Norwich Road | Wreningham | NR16 1AF

Asking Price £495,000

twgaze

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Detached country cottage with grounds extending to 0.75 acre. Spacious timbered Living Room. Inglenook fireplaces. Stylish Kitchen/Breakfast Room. Separate utility. Two bathrooms. Large driveway with gates to rear garden. Mature lawns. Beautifully presented throughout.

- Attractive, detached country cottage
- Large timbered Living Room
- Beautifully presented throughout
- Non-estate position
- Stylish, well appointed Kitchen/Breakfast room with separate Utility
- Mature lawns with overall grounds extending to 0.75 ac
- Inglenook fireplaces
- Driveway for several vehicles
- Vaulted and timbered bedrooms

Location

Wreningham is a small village found to the east of Wymondham, offering a popular Public house/restaurant, named The Bird in Hand and village Primary School. Wreningham is located on the B1113, a direct road which runs into Norwich City centre.

Wymondham is the closest Market town, with its iconic Abbey and grounds, along with numerous local shops,businesses, cafe's and restaurants which compliment other national retailers and supermarkets, including Waitrose, Coop and Morrisons. The town also has various bus links to the nearby villages and into the city, as well as having a mainline railway station into Norwich and out of the county to Ely, Cambridge and London Kings Cross.

The Property

Rose Cottage is an attractive red brick, detached cottage, aptly draped in Roses, which adds to its 'chocolate box' appearance. The property displays typical cottage features throughout, such as warming wood burning stove, imposing Inglenook fireplaces and timbered rooms, which only add to the charm and ambience of this wonderful home. The cottage benefits from a stylish fitted kitchen/breakfast room with supporting utility, along with ground floor office, with flexibility to be used as a bedroom.

The first floor offers an impressive vaulted and timbered bedroom, which has an excellent sense of space, exposed brick chimney breast and doors through to bathroom & bedroom, and a further guest double bedroom at the far end of the cottage. A ground floor bathroom helps support the ground floor accomodation.

Outside

A driveway sweeps around to the front, with a gate open through to the rear garden; in total there is plenty of space to park numerous vehicles if desired. The rear garden is mainly laid to mature lawn, with trees dotted as you wander down the garden. A sundrenched shingle patio area is located nearer the cottage, providing a great space to admire the garden and entertain friends and family. There is a vegetable garden to the side of the cottage, with a wooden garden store found at the end of the garden.

Services

Mains electricity and water. Septic Tank, Oil fired central heating

How to get there:

What3words: ///runner.uses.handbags

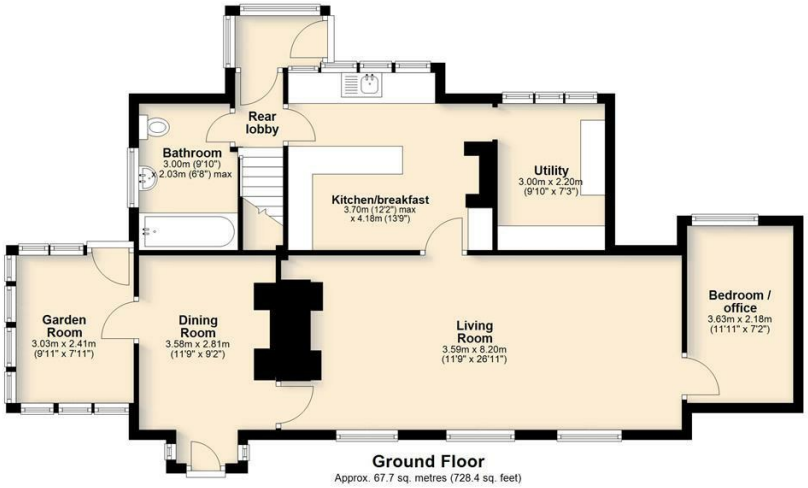
Council Tax band: D

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

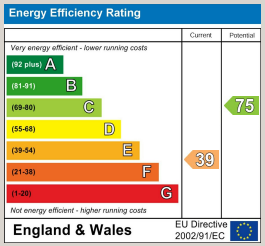
Ref: 2/19854/RM



Ground Floor
Approx. 67.7 sq. metres (728.4 sq. feet)

First Floor
Approx. 48.8 sq. metres (524.8 sq. feet)

Total area: approx. 116.4 sq. metres (1253.3 sq. feet)



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