



Toprow, Wreningham - NR16 1AR



Toprow

Wreningham, Norwich

This DETACHED BUNGALOW occupies a TUCKED AWAY and NON-ESTATE SETTING in the highly sought after village of Wreningham. With NON-OVERLOOKED GARDENS and parking to front, the property is ideal for someone seeking a quiet situation. Internally, the property offers over 1080 Sq. ft (stms) of accommodation, with an open plan SITTING/DINING ROOM, kitchen/breakfast room, utility/rear lobby, FAMILY BATHROOM, separate W.C and THREE BEDROOMS. Presented with a NEUTRAL DECOR, uPVC double glazing and oil fired CENTRAL HEATING is installed.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Detached Non-Estate Bungalow
- 18' Sitting Room
- Open Plan Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom & WC
- Private Lawned Gardens



The sought after South Norfolk village of Wreningham surrounded by stunning countryside is situated just 9 miles south of Norwich. The village has a renowned local pub and is easily accessible to the neighbouring village of Mulbarton offering local facilities including a supermarket, farmers shop and health centre. Wreningham also has a sought after infant/junior school. The vibrant market town of Wymondham lies just 4 miles away with a number of independent shops as well a Waitrose store. Wreningham is situated within easy reach of Wymondham College and Wymondham High Academy, both highly regarded centres of education. There is also a bus service into Wymondham town centre. From Wreningham you can easily access Diss or Norwich mainline train station giving easy access to London Liverpool Street.

SETTING THE SCENE

Situated up a private track leading to three properties, a low maintenance shingled frontage offers off road parking, with timber sleepers enclosing the drive. Various planting can be found to front with pedestrian access to the side, leading to the garden.



THE GRAND TOUR

Once inside, the L-shape hallway leads to all the main rooms, starting with the sitting room. With a large picture window to front offering great natural light, the room is carpeted, and features a brick built fireplace with a cast iron wood burner. An opening leads to the dining room, with carpet and a window to rear. For convenience, a door leads to the adjacent kitchen/breakfast room, finished with a range of storage cupboards, breakfast bar and white goods. Two built-in cupboards can be found, with a window facing to the rear, and the oil fired central heating boiler recessed away. A further door leads to the hall and rear utility/lobby. Back into the hall, three bedrooms lead off, all finished with fitted carpet, two with built-in wardrobes, and one which has been heavily extended. The family bathroom offers a shower over the bath, tiled splash backs and a W.C, with a separate W.C adjacent.

FIND US

Postcode : NR16 1AR

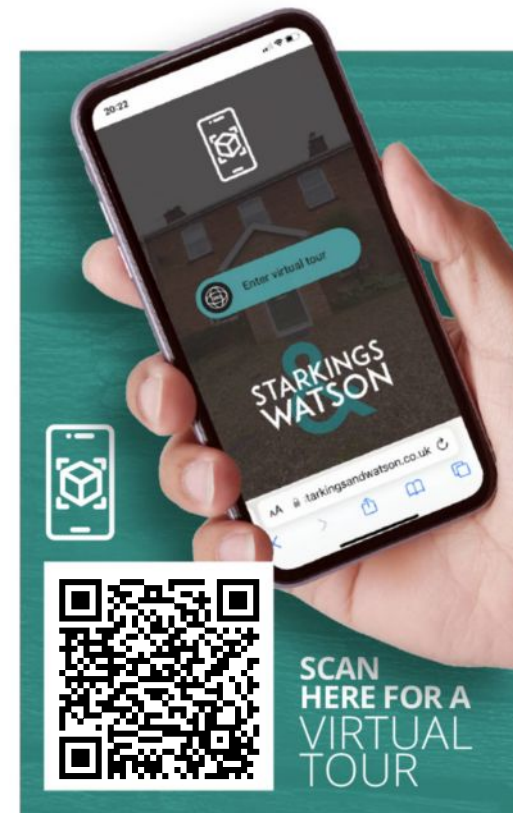
What3Words : ///clerics.recliner.educated

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property utilises a septic tank.

