



Sunningdale

Wymondham Road, Wreningham, NR16 1AT

BROWN & CO



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A stylish detached bungalow situated in an attractive location on the edge of this popular village.

£800,000



DESCRIPTION

Currently under construction with anticipated completion in Autumn 2024, this stylish detached bungalow, situated on the outskirts of Wreningham with open views to the front. This contemporary home will boast a high-quality finish throughout, designed to provide comfort and elegance in equal measure.

The heart of the home is the impressive 26ft long open plan L-shaped kitchen/living/dining room. This space is a true highlight, featuring a fully vaulted ceiling in the kitchen and dining area that creates an attractive bright open space. The kitchen is equipped with built-in appliances, including two ovens, microwave, wine fridge, large induction hob and dishwasher ensuring a seamless and modern cooking experience. The living area is enhanced by an attractive roof lantern, which floods the space with natural light. Additionally, two sets of bi-fold doors connect the indoors to the enclosed rear gardens, perfect for entertaining or simply enjoying the outdoors. There is also a separate lounge that offers a cosy retreat from the main living area.

This bungalow comprises three well-appointed bedrooms. The main bedroom suite has its own patio doors leading directly to the rear garden.

Heating throughout the home is provided by an efficient underfloor heating system powered by an air source heat pump, ensuring warmth and sustainability all year round.

This bungalow in Wreningham will be the epitome of modern, stylish living, with every detail carefully considered to create a luxurious and inviting home.

LOCATION

The village of Wreningham benefits from a primary school rated outstanding by Ofsted. A bustling community with an active village Hall and popular village pub, The Bird in Hand. The community woodland known as Longs Wood is within a few minutes' walk. The nearby market town of Wymondham (3.5 miles) offers an excellent range of local service, which include, schooling, shops, cafes, pubs and restaurants, a Waitrose and Morrisons supermarkets. The highly rated Wymondham College and the train station, which provides a direct link to Norwich and Cambridge. The Cathedral city of Norwich is approximately 10 miles distance with its wide range of shopping, cultural and leisure facilities and mainline rail service to London Liverpool Street station.

DIRECTIONS

Leave Norwich via Ipswich Road (A140), continuing past Norwich City College on the left and proceed over the traffic lights at the junction with the outer ring road, remaining on Ipswich Road. Continue as far as the traffic lights just past the Marsh Harrier and turn right onto the B1113 towards Mulbarton. Follow this road through Mulbarton and Bracon Ash and upon reaching Wreningham, at the Bird in Hand Public House turn right onto Church Road. Continue along Church Road passing the Church and then turn right opposite the Primary school into Wymondham Road. The property will be found on the right-hand side towards the end of the road opposite the oak tree.

AGENT'S NOTES:

- (1) The images in this brochure are computer generated.
- (2) The floorplan has been produced from the architects plans.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Sunningdale, Wreningham Sales Specification

- 10-year structural warranty
- **Kitchen, Living, Dining**
- Large open plan kitchen/living/dining room
- Contemporary shaker style kitchen units in the colour Mussel (kitchen unit colour can be customised subject to timing and availability)
- Fully vaulted ceiling in kitchen & dining area
- Feature gable glazing
- Two sets of bifold doors and roof lantern to maximise natural light
- Waterfall quartz peninsula with breakfast bar (worktop can be customised subject to timing and availability)
- Porcelanosa large format floor tiles to kitchen & dining area
- Engineered oak wood flooring to living area
- Integrated Neff or Bosch appliances including two ovens, microwave, wine fridge, large induction hob and dishwasher (Upgrade to Miele appliances subject to timing and availability)
- Double Belfast sink
- Feature over mantle kitchen extractor hood
- Separate lounge

Bedrooms

- Three double bedrooms
- Master bedroom suite with built-in wardrobes and patio doors out onto the courtyard garden
- Luxurious high-pile carpets

Bathroom & Ensuite

- Porcelanosa tiles throughout
- Lusso Stone luxury bathroom suites
- Heated towel rails
- Double vanity and mirrors
- Waterfall showers

Heating

- Fast Warm water underfloor heating throughout with individual smart room thermostats which can be remotely controlled using a smart phone or smart device such as Alexa
- 8.5kw Air source heat pump
- 250 litre hot water cylinder
- High spec floor, wall and roof insulation to maximise thermal efficiency
- Wood burning stove in living room
- Myenergi Eddi optional upgrade to divert excess solar generation to hot water heating

