



Firways  
34 Hackford Road | Wicklewood | Norfolk | NR18 9QJ

FINE & COUNTRY

# HIGHLY DESIRABLE



“A fabulous 1950s home with eye-catching good looks, this property sits in the heart of a highly desirable village with some of the county’s best schools on the doorstep. Set well back from the road, with private front and rear gardens, it’s been extended and improved over the years and now offers attractive and well-proportioned accommodation ideal for a family or sociable couple.”



# KEY FEATURES

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- A Fabulous 1950s Detached Family House in the Popular Village of Wicklewood
- Four Bedrooms; Two Bath/Shower Rooms
- Kitchen/Dining Room with Separate Utility including WC
- Two Reception Rooms and a Study
- Enclosed Front and Rear Gardens with a Pond
- Large Double Garage with Electric Doors
- Large Shingle Driveway provides Plenty of Parking
- The Accommodation extends to 1,835sq.ft
- Energy Rating: E

Firways is an established property in the village, a one-off built in 1954 for the owners of a market garden/nursery that used to be on the land to the rear. As a result, it's recognised by those who have lived in Wicklewood for years and it stands handsome and proud on a good size plot close to the village school and open fields.

## Putting Down Roots

The owners have been here for nearly 30 years, arriving when their children were young and raising the family here. They were drawn to the size of the rooms and the practicalities of the layout and proportions. It's been a lovely and welcoming home and is a place where you can make many memories. All the parking and the versatility of the accommodation means you can host a crowd in comfort. At a lunch on the day following their daughter's wedding at the village church, the owners had more than 10 cars parked in their drive! Some of the owners' favourite times here have been the Christmas and New Year seasons – with eight-foot ceilings you can have a tall Christmas tree in the sitting room and another in the dining room. Guests often congregate and chat at the breakfast bar while the owners prepare dinner – and if someone wants to find a quiet corner, the study and music room each comes into its own as a space to get away from it all, including the music room sometimes doubling as an additional guest bedroom.

## Flexibility To Suit You

The sitting room is bright and airy, running the full length of the house and catching plenty of sun. You look out down the drive to the road one way and there are patio doors framing garden views to the rear. The owners put a log burner in the fireplace as the focal point of the sitting room and this is one of the things they'll really miss – it warms the room very quickly.





# KEY FEATURES

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The kitchen and dining rooms are separated by an archway and together they also run the full length of the property. Bay windows at each end make a lovely feature and these rooms also benefit from the charm of the original wooden flooring. As well as these 'main' rooms, there's a music room, study, utility room and separate WC on the west side of the house, with access to the garden. Together they feel almost independent to the rest of the house. Both rooms work well as guest rooms and the study was previously a teenager's bedroom. Upstairs, all four bedrooms are doubles and three have built-in storage too. Instead of an en-suite to the principal bedroom, you have a shower room plus a full bathroom, that includes an electric shower and a heated mirror, which is ideal because anyone can use either and you can all get up and ready quicker in the mornings!

## Soak Up The Sun

Outside there's a very large garage with electric doors and a useful storeroom, that the owners were told was built originally with the possible intention of changing its use. It comfortably accommodates two cars, bicycles, garden furniture and garden equipment, barbecue and freezer; and it's also a great workshop. The gardens are a good size but very manageable. The front garden faces south and is unusually private, so you're not seen by passers-by. The rear garden gets both the morning and afternoon sun, and it's particularly good for family evening gatherings around the barbecue. There's an attractive pond where more than 40 goldfish make their home, that could be converted to a flower bed if you prefer. It's a secluded and quiet garden, so you can expect to see the occasional deer and hedgehog, as well as a variety of butterflies and birdlife.

## Exploring The Area

Wicklewood is a small, friendly village, known for its outstanding primary school that's just a short walk from the property, its Windmill dating from 1846, the Cherry Tree pub and the village hall where there's a play-park. Waitrose and Morrisons are nearby in Wymondham, and a local Co-op, pharmacy and Lincoln's coffee shop also are only 10 minutes away, in the opposite direction in Hingham. Norwich is easily accessible, with the university, hospital and research park only about 15-20 minutes in the car, and city-centre shopping only about another 10-15 minutes. Both Wymondham College and Wymondham High School have excellent reputations, and buses take children from the village to the high school.













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# INFORMATION

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## On The Doorstep

The property enjoys both the benefits of village life as well as the thriving market town atmosphere offered by nearby Wymondham, 3.5 miles. The attractive town has some outstanding buildings including the striking Wymondham Abbey dating to 1107, a good range of shops, public houses, cafes and attractive places to take a walk. Wymondham Railway Station has trains to London via either Norwich or Cambridge.

