



Hackford Road | Wicklewood | NR18 9QJ  
£600,000

twgaze

# Hackford Road | Wicklewood | NR18 9QJ £600,000

Beautifully presented five bedroom detached family home, perfect blend of countryside charm and modern comfort—ideal for growing families or those seeking a tranquil lifestyle with easy access to amenities.

- Guide Price £600,000 - £625,000
- Large private mature gardens
- Bespoke kitchen/dining room
- Lounge with dual aspect windows and wood burner
- Garage with electric doors
- Five Bedroom detached family home
- Secluded position in popular village of wicklewood
- Stunning snug/summer lounge with french doors
- Main bedroom with dressing room

## The Location

Wicklewood offers a great community village lifestyle centred around the local primary school and within easy reach of Wymondham college and their prep school. It also benefits from a church and public house. Wicklewood is situated just over 3 miles from the market town of Wymondham which offers all the local amenities including Doctors, Pharmacies, schools and three supermarkets, including Waitrose, Lidl and Morrisons. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.





## The Property

Nestled at the end of a sweeping driveway, this impressive five-bedroom detached family home offers versatile living accommodation with bedrooms thoughtfully arranged across both the ground and first floors. Upon entering, you're greeted by a welcoming entrance hall that sets the tone for the spacious layout beyond. The ground floor features three generous double bedrooms, a home office/boot room, and a stylish lounge with dual-aspect windows and a charming wood burner – perfect for cozy winter evenings. At the heart of the home lies a stunning kitchen/dining room, complete with a bespoke fitted kitchen, central island, and a striking glass gable vaulted ceiling that floods the space with natural light and frames serene views of the garden. Adjacent to this, a snug/summer lounge with bi-folding doors between and patio doors seamlessly connects the indoor space with the outdoors from the snug. Additional ground floor highlights include a utility room with a walk-in pantry and custom cabinetry, a double shower room with WC, and a conservatory that leads to the mature garden and a large garage. Upstairs, the main bedroom suite offers privacy and comfort with a separate dressing area, while a further double bedroom features clever eaves storage. A well-appointed family bathroom includes a feature vanity sink, completing the first-floor accommodation. This beautifully presented home combines practical family living with stylish design and scenic surroundings – a truly exceptional property.

## The Outside

To the front of the property, mature trees and a large lawn create an attractive and welcoming approach. A stone driveway leads to a double garage, and a secure side gate provides access for a sit-on lawn mower. At the rear, a spacious patio area offers the perfect setting for alfresco dining, with room for a hot tub and several well-appointed seating areas that overlook the picturesque, well-maintained flower and shrub gardens. A stunning weeping willow provides natural shade, making it easy to escape the sun on warmer days. The garden also features a dedicated fruit cage area and a fenced dog garden. At the very rear, a further usable section of garden offers ideal space for a vegetable patch, greenhouses, or a polytunnel—perfect for year-round home growing.

Agents Note: In accordance with the Estate Agents Act 1979 we declare that the vendor of this property is a member of staff of TW Gaze.

Freehold

Services

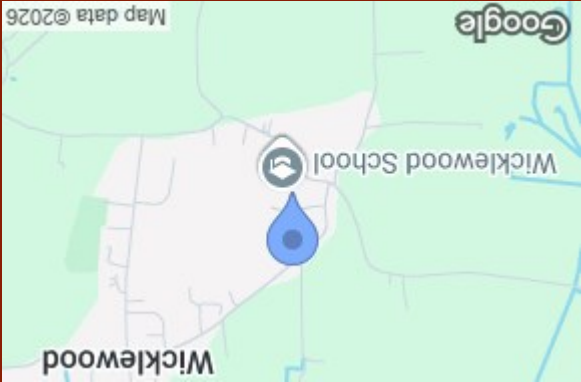
Oil fired central heating, mains drains and mains water

What3words

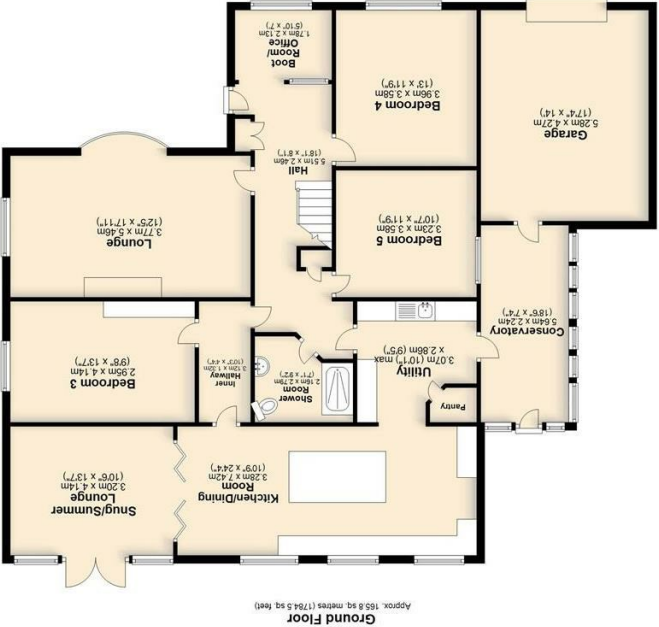
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Viewing Strictly by appointment via Twgaze

Ref 2/19915



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| 86                                          | 64        |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |
| Not energy efficient - higher running costs |           |
| A                                           | 105-120   |
| B                                           | 81-104    |
| C                                           | 65-80     |
| D                                           | 55-64     |
| E                                           | 45-54     |
| F                                           | 35-44     |
| G                                           | 25-34     |
| Very energy efficient - lower running costs |           |



Total area: approx. 237.6 sq. metres (2557.7 sq. feet)

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