



Brambles
New Road
Fundenhall
NR16 IHG

Guide price : £650,000





- Detached House
- Four bedroom
- Period Cottage
- Double garage with studio/home office
- Oil fired central heating
- Stunning Kitchen/diner
- Wealth of original features
- 0.79 Acre plot
- Semi Rural location

Location

The property can be found in Fundenhall which is part of the parish of Ashwellthorpe & Fundenhall. The nearby villages of Tacolneston, Bunwell and Carleton Rode are serviced with village shop/post office, well-supported village halls with a variety of child-friendly groups, two social clubs, and well-maintained outdoor recreation areas. The property is ideally placed being just 4 miles or so from the popular town of Wymondham with a large variety of shops, restaurants, cafés and supermarkets, including Waitrose. For the commuter, there is easy access onto the A11, train stations at Wymondham, Attleborough (Norwich to Cambridge line with changes to London Kings Cross), Stansted Airport and Diss (Norwich to London Liverpool Street) whilst the city of Norwich itself is only 11 miles to the north.





Property

This period four-bedroom detached home, located on a 0.79 acre plot in the semi-rural area of Fundenhall, offers a harmonious blend of rustic charm and modern living. The heart of the home is a stunning kitchen/diner that beautifully marries contemporary units with original exposed beams, creating a warm and inviting atmosphere. The formal lounge, complete with a wood burner, exudes cosiness, perfect for relaxing evenings. On the ground floor, you'll find a utility room featuring a traditional butler sink, and a shower room adorned with an ornate WC and high-level cistern. One of the bedrooms is also located on this level, boasting a vaulted ceiling and exposed beams, adding to the property's character. Upstairs, the original exposed beams are a prominent feature in all three additional bedrooms and the family bathroom. The first floor also enjoys a spacious landing area with views over the front garden, enhancing the sense of space and light. Externally, the property benefits from an oversized brick-built double garage with an additional storage area. Stairs lead up to a versatile first-floor studio, which could be used as a home office or cinema room, offering a fantastic space for work or leisure. The expansive garden space surrounding the home ensures a peaceful and private retreat, making it an idyllic family residence in a charming countryside setting.

Tenure: Freehold

Outside

The property is situated on a substantial 0.8-acre plot, set back from the road, offering both privacy and space. A driveway leads to the oversized double garage and provides additional parking. The expansive garden is thoughtfully divided into distinct areas, each with its own charm. One section features a formal garden with a serene pond, offering beautiful views over the adjacent open fields. Another area is dedicated to fruit trees, while a large glasshouse and a fenced section make an ideal space for a vegetable plot. The boundaries of the garden are lined with mature trees, enhancing the sense of seclusion and tranquillity, making this outdoor space perfect for relaxation and enjoying nature.

Services

Mains electricity, mains water, Solar Panels, septic tank and oil central heating

How to get there


Kingdom.emeralds.host

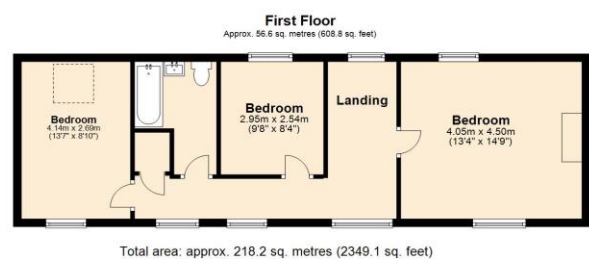
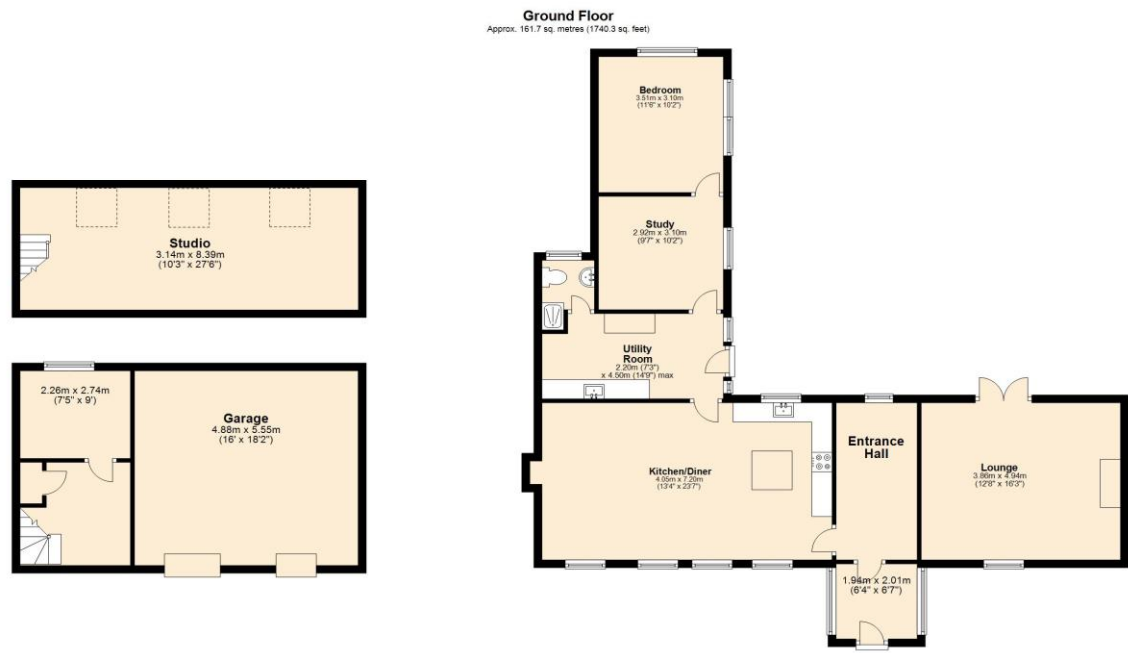
Viewings

By appointment only

Ref:2/19670



| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient – lower running costs</i> | | |
| (92 plus) A | | 94 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 55 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient – higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC  |



Total area: approx. 218.2 sq. metres (2349.1 sq. feet)

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