

West Road | Norwich | NR16 1LF

Guide Price £675,000 - £700,000

twgaze

West Road | Norwich | NR16 1LF
Guide Price £675,000 - £700,000

GUIDE PRICE - £675,000 - £700,000

Sunnyside South is an impressive nine-bedroom former bed and breakfast, now offered as a substantial and versatile family home extending to approximately 4,000 sq ft. Occupying a private rural setting, the property sits within grounds of over one acre and enjoys far-reaching countryside views across open fields to the rear. Combining generous living accommodation with a peaceful location, Sunnyside South presents a rare opportunity for those seeking an exceptional family residence with space, privacy, and flexibility.

- Substantial detached residence (formerly used as a B&B)
- 9 Bedrooms
- Kitchen, utility room and side conservatory
- 41ft x 15 ft Conservatory/games room
- Rural secluded position
- Set in 1.09 Acres
- Lounge and separate dining room
- Swimming pool (some work needed)
- Excellent connections to nearby market towns of Wymondham, Diss and Attleborough

Location

This house is particularly well set enjoying a quiet semi-rural location and yet is only 11 miles or so from Norwich - the City of Culture - which has an excellent range of facilities, including a direct line to London Liverpool Street by train and an international airport. There is local schooling at Forncett which has an 'outstanding' Ofsted report. Within Tacolneston, the adjoining village, there is a primary school, two public houses and a takeaway. The ever-popular town of Wymondham is around 5 miles away with its excellent range of schools, supermarkets and local shops. In addition, there is a rail station on the Norwich to Cambridge line and easy access onto the A11 which is fully dualled to Newmarket and further beyond to Cambridge.





















The Property
This exceptional residence offers beautifully appointed and generously proportioned accommodation throughout. The entrance hall sets the tone, leading to a ground-floor guest bedroom complete with a stylish en-suite, an impressive drawing room, a formal dining room, ideal for entertaining, a fitted kitchen/breakfast room and a separate utility room. A dedicated study provides the perfect space for home working. A particular highlight of the home is the magnificent 41ft x 15ft garden room, an outstanding entertaining and leisure space with panoramic views across the gardens and the swimming pool, seamlessly blending indoor and outdoor living. The first floor hosts five spacious double bedrooms, including two with en-suite shower rooms, complemented by a beautifully appointed family bathroom and an additional shower room, ensuring exceptional comfort for family and guests alike. Occupying the entire second floor, the principal bedroom suite provides an indulgent private sanctuary, complete with its own en-suite bathroom, offering the perfect retreat from the rest of the home. The are also two further bedrooms

Outside
Extending to approximately 1.09 acres in total, the grounds provide an exceptional degree of privacy, space and natural beauty. Whether enjoying quiet mornings surrounded by birdsong, or long summer evenings with family and friends, this is a truly special setting; a hidden sanctuary that feels a world away from the everyday. Approached via a quiet country road, the property enjoys an idyllic and secluded setting, with a shared driveway leading to an large shingled parking area. A substantial brick-built double garage with electric doors provides secure parking and excellent storage, while side access leads seamlessly to the private rear gardens. Designed to embrace its exceptional surroundings, the grounds offer a wonderful sense of peace and escape. The outdoor swimming pool provides the perfect focal point for summer entertaining and family enjoyment, which is currently in need of a new liner (please contact the office for further information). Beyond the formal garden lies a charming coppice, rich with a variety of mature trees, creating a picturesque woodland backdrop. This then opens onto an expansive grass area, offering endless possibilities for recreation, relaxation or simply enjoying the beauty and tranquility of the setting.

Services: Mains electricity, PV Solar. mains water, mains Drains, oil fired central heating and wood burner

How to get there: What3words: ///reserves.remit.argued

Viewing: By appointment with TW Gaze

Freehold

Council Tax: G

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

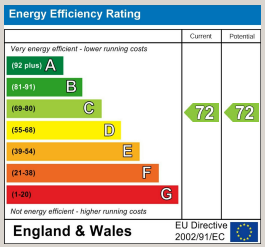
Ref: 2/20292











33 Market Street
Wymondham
Norfolk
NR18 0AJ
01953 423 188
info@twgaze.co.uk