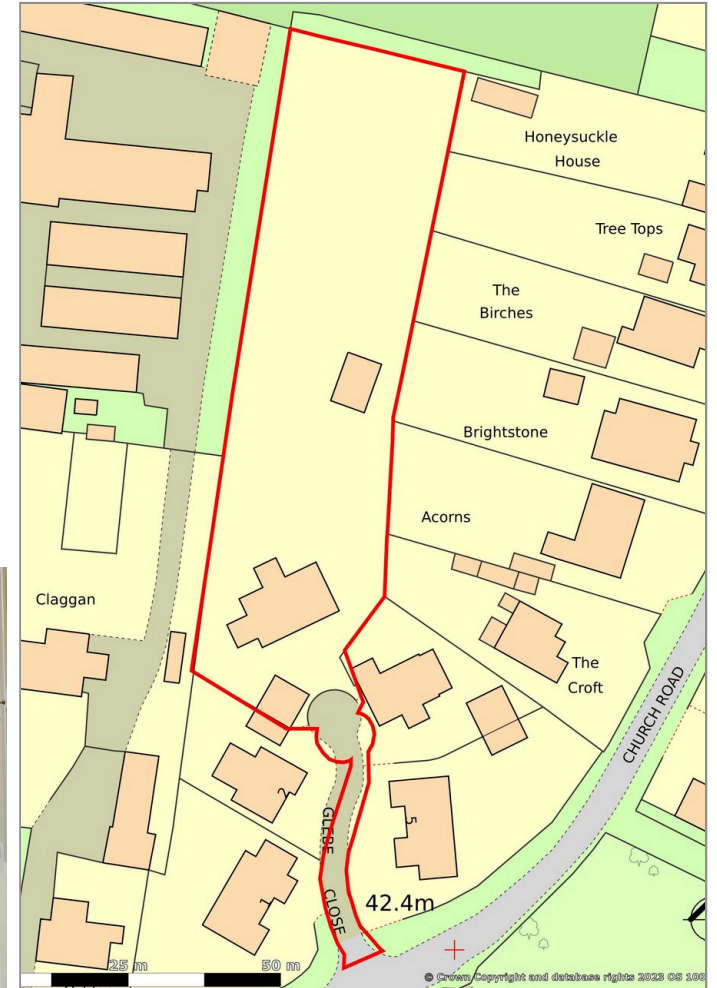
Leave Norwich via Ipswich Road (A140), continuing past Norwich City College on the left and proceed over the traffic lights at the junction with the outer ring road, remaining on Ipswich Road. Continue as far as the traffic lights just past the Marsh Harrier and turn right onto the B1113 towards Mulbarton. Follow this road through Mulbarton and Bracon Ash and upon reaching Wreningham. At the Bird in Hand

Public House turn right onto Church Road. Continue along Church Road heading past the Church. The turning for Glebe Close is on the right-hand side.

## AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







# Glebe Close, Wrenningham, Norwich, NR16

Approximate Area = 2429 sq ft / 225.6 sq m  
 Annexe = 261 sq ft / 24.2 sq m  
 Garage = 391 sq ft / 36.3 sq m  
 Total = 3081 sq ft / 286.1 sq m  
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Brown & Co. REF: 1025332

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