



Windfalls, Milestone Lane, Wicklewood, Wymondham, NR18 9QL

twgaze







Windfalls, Milestone Lane,  
Wicklewood, Wymondham

NR18 9QL



A substantial detached family home on a 1.32 Acre plot with far reaching views over the Norfolk countryside.

**Guide Price £825,000-£850,000**





- Large-detached country family home
- Open plan Kitchen/breakfast room
- 1.32 Acre plot
- Potential self-contained Annex with bedroom, en-suite and kitchen
- Potential to extended (planning permission granted single and two storey extension South Norfolk ref:2007/1708)
- Double glazing and oil fired heating
- Close to 'Outstanding' Wymondham College, Wymondham High and Wicklewood Primary
- Detached double garage with generous off road parking
- Four first floor bedrooms

### Location

Windfalls can be found on a quiet country road within the sought after Village of Wicklewood. Wicklewood offers a great community village lifestyle centred around the local primary school, church and public house. Wicklewood is situated just over 3 miles from the market town of Wymondham which offers all the local amenities including Doctors, Pharmacies, schools and three supermarkets, including Waitrose, Lidl and Morrisons. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.





## The Property

This detached family country home can be found in the popular village of Wicklewood within walking distance of the local primary school and close to the outstanding Wymondham college and Wymondham High. The current house is approximately 2217 square ft with planning permission granted for single and two storey extension (South Norfolk ref2007/1708). The property has the potential for a self-contained annex with its own bedroom and kitchen. The heart of the home is the kitchen, extending over 25ft leading to the breakfast area and snug. To the first floor there is a 23ft principle bedroom with dual aspect windows to the front and rear offering field views. There are three further bedrooms, a study and a family bathroom.

## Outside

With stunning field views to the front and 1.3 Acres of land, this country property offers an amazing opportunity for a growing family and potential for equestrian use. To the front of the property there is generous shingle driveway providing off road parking for several vehicles and access to the detached vaulted garage with roller doors, power and light. To the rear of the property there is a mature garden with extensive patio and brick built shed. The boundary is mainly made up from mature hedgerow and trees.

## Services

Mains electricity, mains water and private drainage are connected to the property. An oil central heating boiler provides the domestic hot water and heating.

