



THE STORY OF

4 Wicklewood Rise

Wicklewood, Norfolk

SOWERBYS



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4 Wicklewood Rise

Wicklewood, Norfolk
NR18 9QW

Well-Appointed Modern Home

Excellent Presentation

Superb Kitchen/Breakfast/Family Room

Triple Aspect Sitting Room

Conservatory with Garden Views

Utility Room, Study and Cloakroom

Five En-Suite Bedrooms

South-Facing Garden and Terrace

Detached Double Garage and Studio

Stunning Countryside Views

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“We love how light and spacious the rooms are...”

Clean lines, opulent interiors and superb, well-proportioned accommodation can all be found in this stunning home. 4 Wicklewood Rise is situated well within its plot.

The spacious entrance hall welcomes you in and creates the feeling of space and light. A home that is perfect for entertaining, the kitchen/breakfast room is a real showstopper. Stylish units under elegant granite worktops make for a perfect place to cook. The open-plan layout allows for plenty of space for a large dining table, suggesting itself as a place to be sociable. The vaulted wing,

with its bi-fold doors, really brings the outdoors in and lends itself as a space for plenty of comfy sofas and, in the summer months, with the doors open, a superb entertaining area.

Stylish, partially glazed double doors allow the space to flow through into the opulent and relaxing triple-aspect sitting room, with a fine central fireplace with wood-burning stove, and double doors leading you out onto the south-facing covered terrace. In addition, there is a well-appointed utility room, cloakroom and perfect study nicely tucked away.







The stylish oak and glass staircase takes you to the spacious galleried first floor landing. The principal bedroom suite stretches across the entire rear of the house and offers a superb bedroom, large dressing room and spacious en-suite bath and shower room. There are two further en-suite bedrooms to this floor, each offering a wonderful boutique feel. The vaulted top floor continues the luxurious feel with two further en-suite bedrooms.



Outside and to the front, the property has a fine brick boundary wall with wrought iron electric gates which lead you onto the spacious gravelled driveway. There's plenty of parking and access to the detached double garage, with a separate covered parking area. To the rear of the garage is a useful shower and cloakroom, whilst the first floor provides a generous attic space.

The grounds have been lovingly landscaped and provide a wonderful, established garden. Entertaining is at its best to the rear with a large paved south-facing terrace and oak gazebo leading off the sitting room. The lawn is surrounded by a wide array of mature shrub borders, with meandering pathways and a superb kitchen garden to the side.

4 Wicklewood Rise's delightful gardens, beautiful, spacious interiors and idyllic village setting ensure that life here is the perfect blend of comfort, elegance and convenience.

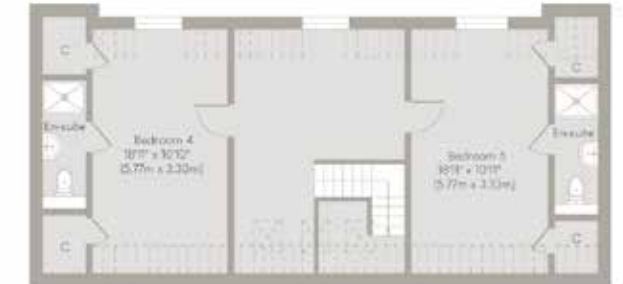




“It’s such a spacious, relaxing and sociable home.”



First Floor
Approximate Floor Area
1347 sq. ft.
(125.63 sq. m)



Second Floor
Approximate Floor Area
533 sq. ft.
(49.42 sq. m)



Ground Floor
Approximate Floor Area
1652 sq. ft.
(153.43 sq. m)



Loft Space/Studio
Approximate Floor Area
408 sq. ft.
(37.83 sq. m)



Double Garage
Approximate Floor Area
604 sq. ft.
(56.10 sq. m)



SOWERBYS — a new home is just the beginning

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

Wicklewood

IS THE PLACE TO CALL HOME



A small village close to Wymondham, Wicklewood enjoys a delightful countryside setting and is perfectly placed for access to Norwich, Cambridge and further afield. The village has a family orientated public house - The Cherry Tree, a church, and a primary school.

About 3 miles away, Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich, Cambridge and London, Kings Cross making the area ideal for commuting. Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.

Attleborough, about 6 miles away, also has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.

The Cathedral City of Norwich is approximately 12 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services.



Note from the Vendor



“The kitchen is our favourite spot - we love to entertain and in the summer with the bi-folds open it’s just wonderful.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to sewage treatment plant. Air source heating and LPG for cooking.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 8201-1525-2239-9327-3633

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///culminate.munched.milky

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SOWERBYS



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