



Highfield
New Road
Fundenhall
NR16 IHG

Asking Price: £400,000





- No onward chain
- Two gated entrances
- Oil fired central heating
- Non-estate position, just 4 miles from Wymondham
- Several outbuildings
- Living room with wood burning stove
- 3 bedrooms
- Would benefit from some modernisation
- Mature grounds totalling 0.6 acre (stms)
- Semi-detached bungalow located in the Norfolk countryside

Location

The bungalow is set on a corner plot, within a non-estate position in Fundenhall - a small, rural village located roughly 4 miles from the market town of Wymondham. This vibrant market town is famed for Robert Kett (Ketts Rebellion) along with its medieval abbey. The town centre provides good shopping facilities and an interesting array of antique shops, cafes, pubs and restaurants. There is highly regarded schooling at nearby Wymondham High Academy and Wymondham College. The train station lies on the Norwich to Cambridge main line with regular commuter connections to London Kings Cross. The nearby A11 gives direct access into Norwich situated approximately 9 miles to the north east. The city offers further specialist shopping and educational opportunities and is the regional business centre of East Anglia. Norwich provides a main line to London Liverpool Street and has an international airport on the north side of the city.





The property

The bungalow has a traditional feel, which includes three bedrooms (two doubles and one single), good size kitchen/diner and a living room which has a wood burning stove. The property would ideally benefit from various fittings being modernized, as well as the decor, which is now a little tired; there is however, scope for the next buyer to 'add there own stamp' to the property.

Outside

The outside space offers so many options with its use and is attractive for keen gardeners, vegetable growers or people looking for hobby space. The plot in total measures around 0.6 acre (stms) and has a split of original formal gardens to front and rear of the bungalow and an additional section of mature ground (roughly 0.4 acre) which dissected by the driveway which leads to a secure timber workshop and separate storage shed.

Services

Mains electricity and water. Oil fired central heating.

How to get there – What3words:
 earmarked.inserted.foiled


Viewing

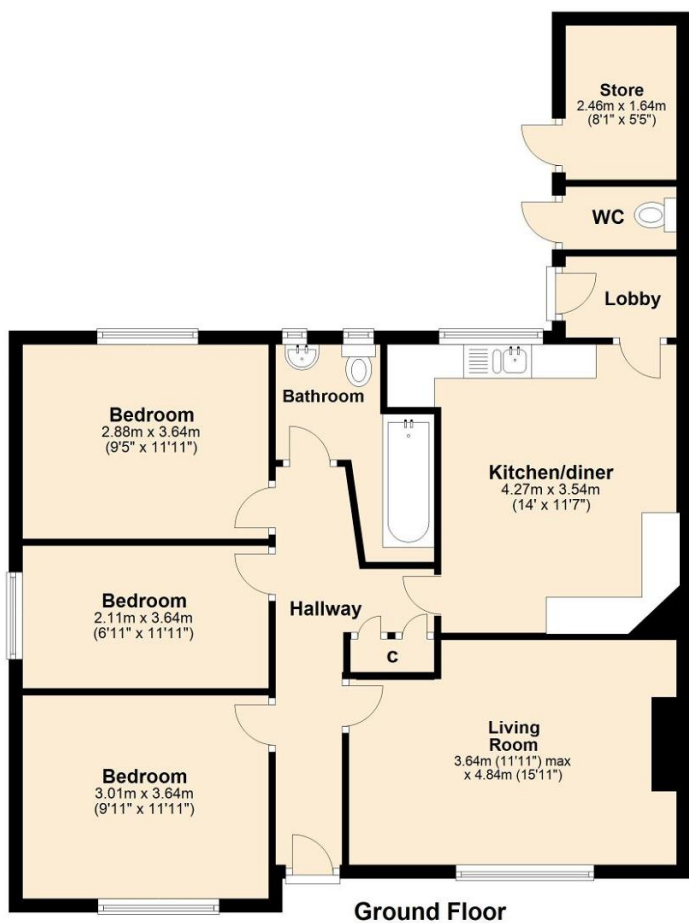
Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: C

Ref: 2/19454/RM

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



Total area: approx. 83.9 sq. metres (903.3 sq. feet)



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