



Guide Price £825,000

5 Bedroom Detached House for sale

Bramble Cottage Wymondham Road, Wreningham, Norwich



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## Overview

Here is your dream family home: a substantial residence with a charming cottage feel throughout, set on an acre of lush secluded gardens. This idyllic home has been adored since build, offering the perfect blend of space and coziness for the whole family to enjoy. [Click here to find out more...](#)



## Key Features

- Substantial Detached Home Full of Charm
- Balanced Open Plan Living Alongside Cosy and Personal Spaces
- Four to Six Bedrooms - Versatile Rooms on Both Floors
- Ample Storage Throughout the Home Including Pantry-Style Cupboard and Eaves Storage
- Set Within an Acre of Immaculate Garden and Additional Grounds
- Unusually Extensive Driveway Plus Carport and Garage
- C-Rated Energy Performance, Solar Power, Fully Double-Glazed and Two Functioning Wood Burners
- Located within a 10-Minute Drive of Wymondham Market Town, Hethel and the A11 to Norwich-Cambridge









Welcome to Wymondham Road, Wreningham. The first talking point: the driveway fit for accommodating a fleet. Whether serving as comfortable weekday parking, to hosting special occasions for all family and friends, nobody will be left roadside. A wide side gate leads to further parking, a large carport and garage.

As you step foot inside, the warmth of this home embraces you from the entrance hall onwards. From its hardwood flooring, exposed brickwork and beams, to its warming tones and enticing verdant views, there is much to appreciate and boxes being ticked.

An open plan kitchen-dining room boasts views of the garden via bi-fold doors and extensive floor space for whatever sized table you desire. Adjacent sits a family snug to absorb the flaming heat from one of two wood burners. The second sits centre piece in the dual-aspect living room leading through to the sun room for undisturbed views across the garden.

The first floor is reached by means of two stairwells: one into the principle bedroom, the second onto the main landing leading to four bedrooms, family bathroom and shower room. Often, the term versatility is synonymous of tighter spaces...not here! Additional rooms in this home are well-sized and placed to serve your household dynamics purposefully.

The glorious garden is ample and secluded where many a ballgame has been played, and hours have been lost to fun and laughter. Complimented by an extensive patio, al fresco dining will take on a new meaning with the BBQ surely becoming a permanent fixture.

Location-wise, Wreningham is a tranquil Norfolk village within a 10-minute drive of Wymondham Market Town providing all daily essentials, Group Lotus at Hethel alongside the Engineering Centre and the A11 to Norwich-Cambridge. Wymondham rail links are reliable and frequent, including routes to Stansted Airport. Good schools are within easy reach including Wreningham's very own Primary.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///firebird.fancy.riverbank





**Kitchen-Dining Room**

23' 5" x 21' 3" (7.15m x 6.50m)

Tiled flooring, uPVC double-glazed window with to the front and bi-fold doors onto the patio all with Roman blinds, Pantry-style cupboard plus additional storage cupboard, integrated dual double electric ovens, 5-ring gas hob and dishwasher, fitted base units topped with granite worktop, multiple sockets, central wood burner, spotlights, coving and thermostat.

**Family Snug**

12' 9" x 8' 6" (3.90m x 2.60m)

Tiled flooring, uPVC double-glazed window with Roman blind, spotlights, coving and multiple sockets.

**Living Room**

21' 1" x 13' 1" (6.45m x 4.00m)

Hardwood flooring, uPVC double-glazed window, exposed brick inglenook fireplace with feature beam and wood burner, wall-mounted light fixtures, two radiators, coving, multiple sockets, TV aerial and French doors into sun room.

**Sun Room**

13' 1" x 13' 1" (4.00m x 4.00m)

Hardwood flooring, uPVC double-glazed windows, ceiling light, multiple sockets and French doors onto patio.

**Home Office**

12' 9" x 10' 11" (3.90m x 3.35m)

Luxury vinyl flooring, uPVC double-glazed window, ceiling light, coving, multiple sockets and radiator.

**Play Room/Gym**

10' 11" x 7' 8" (3.35m x 2.35m)

Hardwood flooring, uPVC double-glazed window, ceiling light, multiple sockets and radiator.

**Cloakroom**

4' 9" x 4' 7" (1.45m x 1.40m)

Hardwood flooring, uPVC obscured double-glazed window, wash hand basin with splashback tiles, toilet, radiator, extractor fan, coving and ceiling light.

**Principle Bedroom**

17' 0" x 15' 1" (5.20m x 4.60m)

BEDROOM: Fitted carpet, uPVC double-glazed window with Roman blind, ceiling light, coving, radiator and multiple sockets.

DRESSING ROOM: fitted carpet, ceiling light, uPVC double-glazed window and radiator.

**Bedroom Two**

14' 9" x 13' 5" (4.50m x 4.10m)

Fitted carpet, dual-aspect uPVC double-glazed window with Roman blind and Vellus skylight, ceiling light, radiator and multiple sockets.

**Bedroom Three/Nursery**

12' 1" x 10' 2" (3.70m x 3.10m)

Fitted carpet, uPVC double-glazed window with Roman blind, ceiling light, multiple sockets, eaves access and radiator.

**Bedroom Four**

10' 11" x 10' 2" (3.35m x 3.10m)

Fitted carpet, uPVC double-glazed window with Roman blind, ceiling light, multiple sockets and radiator.