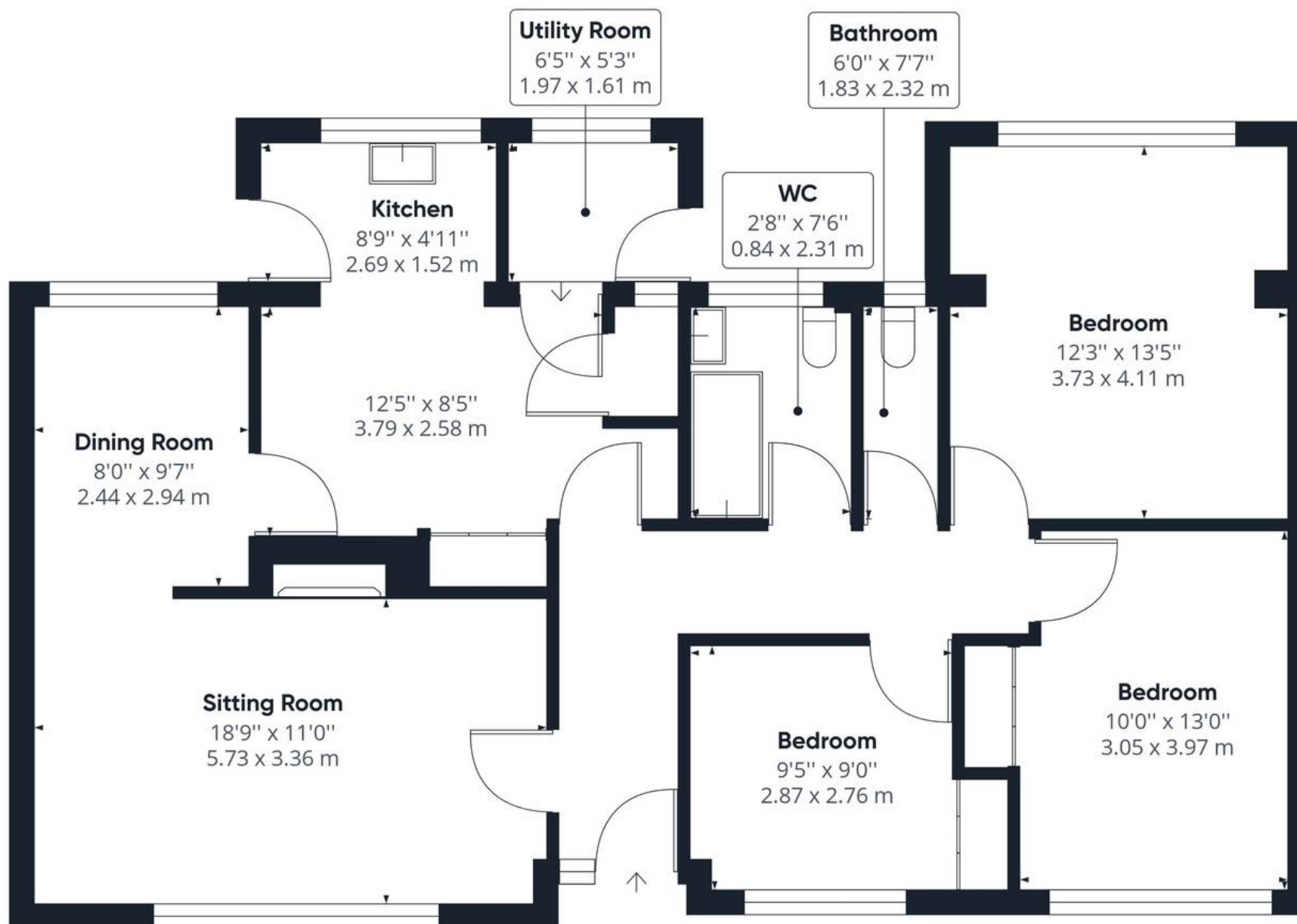




THE GREAT OUTDOORS

The rear garden is laid to lawn, with a variety of planting, enclosed with timber panelled fencing and mature hedging. Various planting can be found throughout the garden, with a gated access to side.





Approximate total area⁽¹⁾

1082.90 ft²

100.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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