

17 chapel Road, Spooner Row, NR18 9LN
Offers in excess of £400,000 Freehold




warners
RESIDENTIAL

- * Three double bedrooms plus dressing room
- * Three bath/shower rooms
- * Two storey extension * Luxurious finish throughout
- * Large driveway & 26 ft x 15 ft garage
- * Gas fired central heating * Solar panels
- * Large rear garden with a total plot of 0.45 of an acre (stms)
- * Convenient village location, close to Wymondham

Location...

The rural village of Spooner Row lies approximately four miles from the towns of Wymondham and Attleborough. Facilities within the village include a popular public house/restaurant, primary school and railway station. Wymondham and Attleborough offer more extensive shopping, banking, schooling and leisure facilities.

Directions...

Entering Spooner Row from the A11 via Station Road, at the junction go left into Chapel Road.

The property...

Located on the edge of a highly sought after village whilst being a short drive of Wymondham, this extraordinary home, offers open plan living with high end luxury throughout.

This ex-local authority semi-detached house has been extended and renovated by the current owner with the hub of the home being the open plan Kitchen/Diner/Lounge having integrated appliances, oak flooring, wood burning stove, doors to the garage, ground floor bathroom and glass balustrade staircase to 1st floor. The two storey extension has dramatically increased the square footage adding a large garage, with workshop style benches. Upstairs has been transformed now having three double bedrooms off the landing, two en-suite shower rooms and a dressing room off a bedroom. The home is highly energy efficient with 11 solar panels, mains gas fired central heating and double-glazed windows throughout. Outside to the front is a large, gravelled driveway offering off road parking for multiple vehicles leading to a well-equipped garage. To the rear is a patio area between the house and a selection of outbuildings which has potential for conversion to additional living spaces (subject to relevant permissions), it is split into a workshop and gym which adjoins a landscaped lawned garden leading to a wooded area.

Hall

Double glazed door and coat hooks.

Kitchen/Diner/Lounge

Double glazed windows, fitted kitchen with selection of wall and base mounted units, work surfaces, electric oven, induction hob, stainless steel extractor fan, stainless steel sink, tiled splash backs, dish washer, space for American fridge/freezer, shelving, oak flooring, radiator and wood burning stove.

Bathroom

Double glazed window, bath, wash basin, low level vanity unit, wc, tiled splashbacks, tiled flooring and towel rail.

Landing

Glass balustrade staircase and doors to bedrooms.

Principal Bedroom

Double glazed window, radiator, spotlights and door to:-

En Suite

Double glazed window, under floor heating, corner shower unit with glazed screen, wash hand basin, wc, tiled splashbacks, tiled flooring and towel rail.

Bedroom

Double glazed window, radiator, door to:-

En Suite

Double glazed window, under floor heating, corner shower unit with glazed screen, wash hand basin, wc, tiled splash backs, tiled flooring and towel rail.

Bedroom

Double glazed window, radiator and door to:-

Dressing Room/Study

Double glazed window and Radiator.

Outside

To the front is a large gravelled driveway offering off road parking for multiple vehicles leading to the garage with brick weave to front.

Integral Garage

Double Doors to front, double glazed window and door to rear, plumbing for washing machine, storage cupboards, workshop style benches and central heating boiler. Between the house and the outbuildings is a patio area which leads to lawned garden adjoining the wooded garden area.

Storage Outbuildings

Three wooden doors.

Workshop

Double glazed windows and door to side, workshop benches and cupboards.

Gym

Double glazed windows to side and rear, spotlights and laminate flooring.

Agents Note

There is an approximate total plot size of 0.45 acre (stms), the rear wooded area of approximately 0.26 acre is currently registered on a separate Title and there is an Overage Clause on this Title which expires in 2028. Both parts of land are being sold within the purchase price however the house and main rear garden do not have any Overage Clauses so this will not cause any issues with Mortgage lenders, the purchaser and conveyancers can decide whether the property remains on 2 titles or not. Please ask for any further information.

South Norfolk Council tax band B

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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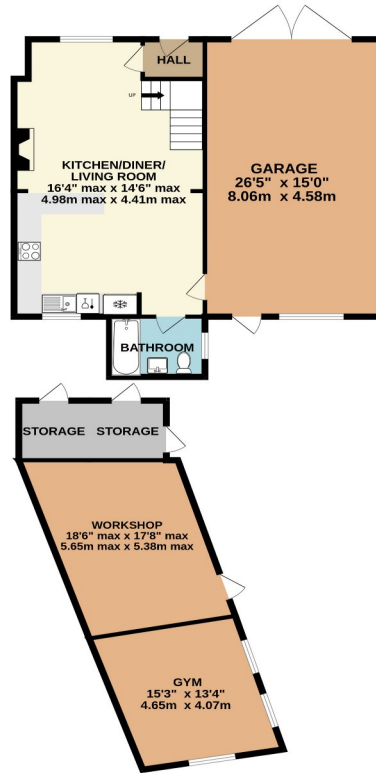
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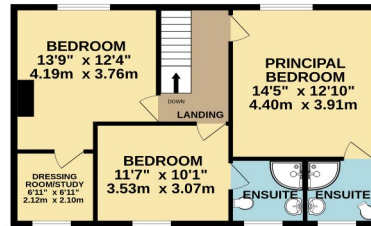




GROUND FLOOR
1314 sq.ft. (122.1 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1956 sq.ft. (181.7 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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01953 604431

www.warnersprop.com

sales@warnersprop.com



Partners: Reginald Warner, David Warner, MNAEA, MARLA, Victoria Warner

13 Market Street, Wymondham NR18 0AJ

