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Mayfield
Bunwell Road
Spoooner Row



A FOUR-BEDROOM DETACHED FAMILY HOME LOCATED IN A PLEASANT RURAL SETTING WITH FARMLAND VIEWS.

A FOUR-BEDROOM DETACHED FAMILY HOME LOCATED IN A PLEASANT RURAL SETTING WITH FARMLAND VIEWS.
Mayfield, Bunwell Road, Spooner Row, Wymondham, Norfolk NR18 9LH

ENTRANCE HALLWAY

Offers access to the cloakroom, study and dining room.

CLOAKROOM

Low level WC, wash hand basin and window to front aspect.

STUDY

A carpeted space with a wall mounted radiator and window to the front aspect.

SITTING ROOM

A carpeted sitting room with a feature fireplace, wall mounted radiator and windows to the rear garden.

DINING ROOM

A fantastic entertaining space. For those that require a formal dining room, a large table can be accommodated. Due to the kitchen/ breakfast room accommodating a breakfast/dining table, this versatile space could be used as a playroom or second sitting room. Doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM

The hub of the home. A bright kitchen benefitting from dual aspect windows that offers a breakfast/dining area. A range of base and eye level units provides storage, gas hob, electric oven with extractor fan above, plumbing for dishwasher and drainer sink unit. Door to utility room.

UTILITY ROOM

Plumbing for washing machine, space for fridge freezer, drainer sink unit, door to rear garden and door leading through to the garage.







LANDING

Window to front aspect overlooking farmland. Doors to all bedrooms and family bathroom. Doors to airing cupboard and linen cupboard.



PRINCIPAL BEDROOM

A double bedroom with a window to the rear aspect, wall mounted radiator and built in bedroom furniture. Access to en-suite.

EN-SUITE SHOWER ROOM

Comprising:- low level WC, wash hand basin and walk in shower cubicle. Window to rear aspect and wall mounted radiator.



BEDROOM

A double bedroom with a window to the front aspect and a wall mounted radiator.

BEDROOM

A double bedroom with a window to the rear aspect, built in storage cupboard and a wall mounted radiator.

BEDROOM

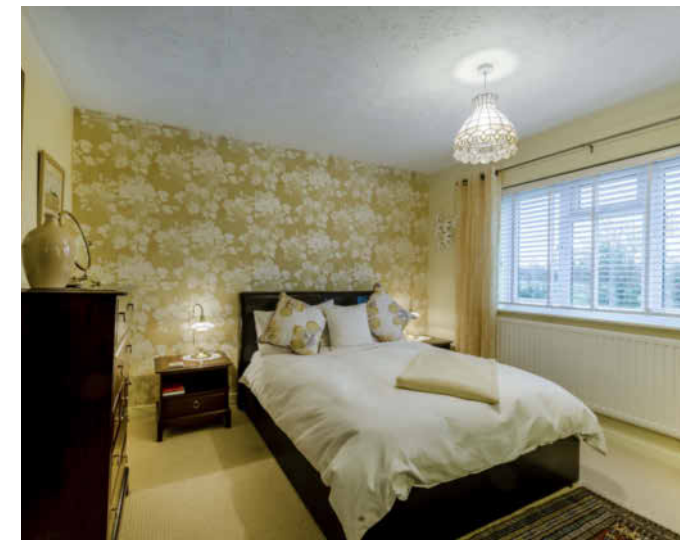
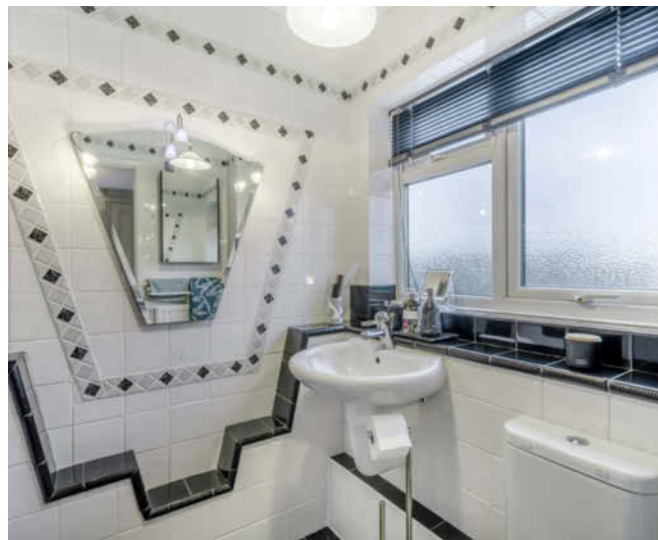
Window to the front aspect, wall mounted radiator and a built in storage cupboard.

BATHROOM

A fully tiled bathroom with a low level WC, wash hand basin, bath with shower attachment, heated towel rail and window to the rear aspect.

