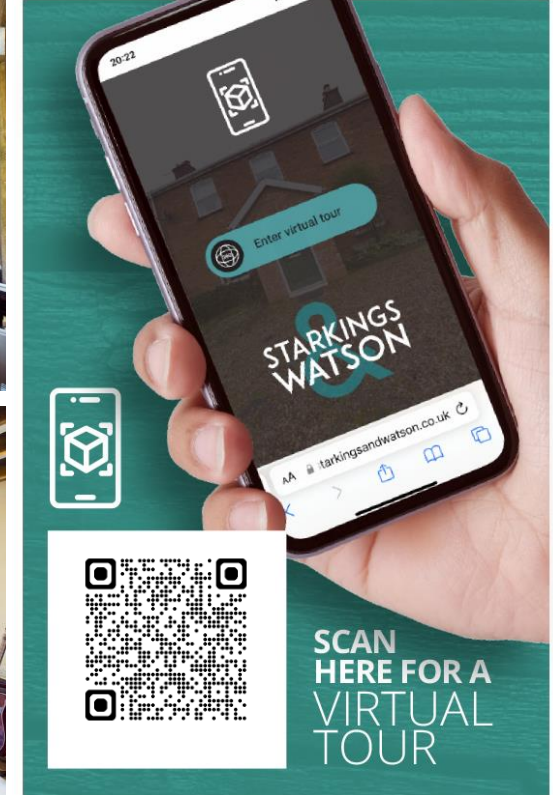


ASHWELLTHORPE ROAD Wreningham, Norwich NR16 1AW

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- Detached Cottage
- Sought After Village Location
- Open Plan Main Reception
- Period Charm & Character Throughout
- Kitchen & Ground Floor Bathroom
- Two Bedrooms
- Pleasant Gardens To Front & Rear Courtyard
- Off Road Parking & Storage Shed

IN SUMMARY

Positioned centrally within the SOUGHT AFTER village of WRENINGHAM is this picture perfect DETACHED COTTAGE filled with ORIGINAL CHARACTER & CHARM. The cottage has features to includes EXPOSED TIMBERS and BRICKWORK, an original wooden staircase and INGLENOOK FIREPLACE housing a woodburner. Internally the accommodation comprises; sitting room with woodburner, dining room which is open plan to the sitting room, kitchen and rear utility and a family bathroom on the ground floor. Upstairs there is a large landing with plenty of fitted storage as well as TWO BEDROOMS. Externally you will find OFF ROAD PARKING to the side, a PRIVATE and WELL KEPT garden to the front and a rear area with large timber shed. The cottage benefits from DOUBLE GLAZING and a NEWLY INSTALLED OIL FIRED BOILER for central heating.

SETTING THE SCENE

The cottage is approached via Ashwellthorpe Road with a shingled driveway to the side, over which it has a right of way to its own off road parking and a side

entrance into the rear utility. From the front, there is a pedestrian gate leading into the private front garden with the main entrance to the cottage found to the front via a covered arch.

THE GRAND TOUR

Entering via the main entrance door to the front of the cottage you will find the main sitting room, a stunning room filled with character to include a brick built inglenook fireplace and woodburner, exposed timber beams and traditional wooden staircase leading to the landing. The dining room is open plan to the sitting room benefiting from the same level of character with exposed beams. Leading off the reception to the rear is the inner hall which leads to kitchen, bathroom and utility room. The kitchen offers a range of units with solid worktops over, integrated electric oven and hob as well as microwave. There is also a built in pantry cupboard with further storage space. The kitchen has tiled flooring, exposed beams and exposed brickwork continuing the wonderful character. The utility to the rear offers space and plumbing for washing machine and tumble dryer, has a Velux skylight as well as a stable door to the rear. The family bathroom offers a three piece suite with bath and shower over. Heading up the traditional staircase to the first floor landing you will find a complete run of fitted wardrobes providing plenty of space and storage. There is a cosy bedroom to the front with a fireplace and then the pretty main bedroom beyond both with exposed timbers. The property offers recently upgraded double glazed windows and newly installed oil fired central heating.



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THE GREAT OUTDOORS

The main gardens are found to the front which are enclosed and private with high mature hedging and brick walls enclosing, giving a degree of privacy. There is a pleasant paved terrace ideal for outside dining and entertaining as well as various planting borders which are well stocked with an array of shrubs. There is a small path to the side of the property which leads to the oil tank and newly installed external boiler. From the side approach there is off road parking with a paved pathway to the rear entrance as well as a large timber shed/workshop.

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 two supermarkets, leisure centre, train station, restaurants and many other facilities.

FIND US

Postcode : NR16 1AW

What3Words : ///sprayed.typically.excavate

VIRTUAL TOUR

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

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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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area[™]</p> <p>690.4 ft² 64.14 m²</p> <p>Reduced headroom</p> <p>65.66 ft² 6.1 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
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