



**Wymondham Road | | Wreningham | NR16 1AT**

## **Guide Price £550,000**

Situated in the PEACEFUL village of Wreningham is this extremely, WELL PRESENTED and EXTENDED four/five bedroom DETACHED family home. The property is positioned at the start of a quiet cul-de-sac with views across countryside and fields. Accommodation comprising entrance hall, 19' lounge with multi-fuel burner, spacious kitchen/diner with quality fitted units, dining room, study and cloakroom to the ground floor. To the first floor there are four bedrooms and a family bathroom off landing with bedroom one having an en-suite bathroom. Outside there are established and beautifully maintained gardens to the front, side and rear of the property. The front garden has a shingled driveway providing ample off-road parking and leads to a tandem garage and the rear garden is not over looked making it ideal for relaxing and entertaining. The house benefits from double glazing, oil central heating and is presented in excellent decorative order throughout. The property would make an excellent family home and internal viewing is highly recommended.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Location

The sought after village of Wreningham can be found just off the A11, the village boasts an "outstanding" rated primary school, village hall, church, and public house/restaurant. It is the perfect setting for those who want to enjoy the Norfolk Countryside but still be close to Norwich itself and within three miles of the market town of Wymondham. The historic market town enjoys a full range of services including Wymondham College, Wymondham High which is popular and also has an 'Outstanding' Sixth Form as rated by Ofsted, Waitrose, Morrisons and Lidl supermarkets, medical centres, dentists, veterinary practices, a wide choice of pubs, restaurants, cafes, leisure and sports facilities. There are also regular rail services into Norwich and Cambridge. Wreningham also provides great access to Lotus at Hethel, and another hugely popular market town of Attleborough offering rail services to Cambridge, Ely and Norwich.

## Accommodation Comprises:

Front door to:

### Entrance Hall

With doors to lounge, kitchen/diner, dining room and study. Stairs to first floor.

### Cloakroom

Low level WC, hand wash basin, radiator, double glazed window to side.

### Bedroom/Study

Double glazed windows to front and side, radiator.

### Lounge

5.97m x 3.61m (19' 7" x 11' 10") Double glazed windows to front and side, two radiators, multi-fuel burner, patio doors to rear.

### Kitchen/Diner

5.97m x 5.66m (19' 7" x 18' 7") Fitted wall and base units with work tops over, sink and drainer, tiled splash backs, six ring gas hob with extractor over, built-in oven, space for fridge/freezer, integrated dishwasher, built-in pantry, radiator, wooden flooring, two double glazed windows.

### Utility Room

2.92m x 1.75m (9' 7" x 5' 9") Fitted wall and base units with work tops over, sink and drainer, space for washing machine and fridge, door to side.

### Dining Room

3.68m x 2.79m (12' 1" x 9' 2") Double glazed windows to front and side, radiator.

## First Floor Landing

With doors to all four bedrooms and family bathroom.

### Bedroom One

3.99m x 3.61m (13' 1" x 11' 10") Double glazed windows to front and side, radiator, door to:

### En-Suite Bathroom

Panelled bath, hand wash basin, low level WC, radiator, double glazed window to rear.

### Bedroom Two

3.68m x 3.48m (12' 1" x 11' 5") Double glazed window to rear, radiator.

### Bedroom Three

3.68m x 2.39m (12' 1" x 7' 10") Double glazed window to front, radiator.

### Bedroom Four

3.71m x 2.72m (12' 2" x 8' 11") Double glazed window to front, radiator, built-in cupboard.

### Bathroom

Panelled bath with shower over, hand wash basin, low level WC, heated towel rail, double glazed window to rear.

### Outside - Front/Side

Established garden with an abundance of mature plants, shrubs and trees, arbour and seating area, shingled driveway providing ample off-road parking and leading to the tandem garage, enclosed by picket style fencing and timber fencing.

### Tandem Garage


With power and lighting.

### Outside - Rear

Non-overlooked, enclosed rear garden, mainly laid to lawn with patio seating area ideal for entertaining and a wealth of established plants, shrubs and trees.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Local Authority

South Norfolk District Council

#### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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