Electrical

- 6kw solar and battery storage system meaning minimal electricity bills
- CAT 6 data cabling throughout
- Spotlights and feature pendant lighting throughout
- Integrated garage with electrically operated roller door
- Outdoor sockets and exterior lighting
- Lighting and power to garage with electric car charging point
- Wired security alarm
- CCTV available as an upgrade

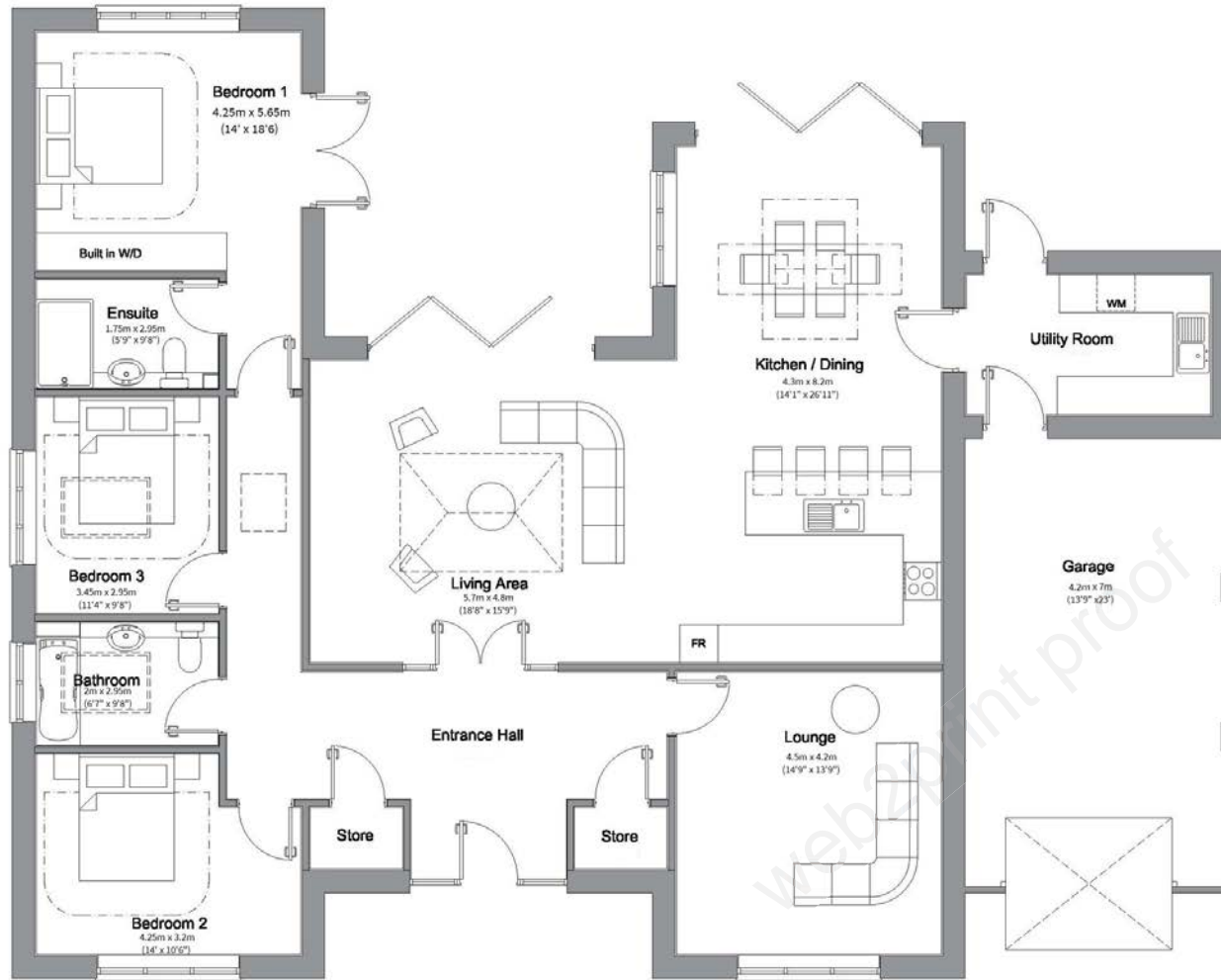
Exterior

- 1/4 acre plot (stms) with paddock views to the front and mature garden with private courtyard to rear
- Traditional red bricks with white mortar, brick window arches and plinth
- Red clay pantiles
- Feature brickwork details
- Handcrafted oak porch
- Curved brick front wall with pier caps and copings
- Agate grey windows
- Large gravel driveway
- Landscaped rear garden with mature trees
- Patio and courtyard
- Outside tap and socket

Services

- Mains water, electricity, foul drainage and telecoms





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