



3 Folgate
Wreningham
Norwich
NR16 1AS

Guide Price: £400,000





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

Location

The property is located in the popular village of Wreningham near to the historic market town of Wymondham and a few miles south of Norwich. It 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 its 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 tranquillity 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:

What three words ///hence.fields.half

Viewing

Strictly by appointment with TW Gaze

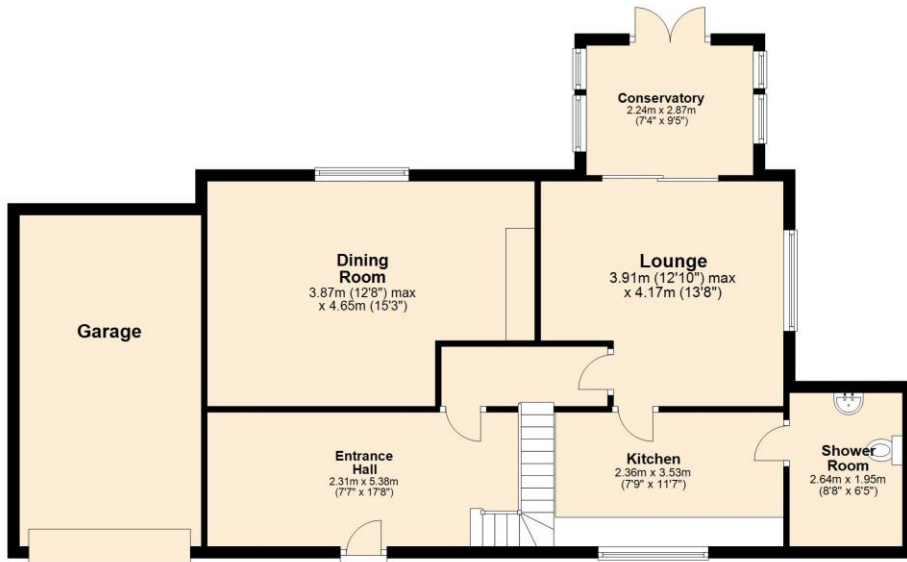
Tenure: Freehold

Ref: 2/19657/LK

AWAITING EPC

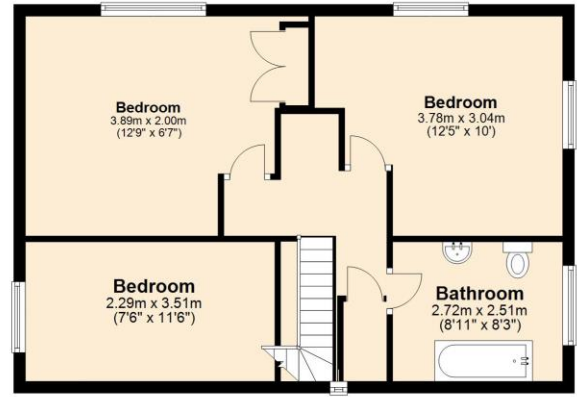
Ground Floor

Approx. 87.1 sq. metres (937.9 sq. feet)



First Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



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

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