



## 12 Church Lane, Wicklewood

OIRO £525,000 Freehold

Located in a desirable area just a short drive from Wymondham, this recently upgraded 4-bedroom detached house presents an ideal opportunity for those seeking a contemporary family home with ample space and modern amenities. With its spacious interior, well-maintained garden, and desirable location, this property presents a unique opportunity for those looking to settle into a comfortable and stylish home.

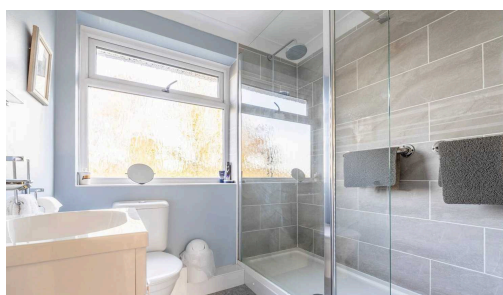
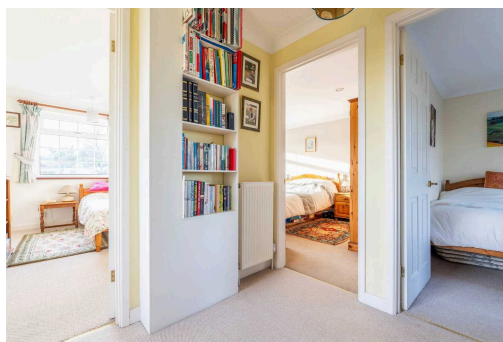
## Location

Nestled in the heart of the picturesque Norfolk countryside, Church Lane offers a serene village lifestyle with convenient access to nearby amenities. Wicklewood is a charming village known for its community spirit, traditional architecture, and rural charm. The property is just a short drive from Wymondham, a historic market town with a range of shops, schools, and leisure facilities, including the renowned Wymondham Abbey. For commuters, the property is well-placed, with easy access to the A11 and a direct train line from Wymondham to Norwich and London. Surrounded by rolling fields and scenic walks, this location is ideal for those seeking tranquillity without compromising on connectivity.



## Church Lane

Upon entering the home through the porch into the welcoming entrance hall, you are greeted with a seamless flow of space. To the left, the bay-fronted living room offers an abundance of natural light and features an open fire, creating a warm and inviting atmosphere. The living room transitions effortlessly into the dining room, which provides access to the garden room through double doors.



The impressive garden room is flooded with natural light, offering extensive views of the garden and features a log burner for cooler days.

The well-appointed kitchen is easily accessible from the entrance hall and leads to the adjoining utility room and ground floor WC for added convenience. Upstairs, three bedrooms, a WC, and a recently refurbished shower room provide comfortable accommodation for the family.

In addition to the main house, the property includes a thoughtfully designed self-contained annexe with a double bedroom. It has a spacious kitchen, lounge and dining area and a recently refurbished shower room. The annex is an open-plan living space, offering versatile living options for guests and extended family members.

Outside, the generously sized rear garden has been meticulously maintained, offering a peaceful retreat with a small patio area perfect for al fresco dining and outdoor relaxation. A well-sized driveway provides ample off-road parking for multiple vehicles, adding to the convenience of the property.

#### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

Tax Council Band - D

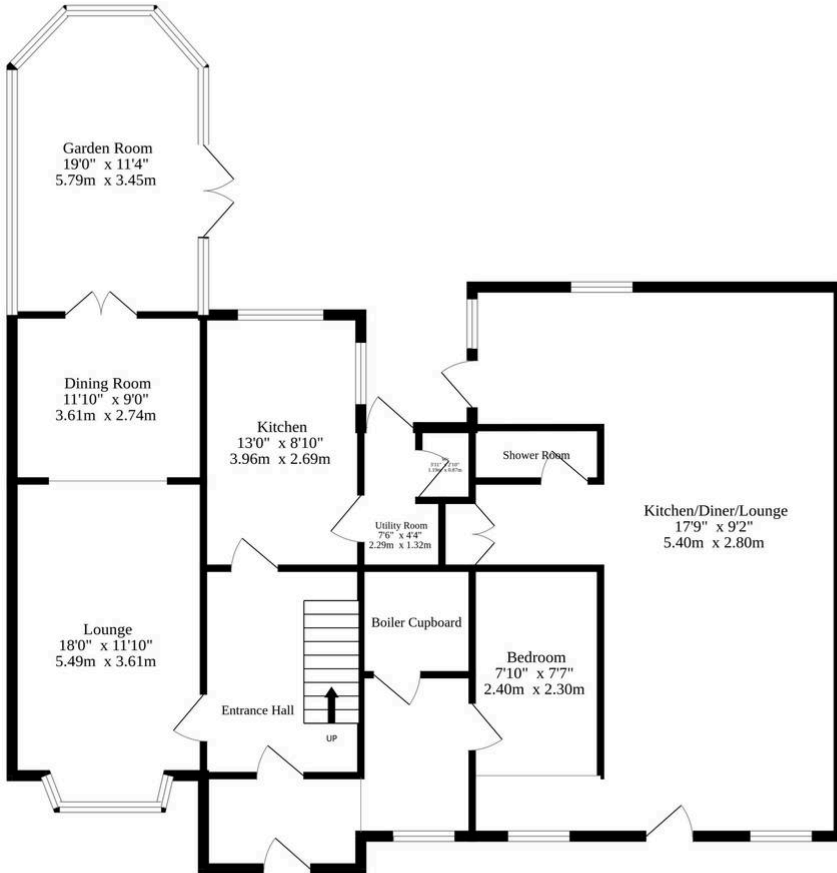
Tenure: Freehold

EPC Energy Efficiency Rating: C

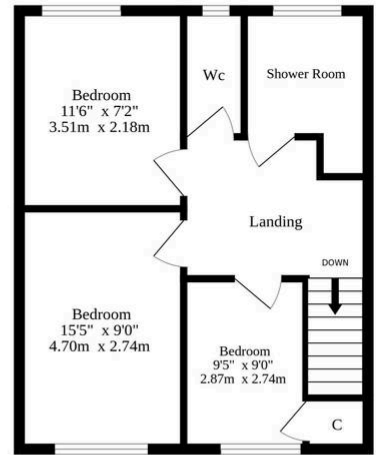
EPC Environmental Impact Rating: D



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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