



The Croft

Traice Road, Fundenhall, Norfolk, NR16 1HQ

BROWN & CO



The Croft, Traice Road, Fundenhall, Norfolk, NR16 1HQ

A superb three-bedroom bungalow with 65ftx65ft workshop, barn and gym, standing in gardens and grounds of 1.85 acres (stms) in a lovely rural location.

£650,000



DESCRIPTION

The Croft comprises an outstanding opportunity to live in a rural position surrounded by stunning farmland within its own 1.85 acre (stms) plot. The property together with the workshop comes to market as a rare offering with a great deal of versatility for buyers.

The bungalow is positioned nicely, fronting onto the minor road and is approached at the front into a porch entrance, and then into the main hall. The dining room and sitting room are pleasantly placed to the south with the sitting room enjoying French doors out to the side terrace and gardens. The bedrooms and bathroom occupy the northern wing of the bungalow and are all comfortable double rooms with fitted wardrobes. There is a cloakroom off the hall which lies opposite the kitchen.

The kitchen links in nicely with the utility room and cloakroom and there is access to the single tandem garage off the inner hall.

To the outside there is plenty of room for vehicles with a large, shingled driveway, garage and covered carport. Much of the charm of The Croft lies in the gardens which are

delightfully positioned and certainly lend themselves to a number of different purposes/functions.

Acreage – 1.85 acres (stms)

Services – Oil fired central heating, mains water, mains electricity, private drainage system (septic tank).

Local authority - South Norfolk District Council. Council Tax Band - D

LOCATION

Fundenhall is a popular South Norfolk Village which provides good access routes to Norwich and Diss. Norwich, the Cathedral City of East Anglia, lies about 8 miles to the northeast and has excellent shopping, schooling, leisure and cultural facilities. There is a main line railway station with a Cambridge link, as well as connections to London Liverpool Street. Norwich Airport, situated north of Norwich, provides many domestic and European flights and an increasing range of continental destinations from Schiphol Airport in Amsterdam. The town of Wymondham, famous for its Abbey and Wymondham College, is about 3 miles away and provides good access to the A11 to Cambridge and London, as well as excellent shopping facilities. There is also a rail link

from Wymondham to Cambridge. Norwich Southern Bypass linking with the A47 to the Midlands is about 4 miles away.

DIRECTIONS

From Wymondham head out on the Silfield Road toward the village of Ashwellthorpe, turning onto New Road (signposted for Tacolneston), Traice Road will be on your right and The Croft will be found on your right-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) 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



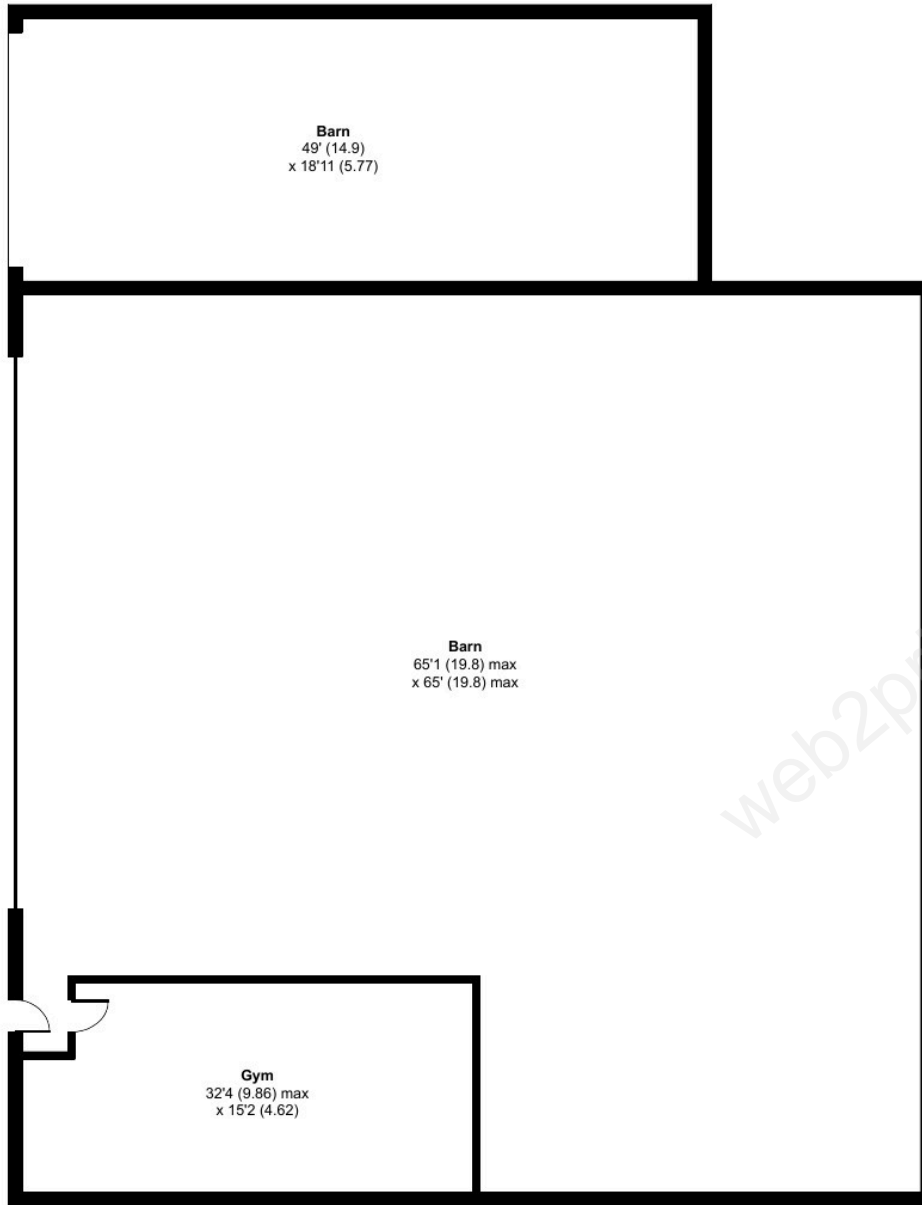
Traice Road, Fundenhall, Norwich, NR16

Approximate Area = 1614 sq ft / 149.9 sq m (includes garage)

