



The Cottage

Common Road, Fundenhall, Norwich, Norfolk NR16 1DR

BROWN & CO



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A lovely home tucked away in a delightful rural pocket of South Norfolk with fine views over the gardens and grounds.

£1,100,000



DESCRIPTION

The Cottage was acquired in 2016 in need of complete renovation and requiring a great deal of thought and vision from the current vendors to transform the residence into something very special. The attraction to this lovely home was firstly the position, being tucked away within a delightful rural pocket of South Norfolk with its fine views, particularly over the gardens and grounds which extend to almost 1.7 acres and importantly face to the south. The Cottage stands proud, being well set back from the minor road having been completed in 2021, built of traditional brick elevations under a plain clay tile and slate roof, together with a triple bay traditionally built garage block, with a slate roof and accommodation above. The whole is an outstanding opportunity to acquire a home which is ready for immediate occupation in a lovely south Norfolk spot.

The Cottage is approached into a spacious hall enjoying access to the cloakroom with additional storage via an inner hall, and the principal ground floor rooms. The dual aspect sitting room with its feature fireplace is a super space and French doors lead out onto the terrace and gardens. The hub of the home is the wonderful 33ft kitchen/family room with dual aspect sliding doors enjoying seamless access into the gardens. The kitchen

itself features an island together with a range of integrated appliances and access into the utility room and formal dining room via double doors.

On the first floor there are four double bedrooms and a family bathroom positioned off a light and airy landing. The principal bedroom and guest bedroom both feature en-suite shower rooms. Fitted wardrobes remain a key feature to the principal bedroom.

The Cottage enjoys further accommodation externally with the addition of a brick and timber triple garage with three separate electric doors. A staircase at the side leads up to the studio/playroom/study with three Velux windows offering plenty of natural light and there is a toilet, sink and room for a shower. This room has further potential and could be used to derive an income subject to the necessary planning consents. There is parking for a number of vehicles on the driveway.

The attic has planning permission in place, granted in November 2023 for the addition of two further bedrooms and two en-suite shower rooms. Attic style trusses have already been installed. The planning permission can be found via South Norfolk Council, reference number 2023/2883 and is valid for three years.

The gardens are mainly laid to lawn and are enclosed via post and rail fencing which border the house beautifully. A five-bar gate leads into the main paddock which makes up the remaining grounds, all enclosed by mature hedging. The whole is offered with no onward chain.

LOCATION

Situated in the south-western quadrant of Norfolk, within easy reach of Wymondham and the A11 trunk road with Norwich easily accessible. This is an excellent opportunity to acquire a property in a private rural position in a pretty part of the county.

DIRECTIONS

Leaving Norwich on the A11 trunk road head past Wymondham and at the next slip road turn off onto Station Road, follow Station Road heading through Spooner Row veering left on Guilers Lane. At the end of the road turn right into Wattlefield Road and then an immediate left onto Broom Road. Follow Broom Road and then turn left onto Tracie Road which you'll need to follow into Fundenhall. At the end of the road turn left onto New Road and then an immediate right into Common Road. The property is located on the right-hand side.



Services: Mains electricity, mains water, air source heating, water treatment plant (Binder)

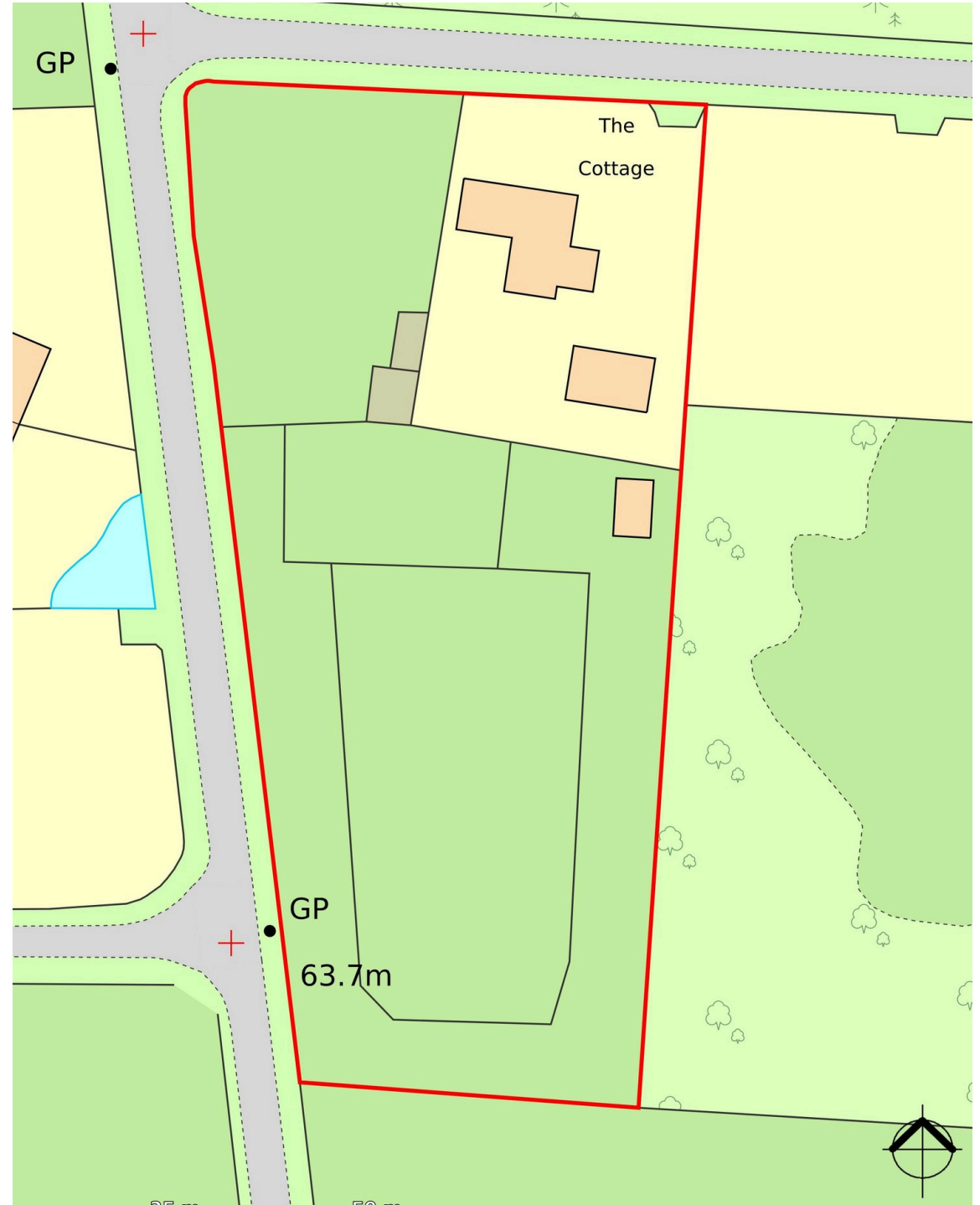
Local Authority - South Norfolk District Council. Tax Band G

