

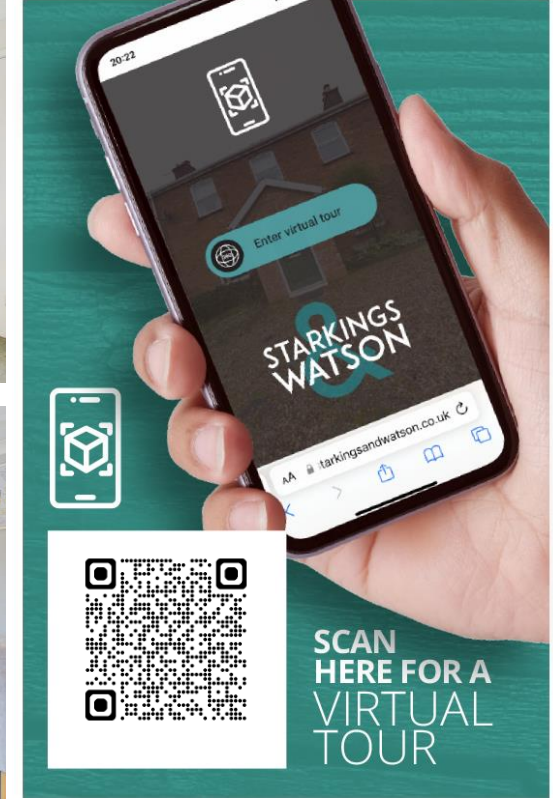
TOPROW

Wreningham, Norwich NR16 1AR

Freehold | Energy Efficiency Rating : D

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STARKINGS
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- Detached Home
- Sought After Rural Village Location
- Generous Plot of 0.25 Acres (stms)
- Previous Planning Permission to Extend
- Newly Fitted Kitchen/Dining Room
- Separate Sitting Room
- Three Bedrooms, Bathroom & W/C
- Woodland Location & Detached Garage

IN SUMMARY

Located within a SECLUDED WOODLAND LOCATION in the SOUGHT AFTER VILLAGE of Wreningham is this DETACHED THREE BEDROOM home offering comfortable and well presented accommodation with previous PLANNING PERMISSION to extend if desired. The lawned and partly wooded gardens of 0.25 ACRES (stms) back onto a STREAM and are a delightful space to explore. Within the gardens you will also find a detached brick built garage and ample driveway parking. Internally, the home offers a central hallway with CLOAKROOM, and a generous sitting room opening into the CONSERVATORY. There is also a NEWLY FITTED KITCHEN/DINING ROOM completing the ground floor. On the first floor there are three bedrooms, TWO DOUBLES and a further single and a family bathroom. The property was built in the 1980's and has huge potential to alter and extend if desired.

SETTING THE SCENE

The property is approached by a gated access which leads onto the gravel driveway and to the brick built garage beyond. A hard standing pathway offers

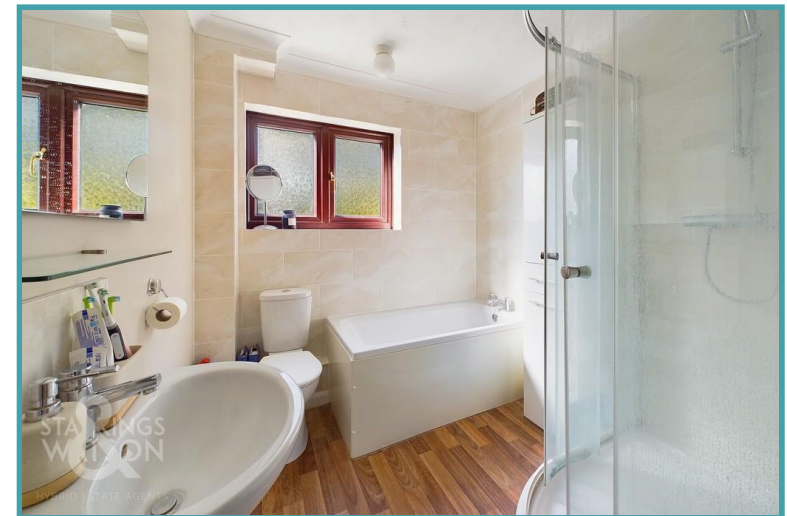
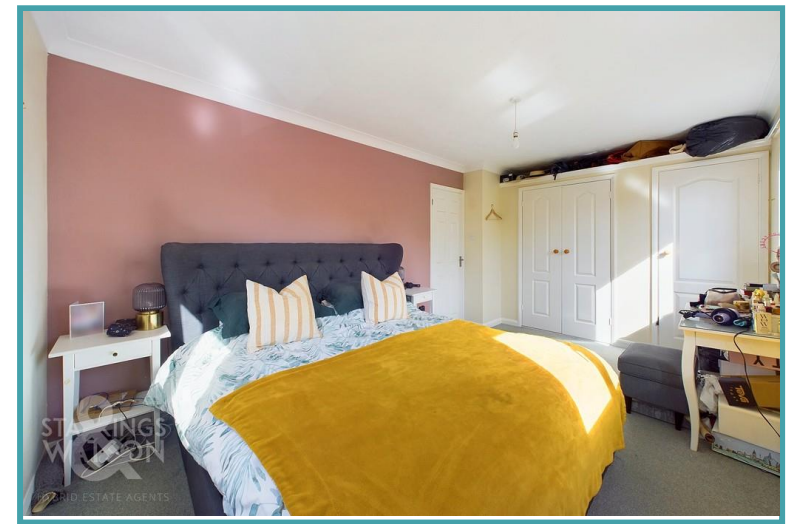
access to the main entrance door with a lawned front garden with conifer hedging offering privacy.

THE GRAND TOUR

Entering via the main entrance door to the front there is a central hallway with stairs to the first floor landing as well as built in cupboard and the w/c. Off the hallway there is access to the newly fitted kitchen/dining room which offers a fitted range of wall and base level units with solid wood work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, built in eye level up and over door oven, inset electric hob with extractor fan over, integrated washing machine, space for fridge/freezer and space for a dining table. Off the kitchen there is access into the conservatory leading to the rear opening onto the garden, a multi-functional space which could be used in a number of ways. There is also access to the sitting room beyond which is lovely bright room with sliding doors into the conservatory and a door back into the hallway. Heading up to the first floor landing you will find three ample bedrooms off the landing, two of which are doubles with the main bedroom benefiting from built in wardrobes. The third bedroom is currently being used as an office. The family bathroom has been updated and offers a separate bath as well as a separate shower.

THE GREAT OUTDOORS

The property enjoys an expansive and private rear garden which is predominantly south facing with spacious patio area providing a fantastic space to



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relax and enjoy time with friends and family, this in turn leads to the lawned area towards the stream and the wooded area beyond. The garden offers a good degree of privacy with plenty of space to the front and back to explore and enjoy. The garage located on the driveway offers an up and over door to front, storage above, power supply and lighting.

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 1AR

What3Words : ///examiner.heaven.tells

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised there was previous planning permission obtained from South Norfolk Council for a sizeable double storey extension to the property under planning reference 2012/2314. The property benefits from mains electricity and water with private drainage and oil fired central heating.

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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Approximate total area¹⁸

965.74 ft²

89.72 m²

Reduced headroom

10.87 ft²

1.01 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

