



# The Grove

Hethel Road, Wrenningham, Norwich, Norfolk, NR16 1BE

**BROWN & CO**



## The Grove, Hethel Road, Wreningham, Norwich, Norfolk, NR16 1BE

This splendid rural location represents most peoples' perfect idea of Norfolk countryside living. With country lanes and woodland close at hand, which are a dog-walker's delight.

Offers in Excess of £1,050,000



### DESCRIPTION

Nestled in the heart of the Norfolk countryside, The Grove is a stylish and contemporary, newly built family home located at the end of a long sweeping driveway. This attractive property benefits from all of the aspects of country living, with great country walks in Longs Wood, a 70-acre community woodland which is located within a short walk of The Grove. The perfect location to get away from the hustle and bustle of life, but with the convenience of the nearby market town of Wymondham.

A bright double height Entrance Hall with elegant open tread staircase and glass balustrade leads to the first-floor galleried landing with views across the garden to fields. The Entrance Hall provides access across the ground floor to the principal rooms, including the Sitting Room with views across the garden to fields, the Office, Utility and Cloakroom. Whilst at the centre of this impressive home is the generous double aspect Kitchen with Dining and Living area with built in AEG appliances including two ovens, and full-length sliding doors that lead out to the garden perfect for family living, with double doors leading through to the concealed walk-in pantry.

The first-floor landing gives you a wonderful feeling of space with its glass balustrade and large window overlooking the garden and beyond. The main Bedroom with Dressing Room and stylish En suite with wet Shower area and double ended bath with brushed

gold-coloured fittings. There are three further Bedrooms (one with En Suite Bathroom and walk in Dressing Room). In addition to this there is Laundry Room equipped with built in washing Machine, tumble dryer and integrated ironing board.

The garden is extensively laid to lawn bordered by wrought iron estate style fencing and recently planted hedging. The shared driveway leads you into a private drive with ample parking and a detached double garage with store/workshop.

### LOCATION

The Grove sits within a small collection of neighbouring properties approached by a long-shared asphalt driveway. 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. As mentioned, 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 approx.. 10 miles distant with its wide range of shopping, cultural and leisure facilities and mainline rail service to London Liverpool Street station.

### DIRECTIONS

Leave Norwich via the A11 Newmarket Road and continue towards Wymondham on the dual carriageway. Just passed the Town of Wymondham take the slip road sign posted Mulbarton onto Browick Road, this will become Stanfield Road. Follow Stanfield Road passing Hethel Engineering on your left hand side, then left into Hethel Road signposted Penny Green. After a short distance turn right into Firs Grove identified by our for sale board. Follow the driveway to the end where The Grove will be found on the left 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**





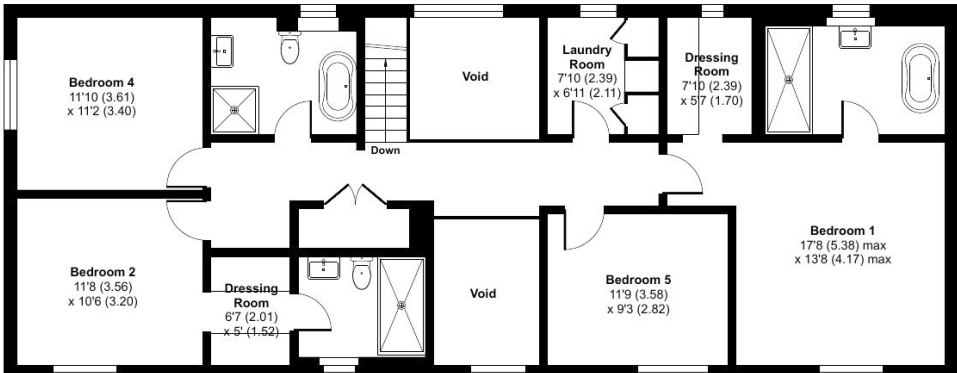
# The Grove, Hethel Road, Wrenningham, Norwich, NR16

Approximate Area = 2407 sq ft / 223.6 sq m (excludes void areas)

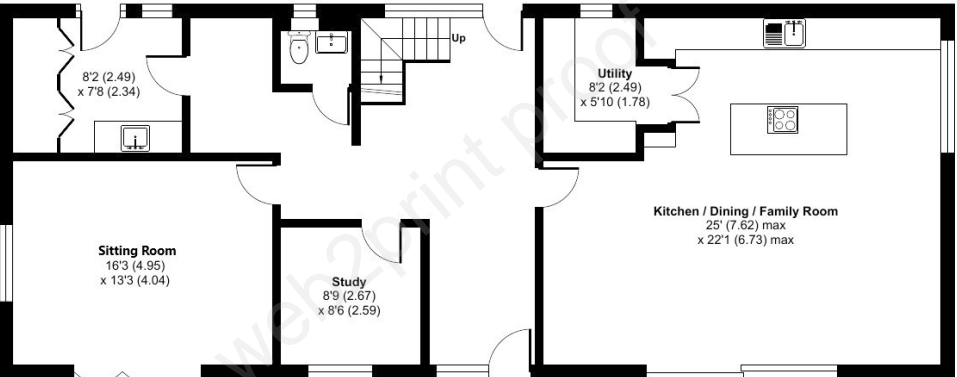
Outbuilding = 151 sq ft / 14 sq m (excludes carport)

Total = 2558 sq ft / 237.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A	55 A	104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Brown & Co. REF: 1084182

### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated February 2024. Ref. TBC