



Common Road | Fundenhall | NR16 1DR  
Asking Price £250,000

twgaze

# Common Road | Fundenhall | NR16 1DR

Three bedroom semi detached house in need of some updating. off road parking with a private enclosed garden. No onward chain.

- Three bedroom
- Semi Detached house
- Corner Plot position
- Large Private Garden
- Off Road Parking
- Some updating required
- Offered with no Chain

## The Location

The property can be found on a quiet lane in the hamlet of Fundenhall which is part of the parish of Ashwellthorpe & Fundenhall. Fundenhall is a desirable area in the catchment for an 'outstanding' Ofsted primary school (Wreningham Primary School), and served by Thorpe Hall village hall, two churches, a pub and vibrant local community. The nearby villages of Tacolneston, Bunwell and Carleton Rode are serviced with village shop/post office, well-supported village halls with a variety of child-friendly groups, two social clubs, and well-maintained outdoor recreation areas. The property is ideally placed being just 4 miles or so from the popular town of Wymondham with a large variety of shops, restaurants, cafes and supermarkets, including Waitrose, and only 5 miles from Mulbarton and the town of Long Stratton. For the commuter, there is easy access onto the A11, train stations at Wymondham, Attleborough (Norwich to Cambridge line





with changes to London Kings Cross) and Diss (Norwich to London Liverpool Street) whilst the city of Norwich itself is only 11 miles to the north. This is an attractive area which offers a rural lifestyle with access to wider facilities.

#### The Property

This three-bedroom semi-detached property offers a fantastic opportunity for buyers looking to put their own stamp on a home. Requiring some modernisation, the accommodation comprises an entrance hall, a spacious lounge, a kitchen, and a ground floor bathroom. Upstairs, you'll find three well-proportioned bedrooms, ideal for a growing family or for use as home office space. The property also benefits from double glazing and central heating throughout. With a bit of updating, this house could be transformed into a lovely family home or a great investment opportunity.

#### The Outside

This property is situated on a desirable corner plot. To the front, there is a spacious driveway providing off-road parking for several vehicles. To the rear and side, you'll find a generously sized, private, and enclosed garden—perfect for outdoor entertaining or relaxing in peace.

#### Freehold

#### Services

Mains Water and electricity are connect. sewage treatment plant.

#### How to get there:

What3words: [eased.avocado.removers](https://www.what3words.com/eased.avocado.removers)

#### Viewing

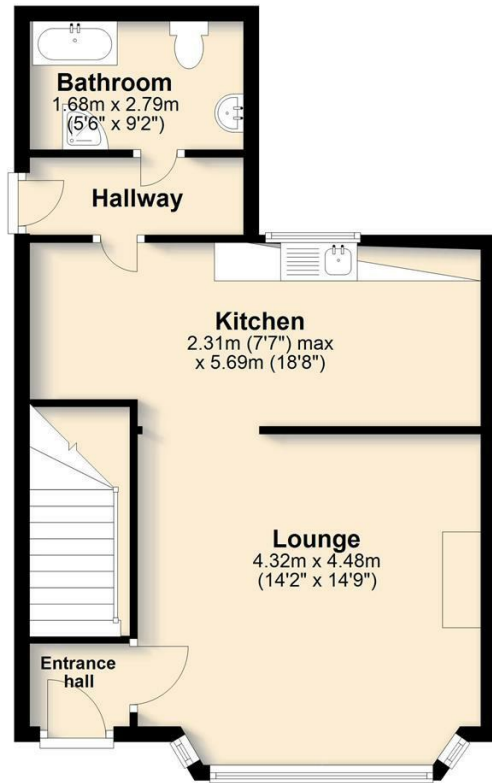
Strictly by appointment via TW Gaze

Council tax band: B

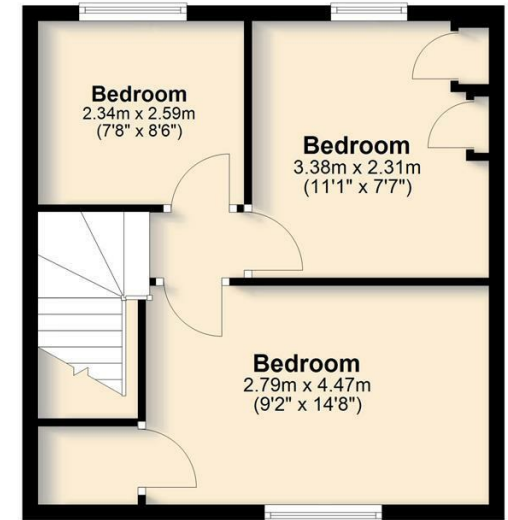
Ref 2/19758LK



**Ground Floor**  
Approx. 46.8 sq. metres (504.3 sq. feet)



**First Floor**  
Approx. 33.9 sq. metres (364.7 sq. feet)



Total area: approx. 80.7 sq. metres (868.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			73
(54-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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