

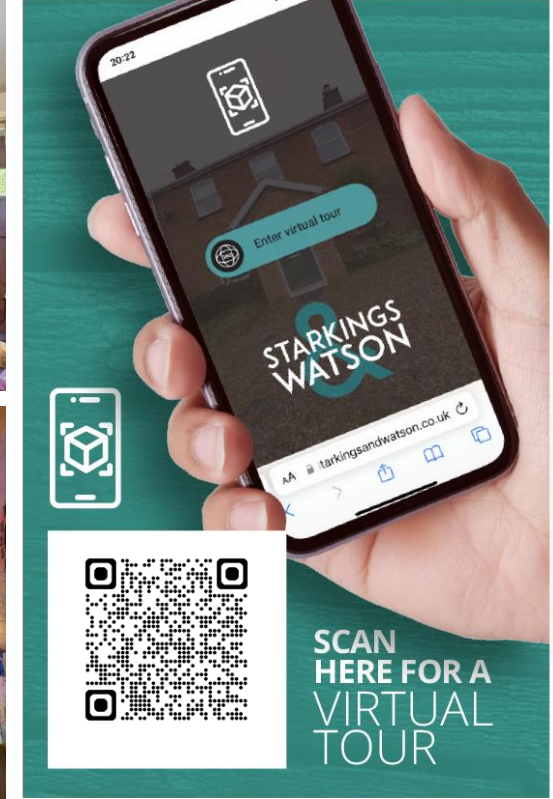
THE STREET

# Fundenhall, Norwich NR16 1DS

Freehold | Energy Efficiency Rating : G

To arrange an accompanied viewing please pop in or call us on 01953 438838

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# STARKINGS & WATSON

- Detached Period Cottage
- Vast Array of Original Features
- Four Reception Rooms
- Separate Kitchen, Utility, Pantry & Study
- Four Ample Bedrooms & Study Room
- Superb Rural & Woodland Location
- Generous & Private Plot
- Range of Outbuildings Ideal for Conversion

(stp)

#### IN SUMMARY

NO CHAIN! Located within a RURAL VILLAGE LOCATION down a QUIET LANE you will find this STUNNING DETACHED PERIOD COTTAGE occupying a generous and private plot. The cottage itself offers a taste of the good life and would suit buyers looking for some rural peace and quiet. Internally there is a VERY GENEROUS FOOTPRINT with FOUR RECEPTION ROOMS, a kitchen, utility room, various storage rooms, family bathroom, FOUR BEDROOMS as well as a great extra space for teenagers over two floors. The accommodation extends to over 1550 SQ FT (stms) and you will find a plethora or period features to include numerous fireplaces, exposed brickwork and cottage charm! The gardens are extremely private and offer a magical mix of lawns, woods and mature planting and shrubs. Within the garden you will find a range of outbuildings to include and old blacksmiths workshop and laundry rooms all of which would be ideal for conversion (stp).

#### SETTING THE SCENE

The cottage is approached via off road parking driveway providing parking for a number of cars, this in turn leads to the garage and the car port with the main entrance

door to the side. There is also a five bar gate on the other side of the frontage which leads to the former blacksmiths workshop and the front of the plot.

#### THE GRAND TOUR

Entering via the main entrance door to the side from the driveway you will find a small entrance hallway with storage cupboard to the left and the main family bathroom to the right with a bath and shower over. This leads into the first reception room with pamment tiled flooring and an open fireplace with bread oven. There is also stairs to the first floor landing and understairs storage. To the front of the cottage leading off the first reception is the main sitting room with door to the front and an open fireplace. The kitchen is found to the rear with a range of units and space for various white goods. Off the kitchen is the rear porch/utility with access to the rear garden and a walk in pantry as well as small study room. Heading back off the first reception there is access to a snug reception featuring a woodburner as well as access to the rear garden and another stair case to the first floor landing. Leading off the snug there is access to the dining room to the front with another fireplace, built in storage cupboards and a door to the frontage. The first floor is separated into two sections with two staircases leading to each section. The first section accessed from the snug leads to two ample bedrooms off a small landing. The bedroom to the front offer wooden flooring and a feature fireplace with the bedroom to the rear overlooking the garden. The other side of the house offers two more ample bedrooms with the one to the front featuring a fireplace and built in wardrobes. Also accessed from this side of the house is the flexible room with mezzanine level which would be ideal for teenagers. The accommodation is very flexible



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with a number of rooms that could of course be used in a number of ways depending on preference.

### THE GREAT OUTDOORS

The stunning and mature rear gardens offers a tranquil and well-kept haven and would ideally suit keen gardeners. Leading from the rear of the house you will find a predominantly lawned garden combined with mature planting shrubs. There are various outbuildings in the rear garden to include greenhouse, timber sheds as well as the generous brick built outbuildings which would ideal for conversion (stp). The gardens span into the woodland to the side and to the other side there are further lawns and fruit trees with the large detached former blacksmiths workshop found to the side. Approached from this same side of the cottage is another entrance with covered porch and wood store.

### OUT & ABOUT

Fundenhall is located on the B1113 Norwich/New Buckenham Road. Conveniently situated approximately 9 miles south west of Norwich City Centre and 5 miles east of Wymondham which offers a wide range of shops and services including access onto the A11 Norwich/London Road and a railway station.

### FIND US

Postcode : NR16 1DS

What3Words : ///builder.golden.abstracts

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTES

Buyers are advised that the property is currently unregistered. There are mains electricity and water connected with drainage via a septic tank. There is currently no central heating to the cottage with heating provided by open fire and woodburner.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



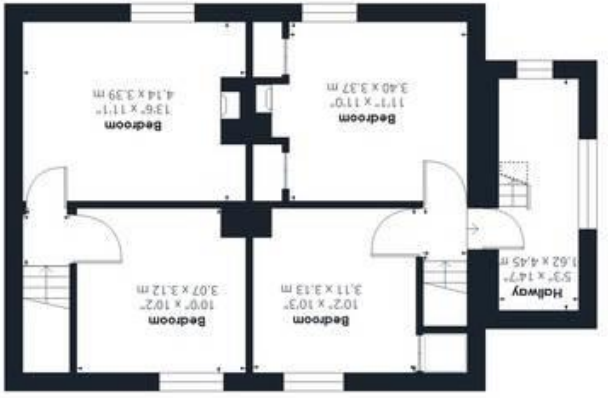
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Floor 3



Floor 2



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Reduced bedroom  
62.32 ft<sup>2</sup>  
5.79 m<sup>2</sup>

Approximate total area<sup>m</sup>  
1560.66 ft<sup>2</sup>  
144.99 m<sup>2</sup>

