



Guide Price £290,000

2 Bedroom Cottage for sale

3 The Cottages Wymondham Road, Flaxlands, Bunwell



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SALES AND LETTINGS



Overview

If your best days look like a quiet morning coffee, a focused workday at home, and a countryside walk to reset your mind, this cottage delivers!. Click for more...



Key Features

- Vendors Have Found!
- Characterful 2-Bedroom Terraced Cottage
- Workshop with Light and Power Plus Carport for up to 3 Vehicles
- Country Walks from the Doorstep, Local Pub and Shop Nearby, and 12-Minute Drive of Wymondham
- Modern Kitchen with Integrated Appliances, Ample Worktop and Storage
- Living Room with a Recently Installed Woodburner and Separate Dining Room
- Two Double Bedrooms and a Good Sized Bathroom with Skylight
- Sizeable Attic Room with Velux Window and Eaves Storage Accessed via Stairs
- Separate Porch, Rear Lobby and Ground Floor Cloakroom
- Field Views and a Westerly-Facing Garden





Welcome to Wymondham Road, Bunwell. Step through the smart porch and into a bright, welcoming living room, warmed by a recently installed woodburner - ideal for cosy winter working days and relaxed evenings in. Next door, the separate dining room (with exposed beam and a charming serving hatch) gives you that flexible “work/host/live” layout: offering space to spread out, work with the kettle nearby, or entertain without everything happening in one room.

The kitchen is a real highlight - well-proportioned, packed with storage and extensive worktops (perfect for anyone who cooks between calls), with integrated appliances and a handy rear lobby plus cloakroom. It's the kind of everyday practicality that makes everyday life feel effortless and is hard to come by in a property of this era: space for parcels, coats, and muddy boots or trainers.

Upstairs you'll find two double bedrooms - with the front room enjoying far-reaching field views - plus a light-filled bathroom with skylight. And then there's the converted attic room: bright, versatile, and brilliantly suited to a dedicated home office, hobby space, or gaming room, with eaves storage, front and back to keep everything tidy and out of sight.

Outside, the westerly-facing garden is a genuine retreat - tranquil, private-feeling, and finished with a large sandstone patio that's made for after-work BBQs and alfresco meals. At the far end, you'll find a gate through to a generous carport (2-3 vehicles) and a timber-framed workshop with light and power - ideal for side projects, bike storage, or a keen DIYer setup.

And while it feels wonderfully tucked away, you're still well-positioned for commuting: Wymondham and Attleborough are both within a 12-minute drive, offering reliable rail links onwards to Norwich, Cambridge and London, with Diss also an option for faster services.

If you're looking for a calm, characterful home that supports a comfortable work-from-home lifestyle - with countryside on the doorstep and rail within easy reach - book your viewing today.

What3Words: [///cheetahs.vessel.cigar](https://www.what3words.com////cheetahs.vessel.cigar)



Porch

5' 9" x 5' 10" (1.77m x 1.78m)

Local reclaimed quarry tiled flooring, composite door, uPVC double-glazed window and wall-mounted light.

Living Room

12' 11" x 11' 8" (3.94m x 3.58m)

Engineered oak flooring, uPVC double-glazed window, recently fitted woodburner set on a tiled hearth, coving, TV aerial, multiple sockets and ceiling light.

Dining Room

12' 10" x 9' 3" (3.93m x 2.82m)

Engineered oak flooring, exposed beam, ceiling light, radiator, multiple sockets, storage under stairs and wall-mounted cupboard containing the consumer unit.

Kitchen

13' 3" x 8' 11" (4.04m x 2.72m)

Porcelain tiled flooring and window sills, uPVC double-glazed window with tiled sill, base and wall-mounted soft close units, integrated dishwasher, dual oven, electric hob with glass splashback, extractor hood, single freezer, tumble dryer and washing machine, composite sink, spotlighting and multiple sockets.

Bedroom One

13' 1" x 11' 10" (4.01m x 3.62m)

Laminate flooring, uPVC double-glazed window, ceiling light, and multiple sockets.

Bedroom Two

13' 4" x 8' 11" (4.08m x 2.74m)

Laminate flooring, dual timber-framed double-glazed windows, ceiling light, radiator and multiple sockets.

Bathroom

6' 5" x 9' 1" (1.98m x 2.78m)

Vinyl flooring, uPVC double-glazed skylight, bath with tiled walls and fitted mixer shower, wash hand basin with splashback tiling, toilet, hot airing cupboard, extractor fan and ceiling light.

Attic

11' 11" x 10' 11" (3.64m x 3.35m)

Wooden floorboards, timber-framed double-glazed Velux window, eaves storage front and back with access doors, ceiling light, multiple sockets and radiator.

Lobby

7' 3" x 3' 5" (2.23m x 1.06m)

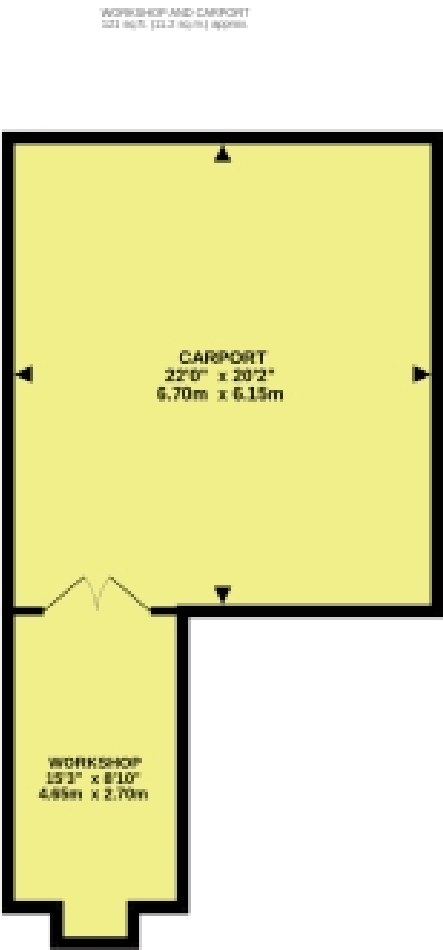
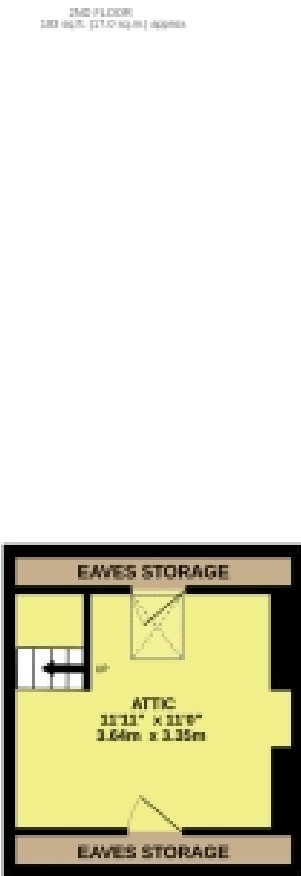
Tiled flooring, uPVC exterior door with double-glazed window, ceiling light, built-in seat, loft access hatch and socket.

Cloakroom

5' 8" x 3' 4" (1.75m x 1.04m)

Tiled flooring, obscured uPVC double-glazed window, toilet, wash hand basin, ceiling light and radiator.

Floorplans



2-BEDROOM MID-TERRACED COTTAGE

TOTAL FLOOR AREA : 1160 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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