




2 Rose Cottage, Sitting on 0.3 acre, Spooner Row, Wymondham, Norfolk

Offers In Region Of £325,000

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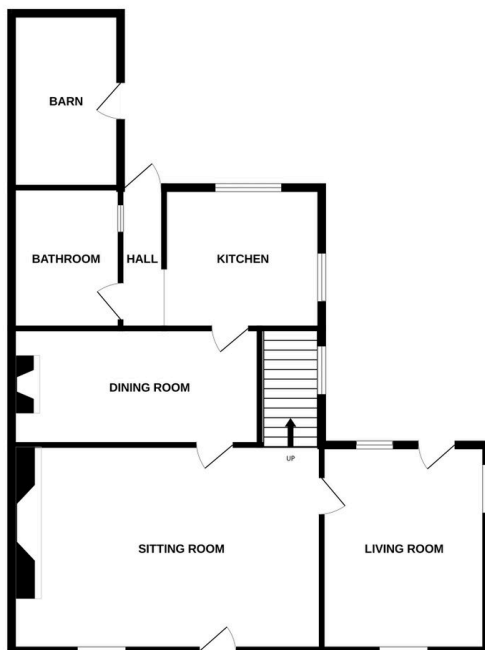
Moneyproperties are delighted to offer Rose Cottage for sale, this charming semi-detached cottage offering approximately 1,300 sq ft of versatile living accommodation, set on a generous 0.30 acre plot in the highly sought-after village of Spooner Row. Full of character and potential, the property also benefits from an attached 12 ft barn offering exciting scope for conversion, subject to the necessary permissions. Outside, the cottage enjoys a beautifully maintained 100 ft rear garden and attractive field views to the front. Planning permission could possibly be sought for a building plot and conversion of the garage to separate residence.

Tenure: Freehold EPC: F Council Tax: C

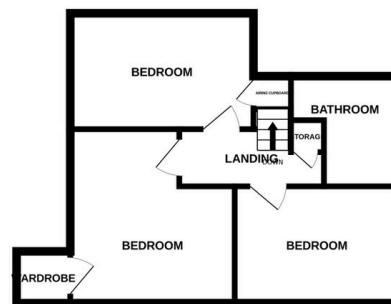
Key Features

- A charming semi-detached cottage offering approximately 1,300 sq ft of versatile living accommodation
- An attached 12 ft barn offering exciting scope for conversion into additional living space (STPP)
- Spooner Row is a desirable Norfolk village with an excellent primary school rated "Good" by Ofsted
- Excellent access to the A11, nearby market towns of Wymondham and Attleborough providing a wide range of amenities
- Offered with No Forward Chain so a quick sale would be possible
- Set on a generous 0.30 acre plot in the highly sought-after village of Spooner Row.
- Rose cottage enjoys a beautifully maintained 100 ft rear garden, and a substantial 20 ft garage/workshop
- While the highly regarded Wymondham College is located just one mile away
- Planning permission could possibly be sought for a building plot and conversion of the garage to separate residence
- See our full online listing for further details including flood risk, broadband speed and other material information

GROUND FLOOR



1ST FLOOR



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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