Broadband speed - 900mbs

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

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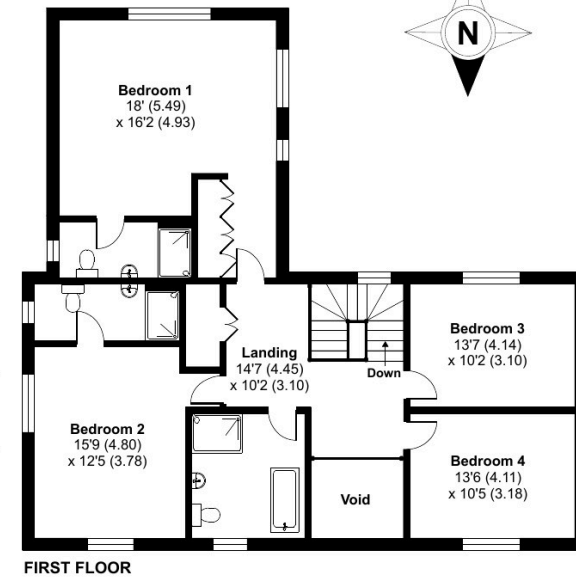
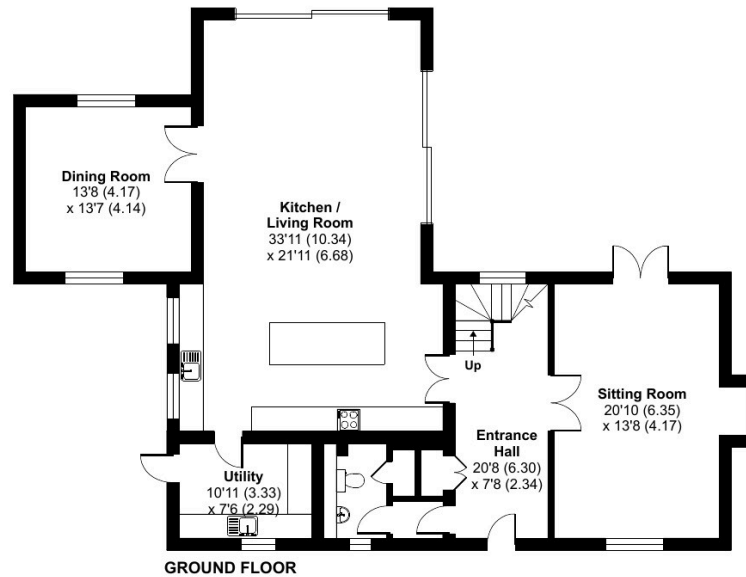
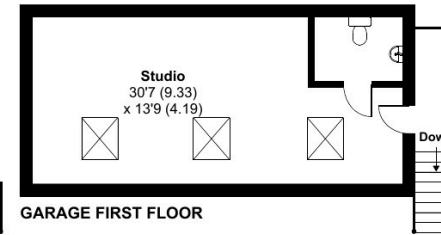
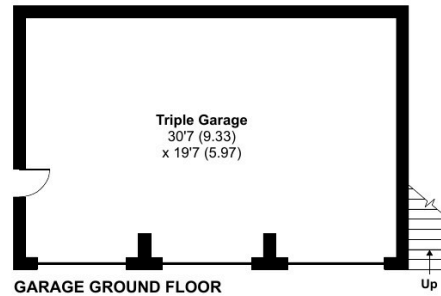
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Approximate Area = 2824 sq ft / 262.3 sq m (excludes void)

Garage = 1032 sq ft / 95.9 sq m

Total = 3856 sq ft / 358.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	84 B	
69-80	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). © ncthecmm 2024. Produced for Brown & Co. REF: 1071344

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