## How Far Is It To?

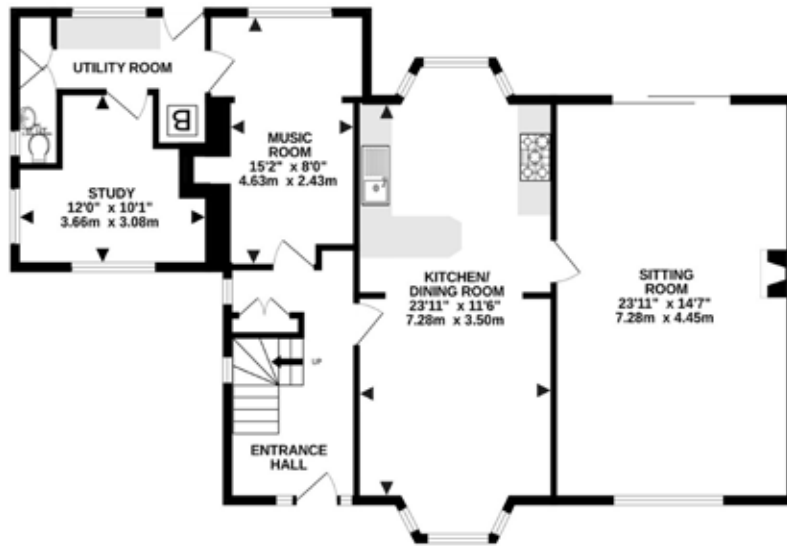
Wicklewood is situated approximately 13 miles west of Norwich, with its wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. (If traffic is light, it's possible to land at Norwich Airport and be home in Wicklewood in about 30 minutes!) The market town of Attleborough is 5.5 miles south of Wicklewood with a good selection of high street shops including a Sainsburys Supermarket. The A11 dual carriageway provides easy access to the A47 southern bypass to the Norfolk Broads, and in the other direction to Cambridge in just over an hour. The Norfolk Coast, whether Cromer to the north or Great Yarmouth to the east, is less than an hour and Diss to the south is 30 minutes.

## Directions

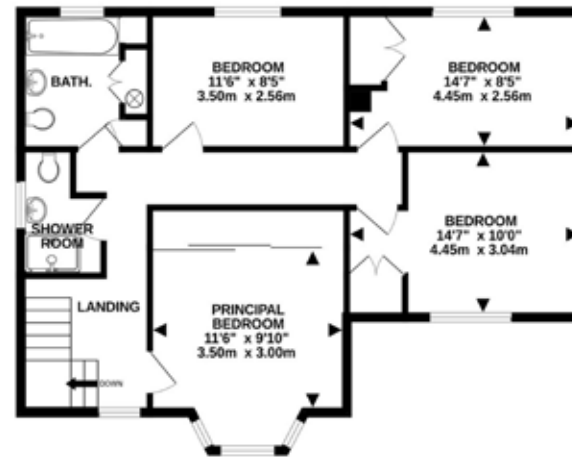
Leaving Norwich on the A11 Newmarket Road (direction London) and continuing on the A11 dual carriageway, take the first exit for Wymondham, follow signs for the B1135 Dereham, go straight on at the Waitrose roundabout, still following Dereham along Tuttle Lane. Turn right at the end of Tuttle Lane and after a couple of narrow bridges in quick succession, leave the main road immediately after the second bridge by going straight on at a white "local" signpost (towards Wicklewood 2 miles). Continue through the village, passing the Cherry Tree pub and a bend at the village sign, and Firways is immediately on your right.

## Services, District Council and Tenure

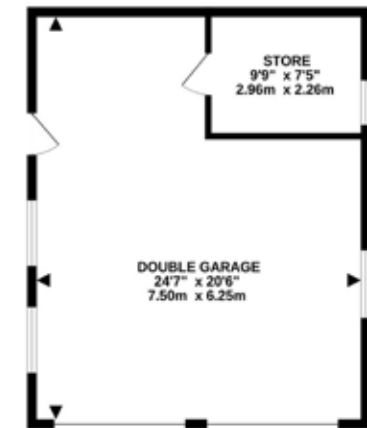
Oil Central Heating, Mains Water, Mains Drainage  
Full Fibre Broadband Available - Vendors use BT  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
South Norfolk District Council - Tax Band E  
Freehold



GROUND FLOOR  
1079 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



GARAGE  
504 sq.ft. (46.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1835 sq.ft. (170.5 sq.m.)  
TOTAL FLOOR AREA : 2339 sq.ft. (217.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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