

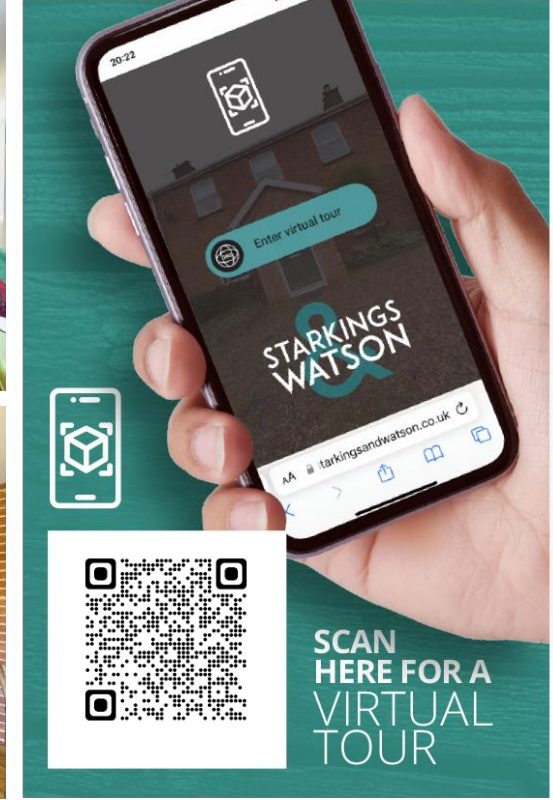
NORWICH ROAD

Wreningham, Norwich NR16 1AF

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Detached Former Chapel
- Accommodation of 1636 Sq. Ft (stms)
- Open Plan Living Accommodation
- Modernised Throughout with Character Features
- Three Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Private & Enclosed Rear Garden
- Large Garage/Workshop

IN SUMMARY

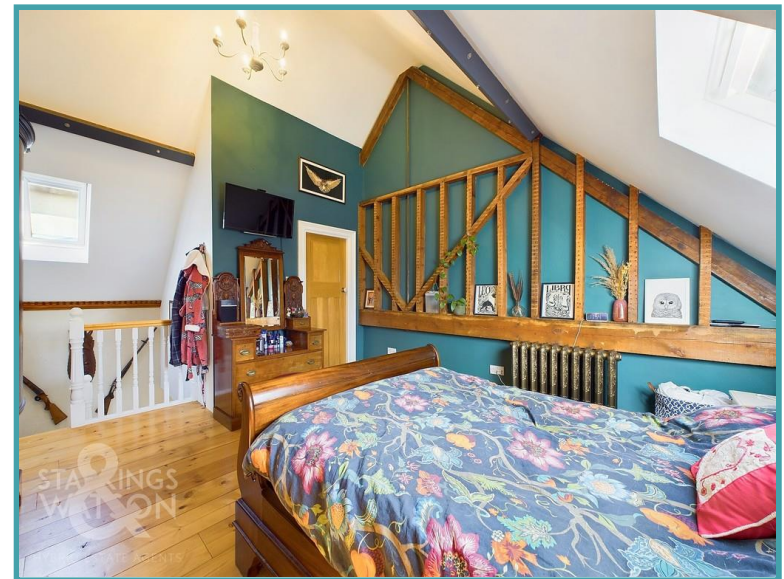
This stunning re-imagining of a former Chapel carries the perfect blend of MODERN fittings and CHARACTERFUL CHARM in abundance having undergone extensive improvements, including bespoke double glazed CHURCH WINDOWS, and AIR SOURCE heat pump providing UNDERFLOOR HEATING throughout the ground floor with antique style CAST IRON RADIATORS upstairs. The OPEN PLAN living accommodation offers a FORMAL DINING space and SITTING ROOM both benefiting from a rotating wood burner and the KITCHEN space leading into a UTILITY ROOM with a ground floor CLOAKROOM. The THREE DOUBLE BEDROOMS are split, with the main having an EN-SUITE shower room and private staircase, whilst just off the main GALLERY landing the family bathroom can also be found along with the other two bedrooms. With AMPLE OFF ROAD PARKING, detached WORKSHOP/GARAGE and private rear garden all being found outside.

SETTING THE SCENE

The property can be found just off the main access road nestled behind a low level wall with timber gate leading to the front door. To the left of the property is the shingle driveway with vast parking space and access to the extensive garage/workshop benefitting from being partially insulated, power, lighting and water supply and which hosts solar panels on the roof, fully owned on the current feed in tariff. This space can be closed off by two large timber gates to the front of the property.

THE GRAND TOUR

As you enter you will find yourself in the timber lined porch entrance complete with coat and shoe storage, additional built in storage cupboard and stained glass windows. Stepping through you will enter the main living accommodation with offering solid parquet wooden flooring and ample sunlight via a multitude of bespoke double glazed church windows all in keeping with the properties unique setting. The air source heat pump provides underfloor heating throughout the ground floor with antique style cast iron radiators upstairs. The formal dining space benefits leads past the feature exposed brick wall you find the kitchen with wooden work surfaces, enamelled butler sink, inlet for a range style oven with extraction above, and space for a dishwasher. Leading from the kitchen the utility room can be found, creating the ideal space for the washing machine, tumble dryer and additional storage as well providing access to the rear garden. Heading to the other side of the dividing wall the sitting room is complete with spinning wood burner on a rotating platform to ensure both sides of this accommodation can reap the benefits and enjoy the cosy atmosphere on offer. Leading from here the ground floor cloakroom



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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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offers a Victorian style suite with a modern take. The separate set of stairs lead up to the first floor and the main bedroom, with exposed timber beams, tall vaulted ceilings and three piece en-suite shower room with walk-in shower. The front of the property gives way to the gallery style landing with solid wooden flooring running throughout creating the ideal potential work space basking in the natural light from the sizeable bespoke feature double glazed stained glass windows to the front. The main bathroom can be found to your left, a four piece suite formed of a roll top bath and walk-in shower. The remaining two bedrooms can be found beyond this space, both large double rooms with vaulted ceilings and Velux windows with the second room currently serving as a home office/study.

THE GREAT OUTDOORS

Externally, you will find a well-manicured rear garden space as well as the brick and timber workshop with solar panels on the roof and ample space to start your next project. Heading past the planting beds to either side you will find a hardstanding patio seating area perfect for entertaining and alfresco dining with adjacent raised railway sleeper planting beds, lawn rear garden and useful timber shed.

OUT & ABOUT

Set in the beautiful county of Norfolk, Wreningham is a small semi-rural village situated approximately 3 miles from Wymondham and 9 miles from Norwich. Wymondham provides an excellent range of amenities including schools, two supermarkets, leisure centre, train station, restaurants and many other facilities.

FIND US

Postcode : NR16 1AF

What3Words : ///peanut.stooping.mimes

VIRTUAL TOUR

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

Approximate total area¹
1636.41 ft²
152.03 m²

Reduced headroom
116.68 ft²
10.84 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFEE 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.

