



**BYEWAYS, BESTHORPE**

**GUIDE PRICE £625,000**



## **BYEWAYS**

### **BUNWELL ROAD, BESTHORPE**

### **NORFOLK NR17 2LN**

**An impressive five bedroom detached house in a stunning rural location with no immediate neighbours.**

#### **DESCRIPTION**

Byeways is a superb family home with flexible accommodation extending to around 4000 square feet including a very large garage/workshop which can accommodate up to four vehicles. There is clear potential to create a large self-contained annexe here as well (subject to any necessary consent).

The property is immaculately presented throughout and includes a welcoming entrance hall, lounge with a wood burner, conservatory, snug with an open fireplace, kitchen/breakfast room, utility room, three ground floor bedrooms and a good size bathroom with a separate shower cubicle. On the first floor is the master bedroom with an en-suite shower room, a further double bedroom and a link landing/study area to the most amazing entertainment room/office with an en-suite shower room.

Immediately adjacent to the property is a 2½ acre paddock which the owners have leased for an annual fee of £400: this has been on a rolling lease from around the time they moved in about 14 years ago and we understand from the vendors that the rental of this land may be continued with the future owners of Byeways.

#### **LOCATION**

The property is located around 14 miles south west of Norwich between Attleborough and Spooner Row with easy access to the A11 and just under 4 miles from Wymondham College. There are rail stations on the Breckland Line in both Spooner Row and Attleborough with services between Norwich and Cambridge. Spooner Row is a small village with amenities including a primary school, public house, village hall, recreation ground and a church. There is a much wider range of shops and amenities in nearby Attleborough and Wymondham.



## ACCOMMODATION

On the Ground Floor:-

**ENTRANCE LOBBY** UPVC entrance door with double glazed patterned panel. Tiled floor. Inset ceiling spotlights. Coving. UPVC double glazed windows to front and side aspects. Glazed panel doors to entrance hall.

**ENTRANCE HALL** Three radiators. Thermostat control for heating. Built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Arched UPVC double glazed window to front aspect.

**LOUNGE** Two radiators. Exposed brick corner fireplace with a wood burner on a pavement tile hearth. Television point. Inset ceiling spotlights. Coving. UPVC double glazed windows to side aspect. UPVC double glazed window and doors to conservatory.

**CONSERVATORY** Three radiators. Television and telephone points. Polycarbonate roof. UPVC double glazed windows to side and rear aspects. UPVC double glazed doors to a decked patio area.

**KITCHEN/BREAKFAST ROOM** Granite worktops with cupboards and drawers below and an inset stainless steel 1½ bowl single drainer sink with mixer tap. Matching upstands. Matching wall cupboards with down-lighter spotlighting. Tall unit with a built-in fan assisted oven and grill, cupboard above and pan drawer below. Inset stainless steel 5-burner Calor gas hob with stainless steel splashback and a stainless steel extractor above. Integrated dishwasher. Built-in wine rack. Cupboard with space for fridge/freezer. Tiled floor. Wall mounted oil fired boiler. Radiator. Inset ceiling spotlights. Coving. UPVC double glazed window to rear aspect. Glazed panel door to utility room.

**UTILITY ROOM** Worktop with cupboards and drawer below and an inset stainless steel 1½ bowl single drainer sink with mixer tap. Tiled splashback. Utility space below worktop with plumbing for washing machine. Matching glass fronted wall cupboard. Tiled floor. Radiator. Inset ceiling spotlights. Coving. UPVC double glazed window to rear aspect. UPVC door with double glazed panels to the decked patio and rear garden. Door to garage.

**SNUG** Radiator. Television point. Open fireplace with granite fire surround and tiled inlay and hearth. Coved and textured ceiling. Bay with UPVC double glazed windows to front aspect.



**BEDROOM 3** Radiator. Coved and textured ceiling. Bay with UPVC double glazed windows to front aspect.

**BEDROOM 4** Radiator. Two built-in storage cupboards. Coved and textured ceiling. UPVC double glazed window to side aspect.

**BEDROOM 5** Radiator. Telephone point. Coved and textured ceiling. UPVC double glazed window to side aspect.

**BATHROOM** Large white bath with mixer tap and shower attachment. Pedestal wash basin. WC. Fully tiled walls. Corner shower cubicle with an electric shower unit. Tiled floor. Towel radiator. Light and shaver point. Extractor. Inset ceiling spotlights. Coving. UPVC double glazed window to side aspect.

On the First Floor:-

**LANDING** Radiator. Built-in wardrobe/storage cupboard. Inset ceiling spotlights. Coving. Loft access hatch. Velux skylight window.

**BEDROOM 1** Two radiators. Television point. Two Velux skylight windows with blinds which open to create a balcony overlooking the paddock. Velux skylight window with blind to side aspect. UPVC double glazed window to front aspect.

**EN-SUITE SHOWER ROOM** Large tiled shower cubicle with mixer shower and screen door. Pedestal wash basin with tiled splashback. WC. Light and shaver point. Chrome towel radiator. Extractor. Inset ceiling spotlights. Velux skylight window.

**BEDROOM 2** Radiator. Television and telephone points. Built-in eaves wardrobe/storage cupboard. Inset ceiling spotlights. Coving. UPVC double glazed window to rear aspect.

**LINK LANDING/STUDY AREA** Radiator. Large built-in storage cupboard. Inset ceiling spotlights. UPVC double glazed window to front aspect.

**ENTERTAINMENT ROOM/OFFICE** Three radiators. Television and telephone points. UPVC double glazed windows to front and rear aspects. Velux skylight windows to side aspects.

**SHOWER ROOM** Tiled shower cubicle with a thermostatic mixer shower and screen door. White pedestal wash basin with tiled splashback. WC. Shaver point. Chrome towel radiator. Extractor. Velux skylight window.

## OUTSIDE

A 5-bar timber gate opens to a shingle driveway which widens to provide additional parking/turning space and leads to a large integral double garage/workshop (37'9" x 18'4") internal with an electric roller shutter door, lighting and power, cold water tap, free-standing oil fired boiler, two UPVC double glazed windows to rear aspect.

The front garden is laid mainly to lawn with a selection of established trees. The rear garden is laid predominantly to lawn with a decked patio area to the immediate rear of the property. Towards the rear boundary is a brick and tile stable block incorporating three stables and a wood store. Beside the stable block is a timber lean-to which is used for wood storage and a trailer.

## DIRECTIONS

Leave Norwich on the A11 past Wymondham and take the exit off the dual carriageway signposted to Wymondham, Morley, Besthorpe and Spooner Row (B1172) and Wymondham College. At the end of the slip road turn left into Station Road, following the road into the village and turn right at the 'T' junction by the public house into Bunwell Road. Proceed out of Spooner Row, passing the left hand turning to Black Carr and then take the next turning on the right into the continuation of Bunwell Road. Byeways will be found just under a mile along this road on the right hand side.







TOTAL APPROX. FLOOR AREA 4089 SQ.FT. (379.9 SQ.M.)  
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AGENT'S NOTE: The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.  
 EPC rating: D  
 These Particulars were prepared in April 2017. Ref: NRS6081

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