



Folgate | Wreningham | NR16 1AS
Guide Price £400,000

twgaze

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A three bedroom detached house sitting in approximately of mature Grounds of 0.65 acres. The property is in need of full renovation or redevelopment of the site (stpp)

- Offered with no chain
- 0.65 acres of land
- Detached House
- Lounge
- Wet room and family bathroom
- Renovation/ redevelopment opportunity
- Private secluded position
- Three bedrooms
- Separate dinng room

Full Description

Location

Located in the popular village of Wreningham near to the historic market town of Wymondham and a few miles south of Norwich. The property can be found within easy reach of Wymondham High and Wymondham college, which is a state boarding School. Wymondham offers an excellent range of amenities and supermarkets including a Waitrose. There is a train station with good links to Cambridge, London and Norwich. Wymondham also provides direct access on A11, again linking routes into Norwich and out of the county. The historic and cultural City of Norwich is renowned for is arts and theatre, with many trendy bars and cafe's nearby servicing a bustling student City, with the UEA on the outskirts. Norwich boasts very good shopping and nightlife as you may expect. In terms of transport, there are numerous train and bus services, road links and an International airport flying to various European destinations.





The Property

Nestled in a serene 0.65-acre mature plot, this rarely available three-bedroom detached home offers a unique opportunity for those looking to create their ideal residence. The property, while in need of full refurbishment or redevelopment, presents a fantastic blank canvas for imaginative buyers. The current layout includes an inviting entrance hall, spacious lounge, dining room, and a practical kitchen, complemented by a ground floor wet room. The dining room and lounge both benefit from open working fireplaces. On the first floor, you will find three well-sized bedrooms and a family bathroom, all of which are ripe for modern updates. With its private location and expansive grounds, this home is perfect for those seeking a project with significant potential in a sought-after area.

Outside

The property is situated at the end of a private road, offering a sense of tranquility and privacy. Set in 0.65 acres, it opens up to a mature plot surrounded by well-established trees, creating a serene and picturesque setting. The grounds also benefit from fields to both the side and rear, enhancing the sense of space and natural beauty. The garage is situated to the side of the property.

Services

Mains electricity, water and drainage are connected to the property with an oil fired central heating boiler.

Agents notes –

Boiler has not worked since January 2024.

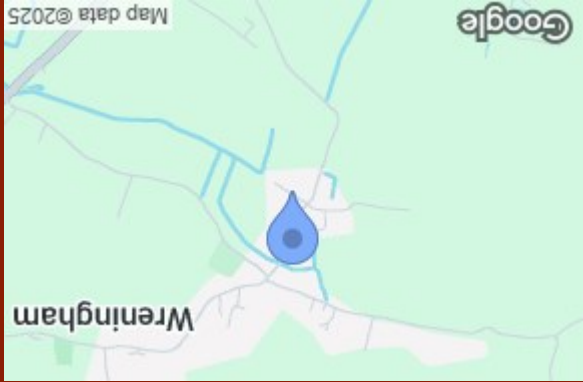
Overage Clause: The sellers have informed us they look to put on an Overage Clause for future development of the land lasting 25 years. Ask agent for further details.

How to get there:

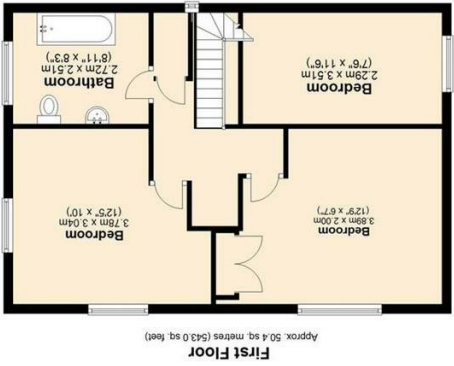
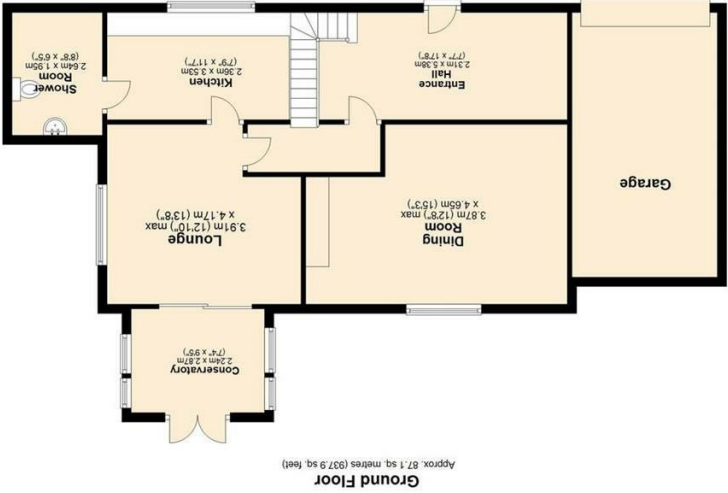
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Viewing

Strictly by appointment with TW Gaze



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	105-149 kWh/m ²
B	81-104 kWh/m ²
C	66-80 kWh/m ²
D	55-65 kWh/m ²
E	45-54 kWh/m ²
F	35-44 kWh/m ²
G	25-34 kWh/m ²
Very energy efficient - lower running costs	



Total area: approx. 137.6 sq. metres (1480.9 sq. feet)

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