## How to get there – What3words:

Shocks.dashes.replying

**Viewing** - Strictly by appointment with TW Gaze.

**Tenure** - Freehold

**Council Tax Band:** F



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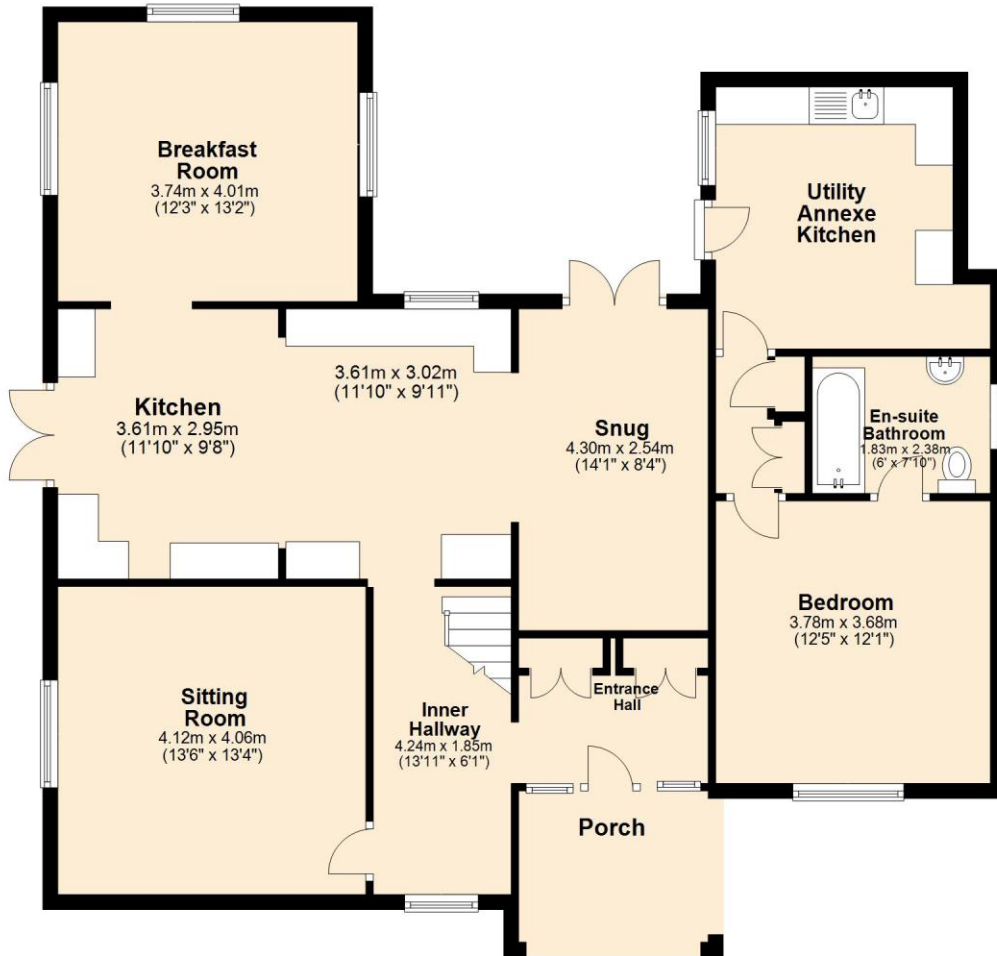
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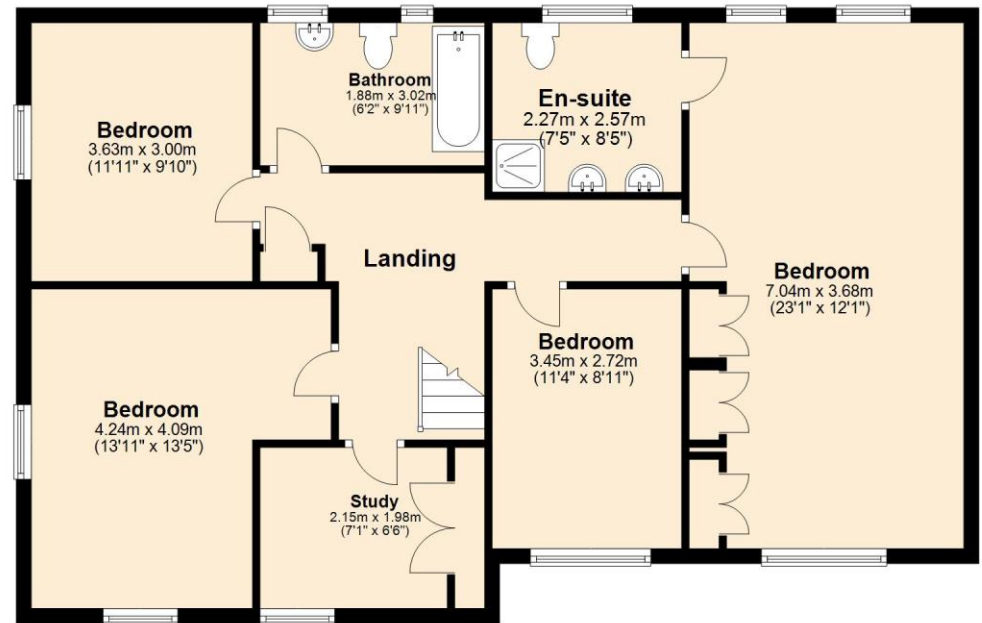
**Ground Floor**

Approx. 118.8 sq. metres (1278.3 sq. feet)



