



Saunders Farm
The Street
Fundenhall
NR16 1DS

Asking Price: £325,000





- No onward chain
- Detached 1950s farmhouse
- Three bedrooms
- Open countryside location, just 4 miles from Wymondham
- Good sized garden
- Openreach full fibre internet available (not connected, subject to terms)
- Large utility room/boot room
- Farmhouse style kitchen with pantry
- Dining room and views to front
- Dual aspect lounge
- Family bathroom and separate ground floor WC
- Updating required

Location

The property can be found on a quiet lane in the hamlet of Fundenhall which is part of the parish of Ashwellthorpe & Fundenhall. Fundenhall is a desirable area in the catchment for an 'outstanding' Ofsted primary school (Wreningham Primary School), and served by Thorpe Hall village hall, two churches, a pub and vibrant local community. The nearby villages of Tacolneston, Bunwell and Carleton Rode are serviced with village shop/post office, well-supported village halls with a variety of child-friendly groups, two social clubs, and well-maintained outdoor recreation areas. The property is ideally placed being just 4 miles or so from the popular town of Wymondham with a large variety of shops, restaurants, cafés and supermarkets, including Waitrose, and only 5 miles from Mulbarton and the town of Long Stratton. For the commuter, there is easy access onto the A11, train stations at Wymondham, Attleborough (Norwich to Cambridge line with changes to London Kings Cross) and Diss (Norwich to London Liverpool Street) whilst the city of Norwich itself is only 11 miles to the north. This is an attractive area which offers a rural lifestyle with access to wider facilities.





The property

An outstanding opportunity to purchase this former farmhouse. The property has been rented out to the same tenants for over 40 years and has been maintained during this time but would now benefit from modernisation and updating. The back door leads to a large utility room/cloakroom. A concertina folding door leads to a large farmhouse style kitchen with fitted units and sink around a large glazed window, half glazed door to vestibule and WC, door to pantry and door to the dining room. The large dining room window looks out over the front garden, with a fireplace and door leading to the hallway. The lounge, front door and staircase lead off the hallway. The lounge benefits from a dual aspect and fireplace with extended mantel shelf. Under the stairs is a glazed storage cupboard. Upstairs the landing leads to the three bedrooms, bathroom, airing cupboard and storage cupboard. The house is heated by electric storage heaters. To maximise potential of this property the buyer may want to look to extend the property to the side and rear, subject to planning permission.

Outside

The property sits on a 0.29 acre plot with the majority of the land to the front planted with mature trees and hedges. To the side of the property there is a driveway providing off-road parking for several vehicles. To the rear of the property there is a shingle low maintenance area and patio with beautiful field and woodland views.

Services

Mains electricity, water and treatment plant

How to get there – What3words:
Lamp.blown.imprints


Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold

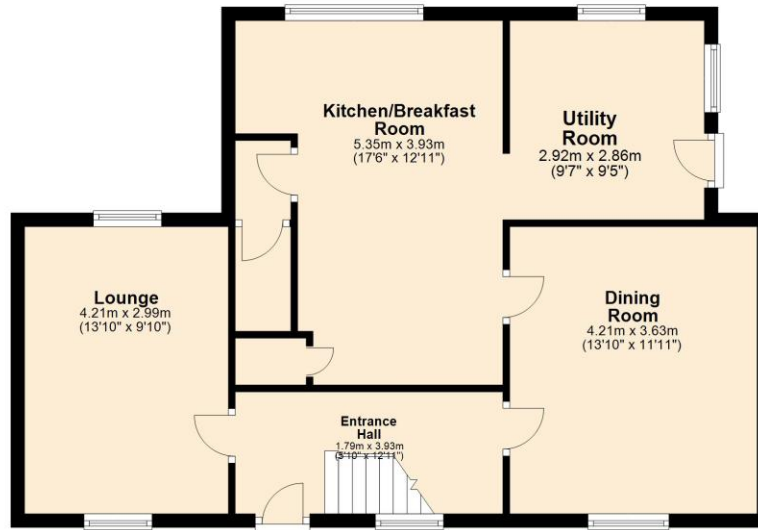
Council Tax Band: D

Ref: 2/19600

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

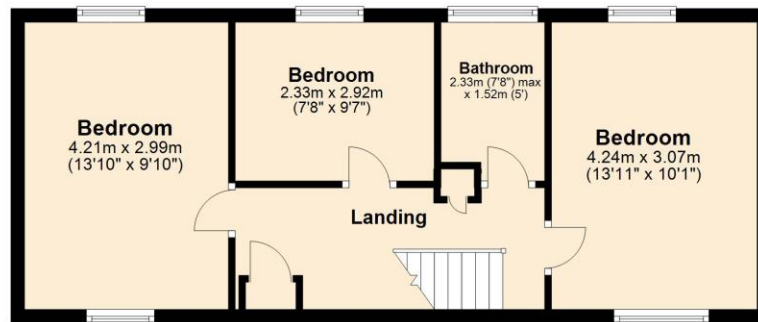
Ground Floor

Approx. 66.1 sq. metres (711.7 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.9 sq. feet)

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