EXTERNAL

The front of the home offers a private feel with mature hedging and is accessed via a five-bar wooden gate. The home sits centrally to plot, which gives the benefit of generous frontage, a side gate accessing the rear garden and a large gravelled parking area. The rear garden is mainly laid to lawn, borders are filled with mature hedging, shrubs and trees. A wooden pergola stands over a raised decked area providing space for outside seating. In addition, there is a paved patio area which can be used for further seating. A timber framed summer house sits on a second paved area towards the end of the garden.





The charming, historic market town of Wymondham is just 3 miles away. Widely known for its magnificent 12th Century Abbey, excellent schools and East Anglia's longest heritage railway, the town also offers a wide variety of shopping and leisure amenities.

Wymondham's Market Square hosts the thriving weekly Friday market and is surrounded by attractive 17th Century buildings and narrow medieval streets. The town centre offers an array of high street retail, boutique shops and quality restaurants.

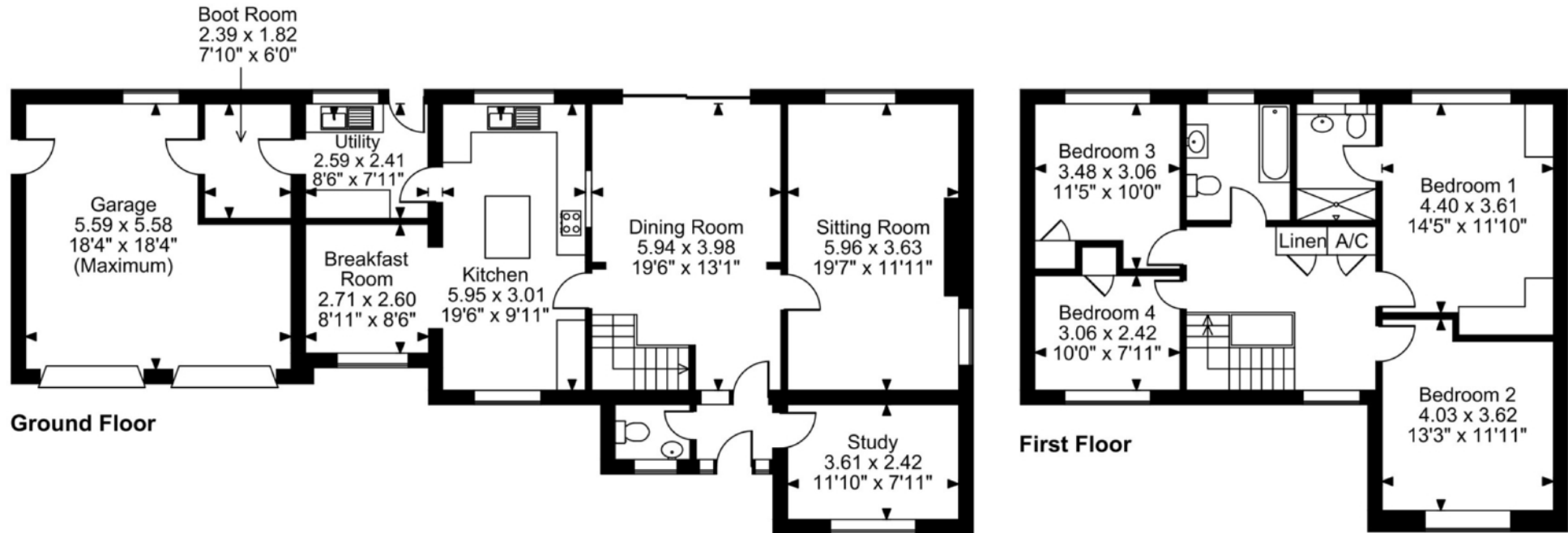
Access to London and Norwich via the town's mainline railway service offers convenient travel for both commuting and leisure.



LOCATION

The rural village of Spooner Row lies approximately four miles from the town of Wymondham and Attleborough. Facilities within the village include a popular public house/restaurant, primary school and railway station as well as Wymondham College being a short distance away (approximately two miles).

Mayfield, Bunwell Road, Spooner Row, Wymondham, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.

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£650,000

The home sits centrally on a generous plot that has open views to the front and abutting farmland to the rear. This well-proportioned four-bedroom detached family home offers a large frontage with driveway parking for multiple vehicles and a double garage. The ground floor accommodation on offer comprises, home office, sitting room, large dining room, open plan kitchen/breakfast room, cloakroom and utility room with an internal door leading to the garage. To the first floor there are four bedrooms, three of which are doubles and a generous single. In addition, the principal bedroom offers an en-suite shower room. The remaining bedrooms are served by the family bathroom. To the rear of the property, the garden has a private feel enclosed with mature hedging, has an area laid to lawn and a patio area. The 'well renowned' boars Public House/Restaurant is a short walk.



EPC Rating: D
Council Tax Band: F
Tenure: Freehold

Viewing by appointment with our
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