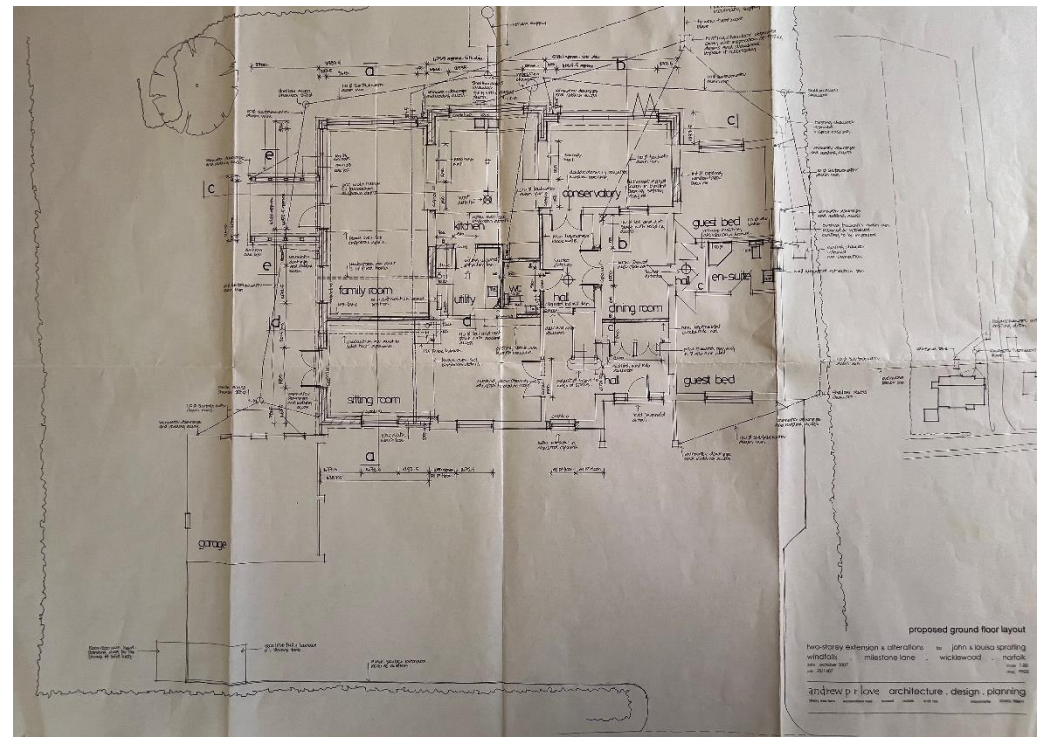
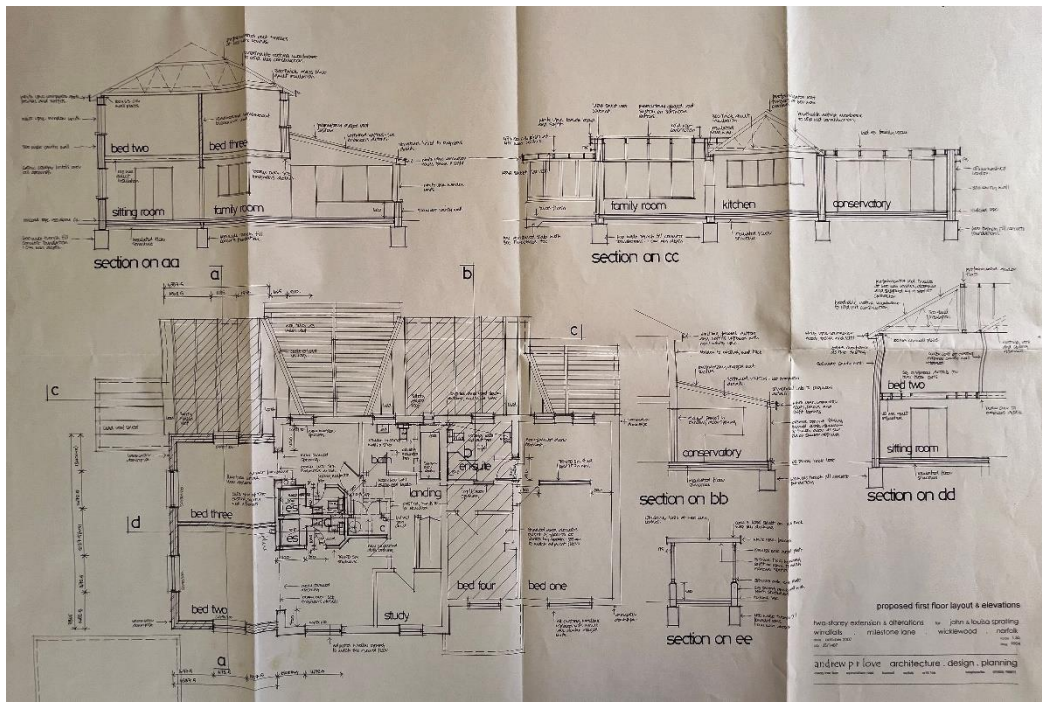
**First Floor**

Approx. 91.6 sq. metres (985.8 sq. feet)

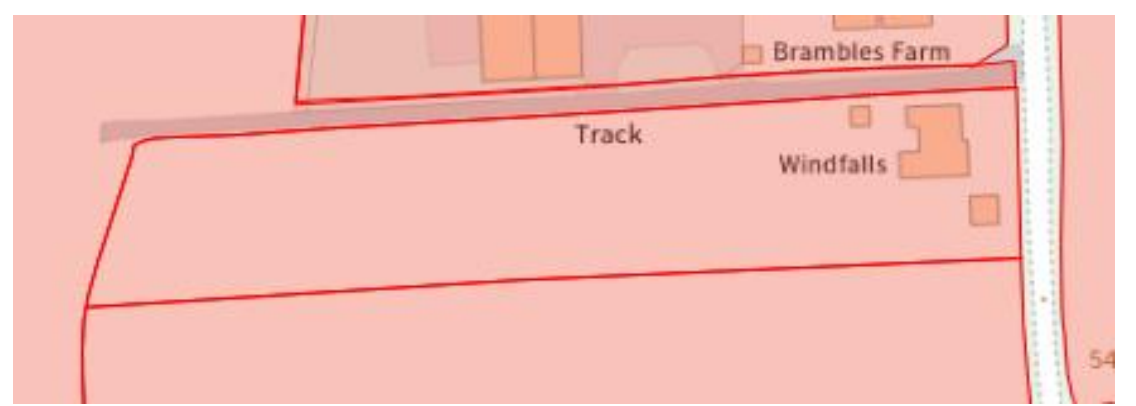


Total area: approx. 210.3 sq. metres (2264.0 sq. feet)









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