



Bunwell Road | Spooner Row | NR18 9LH
Guide Price £640,000

twgaze

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Prominent character property which has an impressive blend of original features and modern design. Around 2,600 sq.ft of accommodation. 4/5 bedrooms. Double ended chimney breast with wood burning stove. Good sense of height throughout the first floor. Neutrally decorated throughout. Popular village with railway station on the Norwich to Cambridge line. No onward chain.

- No onward chain
- Impressive blend of original features and modern design
- 600 sq.ft of accommodation
- Good sense of height throughout the first floor
- Popular village with railway station to Norwich and Cambridge
- Prominent character property
- Around 2
- 4/5 bedrooms
- Located adjacent to The Boars - a well regarded pub and restaurant

Full Description

Location

The Old Forge is stepped back from Bunwell Road, adjacent the well regarded 'Boars' pub and restaurant and just a short distance from Wymondham College (just over two miles away). 'Great Access' is a key word when talking about Spooner Row, due to its proximity to Wymondham, which is just 3 miles away, along with the north and south bound access onto the A11 (within a mile away). The village also has a railway station direct into Norwich and further afield to places such as Thetford and Cambridge.

The historic market town of Wymondham offers a range of local, independent





shops and businesses, along with several supermarkets including a Waitrose and Morrisons. The town has a great sense of local community, hosting various events throughout the year, still holding a regular Farmers market on a Friday. Wymondham is well know for its historic connection with Ketts rebellion in 1549 and iconic landmarks including the market cross and Wymondham Abbey.

The property

The Old Forge was at one time the original pub in the village, clues to which are revealed as you enter the front door to see the old bar serving hatch and resting post on the left-hand side. The property, which in part is linked to both neighbouring properties, has been extensively refurbished over the past 5 years, retaining its wealth of character and original features, whilst being carefully blended with a modern design and layout, demonstrated by the property's inviting open plan reception spaces. The house is ideally suited to a family looking to enjoy the superb, warm and comfortable accommodation along with the flexibility to use as either a 4 or 5 bedroom property.

Outside

The driveway can easily cater for a number of vehicles, with the double garage providing further secure spaces if required. The rear garden has a mature feel, but requires further work. The rear is modest in size and allows the next owner to 'add their touch' with landscaping.

Services

Mains water, drainage and electricity are connected. LPG central heating.

Viewing

Strictly by appointment with TW Gaze

How to get there:

What3words: riding.fruitcake.fillings

Freehold

Council Tax: F

Ref: 2/19399/RM



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	(81-91)
B	(69-80)
C	(55-68)
D	(45-54)
E	(39-44)
F	(31-38)
G	(1-20)
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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