Outbuilding = 5215 sq ft / 484.4 sq m

Total = 6829 sq ft / 634.4 sq m

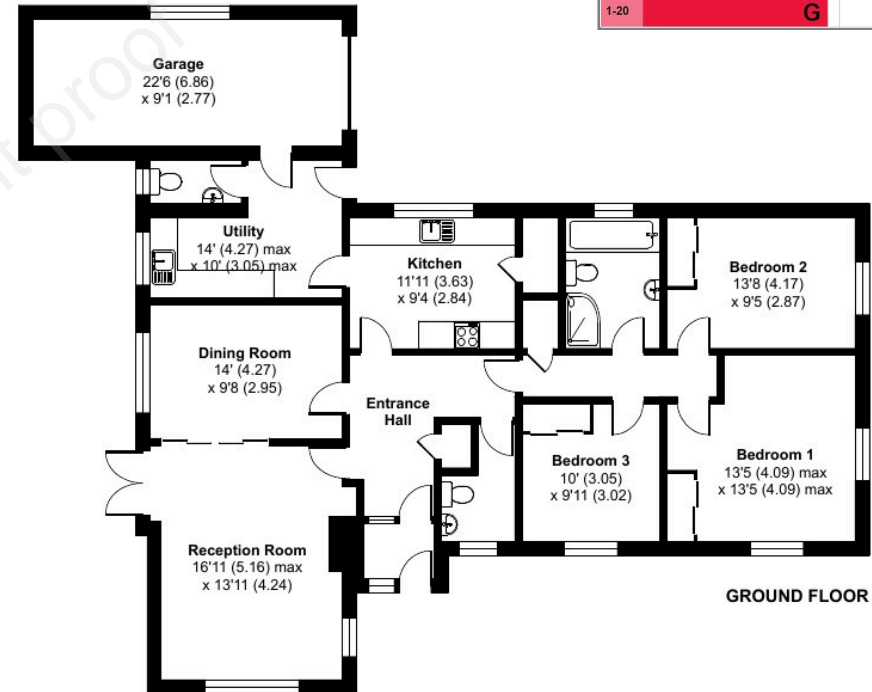
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OUTBUILDING



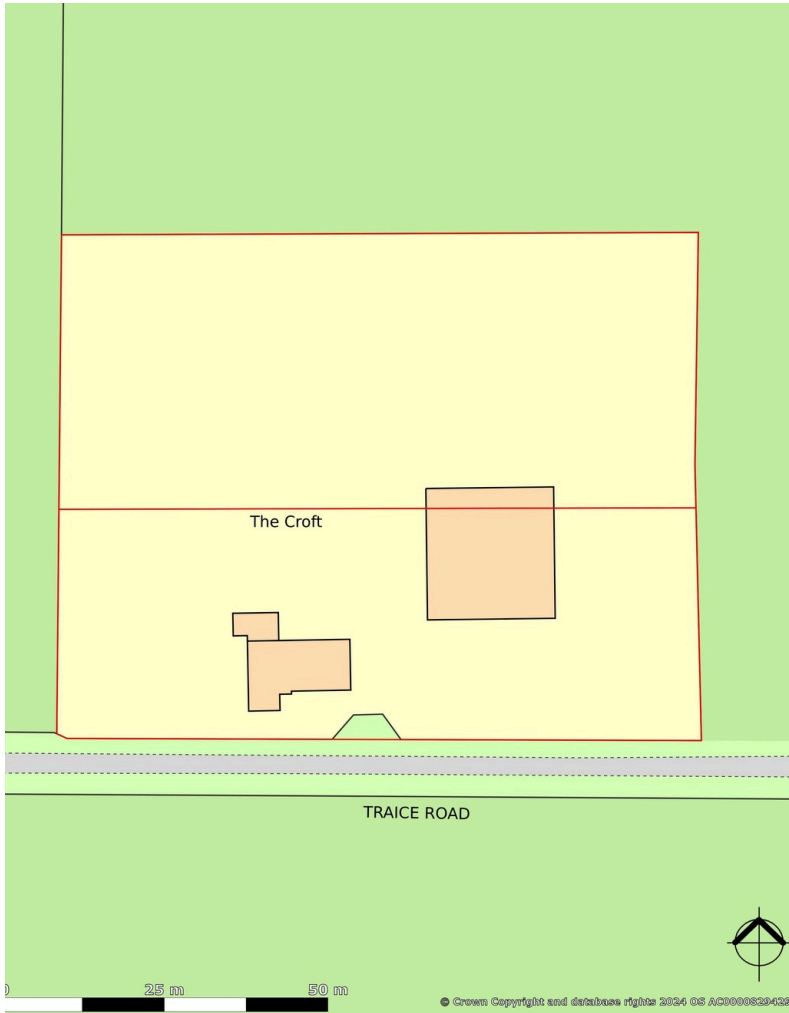
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Co. REF: 1201175



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