

## Rose Cottage, Norwich Common, Wymondham, Norfolk. NR18 0SP

Guide Price £390,000

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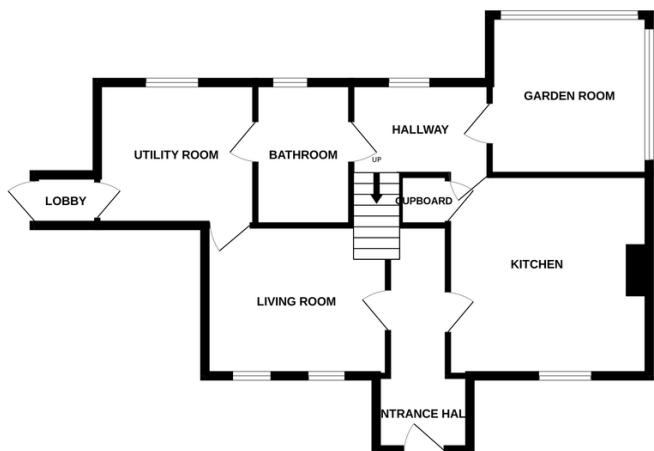
Rose Cottage returns to the market with planning permission for an exciting self-build project! Sitting on just under one acre, this charming property offers huge potential in a highly sought-after location. Planning permission has been passed to substantially extend the current property but the whole site has potential for re-development SSTP. No onward chain so quick sale possible.

**Tenure: Freehold EPC: F Council Tax: C**

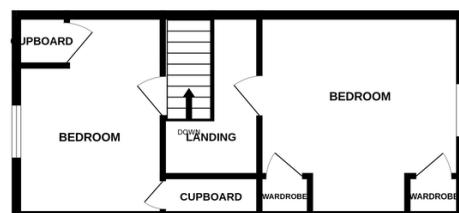
## Key Features

- A Rare Opportunity to purchase a cottage on piece of land which is just under one acre
- The whole site offers potential for re-development STPP, overage clause may apply.
- Close to sought after schools with GOOD & EXCELLENT Ofsted
- Regular bus and rail services to Norwich and Cambridge
- Incredible potential for self-build, investment opportunity, or restoring a character home
- Plans have been passed to substantially extend the current two bedroom property
- Rose Cottage currently offers approximately 1,000 sq ft of accommodation
- Perfectly placed for both Hethersett Village and Wymondham Town amenities
- No onward chain
- See our full online listing for further details including flood risk, broadband speed and other material information

GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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 only. 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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