

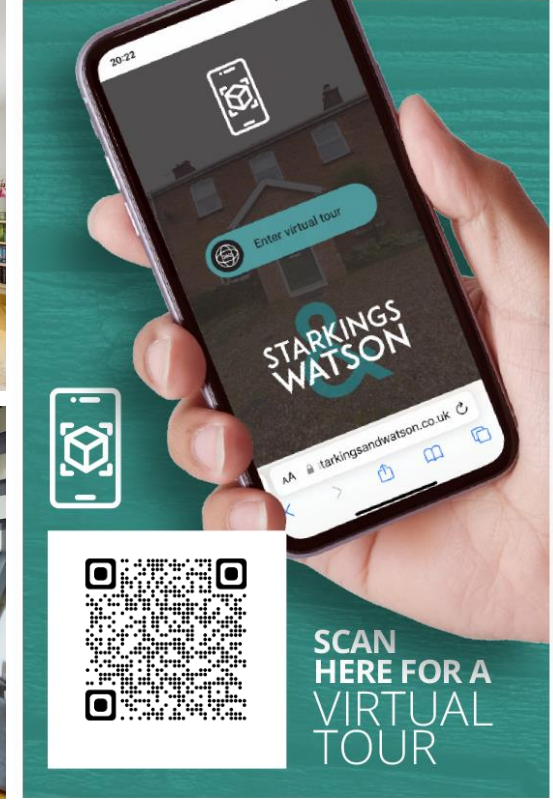
WOOD COTTAGES

Whitehouse Lane, Wicklewood NR18 9PP

Freehold | Energy Efficiency Rating : E

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

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- Semi-Detached Home
- Period Features Retained
- Large Sitting/Dining Room With Woodburner
- Kitchen & Conservatory
- Three Ample Bedrooms
- Family Bathroom & W/C
- Private Side Garden, Outbuilding & Driveway
- Planning Permission For Extension

IN SUMMARY

This THREE DOUBLE BEDROOM SEMI-DETACHED COTTAGE boasts original features throughout and is located RURALLY within the popular village of Wicklewood. The property occupies a generous plot with PRIVATE GARDENS to the side and driveway for MULTIPLE CARS. The cottage itself comprises of a large SITTING/DINING ROOM, kitchen, downstairs bathroom which includes spa shower/bath and separate working sauna. Beyond the kitchen there is also a large CONSERVATORY extension. Heading up to the first floor there are THREE DOUBLE BEDROOMS with an en-suite cloakroom/dressing room to the main bedroom. Outside the property provides a spacious and PRIVATE garden, GENEROUS GARAGE/WORKSHOP with power and light as well as plenty of parking. The property also comes with planning permission to extend to the rear converting the conservatory area to an open plan kitchen/dining room.

SETTING THE SCENE

The property is approached via the brickweaved

driveway to the side of the cottage providing ample off road parking. This in turn leads to the large timber built workshop/garage with power and light. The main entrance door is found to the side with access to the side garden from the driveway also.

THE GRAND TOUR

Entering the property into a generous sitting / dining room with a range of features to include oak flooring, lead lined stain glass windows, exposed wooden beams, fireplace and mosaic floor tiles and a woodburner. There are also stairs leading to the first floor landing. An ideal room for a busy family to enjoy. You will find the main bathroom located off the reception space on the ground floor which features a large whirlpool bath shower cubicle, WC, hand basin and sauna, a luxurious room. The kitchen is located off of the sitting room with a number of wall and base units. There is a space for a freestanding oven/hob, fridge freezer, dishwasher and washing machine. The kitchen could benefit from some updating and has planning permission in place to extend out into the conservatory to create a large open plan kitchen/dining room if desired. The conservatory is located off of the kitchen doubling as another reception room. Heading upstairs is a landing leading to all three bedrooms, there is a storage area on the landing also. All three bedrooms have space for double beds and furniture with the main bedroom also benefiting from an en-suite cloakroom/dressing room. The property benefits from mostly double glazed windows throughout and modern electric heaters.



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THE GREAT OUTDOORS

The secluded garden is found to the side of the cottage providing ample space for a family to enjoy. The garden is mainly laid to lawn with a range of trees and shrubs and mature planting as well as hedging. You will find various outbuildings also within the garden as well as a small area to the rear of the cottage leading from the conservatory suitable for a table and chairs.

OUT & ABOUT

The village Wicklewood, is located on the outskirts of the market town of Wymondham, just off the A11. Ideal for families, excellent schooling can be found close by, including Wicklewood Village Primary School which received an outstanding OFSTED report in 2015. The village has a family orientated public house, whilst more extensive shopping, medical centres, modern library, various banks and sports leisure centre featuring an indoor swimming pool can be found in Wymondham. Further schooling includes the highly regarded Wymondham High Academy and Wymondham College. Wicklewood is conveniently placed for access to Norwich, Dereham, Watton and Attleborough and the A11 and A47.

FIND US

Postcode : NR18 9PP

What3Words : ///inhaler.boost.grumbles

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised there is an access / right of way to the far end of the boundary leading to a garden plot of land beyond. The property also has septic tank drainage.

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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GIRAFFE 360

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

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m
 1387.35 ft²
 128.89 m²

Reduced headroom
 88.01 ft²
 8.18 m²

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