



Guide Price £290,000

2 Bedroom Terraced House for sale

3 The Cottages Wymondham Road, Bunwell, Norwich



EweMove
SALES AND LETTINGS



Overview

Fireside nights, long summer evenings outside, and open field views - this charming cottage is brilliantly practical for day-to-day life, with two separate entrances that make muddy boots and dog walks a breeze. Discover more...



Key Features

- Vendors Have Found!
- Characterful 2-Bedroom Terraced Cottage
- Country Walks from the Doorstep, Local Pub and Shop Nearby, and 12-Minute Drive of Wymondham
- Field Views, Westerly-Facing Garden, Workshop and Carport
- Modern Kitchen with Integrated Appliances, Ample Worktop and Storage
- Living Room with a Recently Installed Woodburner and Separate Dining Room
- Two Double Bedrooms and a Good Sized Bathroom with Skylight
- Sizeable Attic Room with Velux Window and Eaves Storage Accessed via Stairs
- Separate Porch, Rear Lobby and Ground Floor Cloakroom





Welcome to Wymondham Road, Bunwell. Dating to circa 1900, it's clear the moment you set foot inside, this home has been adoringly cared for. Initially greeted by a neat, low-maintenance front garden, the aesthetically pleasing front porch adds convenience before entering the living room: a delightful space full of natural brightness and warmed by the recently installed woodburner.

Adjacent sits a cosy dining room featuring an exposed beam and a tasteful serving hatch to the kitchen, adding unique charm and connection. This thoughtful layout allows you to flow in and out between rooms with ease, whilst modern touches offer the perfect contrast. The kitchen is well-proportioned, with extensive worktops (an ambitious baker's dream), integrated appliances, and abundant storage. Set to the rear is a useful lobby with access to the garden and cloakroom, adding everyday convenience and further storage: an ideal space for wet paws and wellies alike.

The first floor comprises two double bedrooms (the front enjoying brilliant views of arable fields for miles) and a comfortable bathroom with a shower over the bath, a hot airing cupboard, and a skylight for that all-important daylight. On the top floor, a bright, converted attic room awaits: wooden floorboards, a Velux window, and eaves storage both front and back mean easy space optimisation, be it a home office, hobby, or gaming room.

Outside, a westerly-facing garden with a treetop horizon and true tranquillity awaits. A large sandstone patio extending from the back of the house is well-suited to alfresco dining and entertaining, with ample space for a BBQ. At the end of the garden, a gate leads to the extensive carport with space for 2-3 vehicles and a timber-framed workshop with light and power - many weekends and evenings have been spent on projects and odd jobs here!

As hinted above, this is a dreamy location for dog-lovers: you can walk for miles, away from busy roads and surrounded by local wildlife. Why not walk, doggy pals included, to enjoy a Sunday roast at The Boars. Amenity-wise, there is a corner shop within the village, Wymondham and Attleborough are within a 12-minute drive, and Norwich city centre is within a half-hour drive. Reliable train links to Norwich, Cambridge, London and Stansted depart from Wymondham and Attleborough, or pick up the speedy service from Diss.

For those seeking a peaceful lifestyle and abundant countryside to enjoy on foot, by bike, or as part of a commute, this home offers an array of benefits and conveniences rarely found in characterful cottages. Book your viewing today.



What3Words: ///cheetahs.vessel.cigar

Porch

5' 9" x 5' 10" (1.77m x 1.78m)

Local reclaimed quarry tiled flooring, composite door, uPVC double-glazed window and wall-mounted light.

Living Room

12' 11" x 11' 8" (3.94m x 3.58m)

Engineered oak flooring, uPVC double-glazed window, recently fitted woodburner set on a tiled hearth, coving, TV aerial, multiple sockets and ceiling light.

Dining Room

12' 10" x 9' 3" (3.93m x 2.82m)

Engineered oak flooring, exposed beam, ceiling light, radiator, multiple sockets, storage under stairs and wall-mounted cupboard containing the consumer unit.