**Bedroom Five/Home Office**

10' 11" x 7' 4" (3.35m x 2.25m)

Fitted carpet, uPVC double-glazed window, ceiling light, multiple sockets and radiator.

**Family Bathroom**

9' 10" x 8' 0" (3.00m x 2.45m)

Luxury vinyl flooring, uPVC obscured double-glazed window with Roman blind, P-shaped bath with waterfall tap, rainforest shower head, wall panels and glass screen, toilet, Vanity wash hand basin, heated towel rail and spotlights.

**Shower Room One**

9' 10" x 4' 7" (3.00m x 1.40m)

Luxury vinyl flooring, uPVC obscured double-glazed window, floor-to-ceiling tiled shower cubicle, wash hand basin with splashback tiling, toilet, and heated towel rail.

**Shower Room Two**

7' 0" x 6' 8" (2.15m x 2.05m)

Luxury vinyl flooring, uPVC double-glazed Velux skylight, rectangular shower with glass screens and floor-to-ceiling tiling, heated towel rail, toilet, Vanity wash hand basin with splashback tiling and spotlights.



# Floorplans

GROUND FLOOR  
1693 sq.ft. (157.3 sq.m.) approx.



1ST FLOOR  
1318 sq.ft. (122.4 sq.m.) approx.



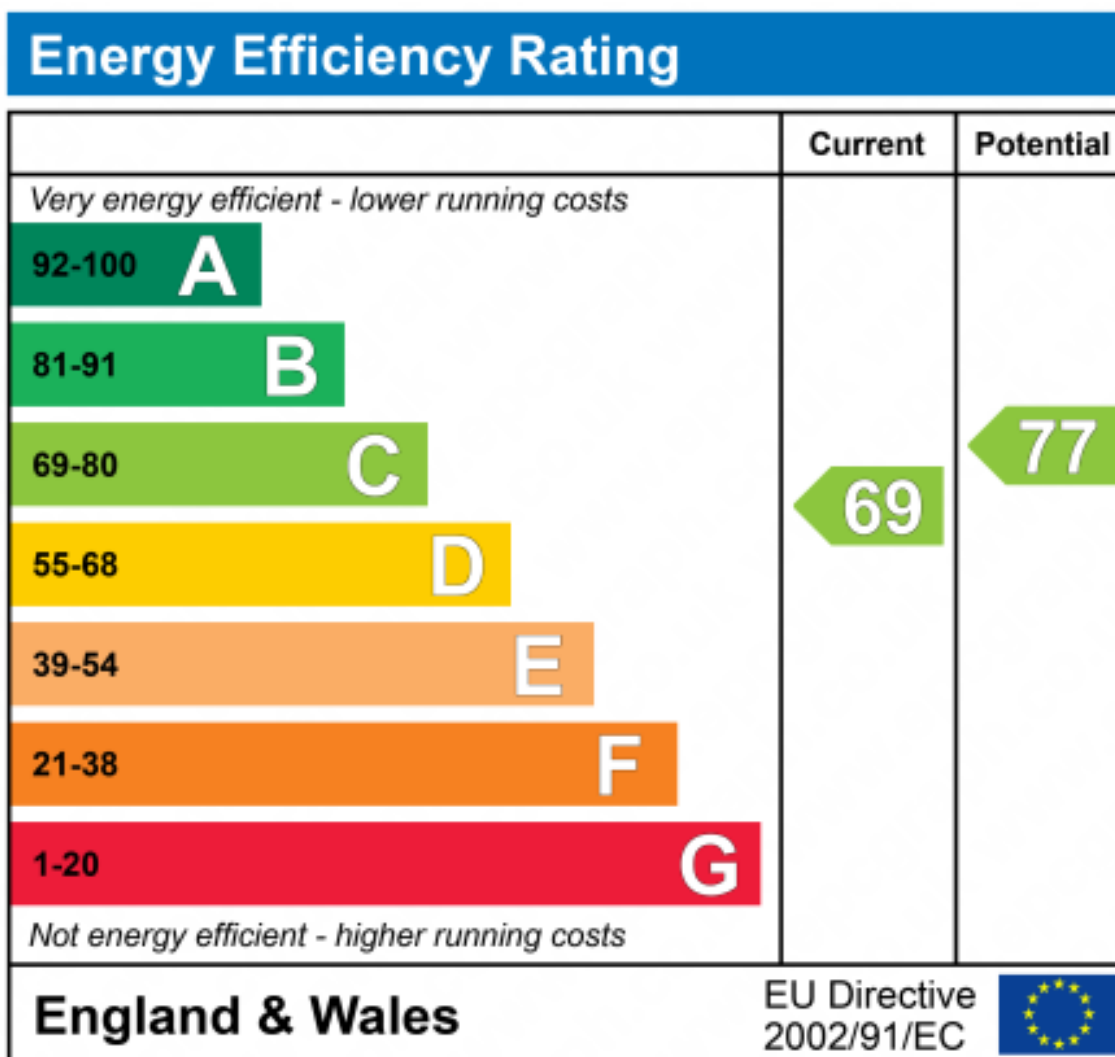
## DETACHED 5-BEDROOM HOUSE

TOTAL FLOOR AREA : 3011 sq.ft. (279.7 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 and 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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