Kitchen

13' 3" x 8' 11" (4.04m x 2.72m)

Porcelain tiled flooring and window sills, uPVC double-glazed window with tiled sill, base and wall-mounted soft close units, integrated dishwasher, dual oven, electric hob with glass splashback, extractor hood, single freezer, tumble dryer and washing machine, composite sink, spotlighting and multiple sockets.

Bedroom One

13' 1" x 11' 10" (4.01m x 3.62m)

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

Bedroom Two

13' 4" x 8' 11" (4.08m x 2.74m)

Laminate flooring, dual timber-framed double-glazed windows, ceiling light, radiator and multiple sockets.

Bathroom

6' 5" x 9' 1" (1.98m x 2.78m)

Vinyl flooring, uPVC double-glazed skylight, bath with tiled walls and fitted mixer shower, wash hand basin with splashback tiling, toilet, hot airing cupboard, extractor fan and ceiling light.

Attic

11' 11" x 10' 11" (3.64m x 3.35m)

Wooden floorboards, timber-framed double-glazed Velux window, eaves storage front and back with access doors, ceiling light, multiple sockets and radiator.

Lobby

7' 3" x 3' 5" (2.23m x 1.06m)

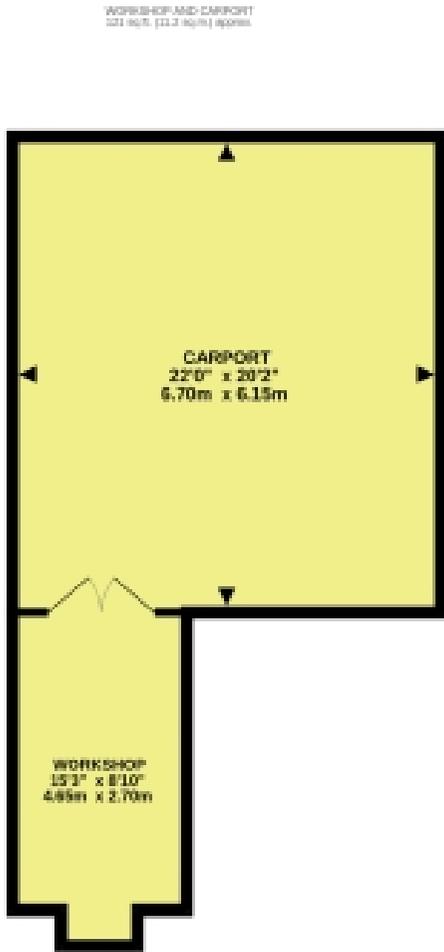
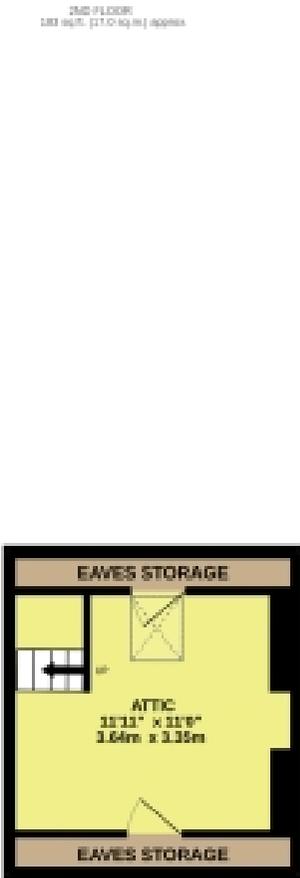
Tiled flooring, uPVC exterior door with double-glazed window, ceiling light, built-in seat, loft access hatch and socket.

Cloakroom

5' 8" x 3' 4" (1.75m x 1.04m)

Tiled flooring, obscured uPVC double-glazed window, toilet, wash hand basin, ceiling light and radiator.

Floorplans



2-BEDROOM MID-TERRACED COTTAGE

TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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