



14 High Street  
Wicklewood  
NR18 9QE

Guide price : £895,000







- Four Bedroom
- One bedroom annex
- Large private gardens
- Off road parking and carport
- Oil fired central heating
- Luxury Kitchen with feature centre Island
- Modern and stylish finish throughout
- Popular Village location
- Luxury bathroom and showers rooms

**Location** Wicklewood offers a great community village lifestyle centred around the local primary school, 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.







## Property

This beautifully designed home showcases a meticulous layout with exceptional attention to detail, ensuring both style and functionality throughout. The heart of the home is the contemporary kitchen, featuring a central island, high-end 'Caple' induction hob, eye-level 'AEG' ovens, and pull-out ladders for easy access to herbs and spices. Clever storage solutions, including pull-out pan drawers with sliding storage, enhance the space's practicality. The kitchen is complemented by underfloor heating, which continues seamlessly into the utility room and W/C. These areas are finished to the same high standard, offering ample space for an American-style fridge freezer, washing machine, and tumble dryer. Every element of this home has been carefully crafted to offer a luxurious yet highly functional living experience. This impressive home offers versatile living spaces, ideal for modern family life. The dual-aspect dining room is flooded with natural light and features engineered oak flooring, creating a sophisticated space for formal dining. The inner hall boasts large marble-effect porcelain tiles, leading to the potential annexe to the left and the main house's sleeping accommodation to the right. A bespoke staircase leads from a study, providing a quiet, dedicated space for work or study. The charming snug/sitting room, with its central timber beam, offers a cozy retreat for relaxation. The potential annexe includes a main bedroom with an ensuite shower room, an additional spare bedroom, and a

stylish four-piece family bathroom with matching tiling to the inner hall, offering a private and self-contained living area. Upstairs, the property continues to impress with four double bedrooms, all finished with fitted carpets, along with a luxury refitted shower room. This stunning home provides a wealth of flexible living options, ideal for larger families or those seeking a multigenerational home.

## Outside

Set on a generous 0.5-acre plot, it includes a spacious carport and shingle drive with parking for multiple vehicles, as well as room for a motorhome. The property also benefits from a potential private garden for the annexe if so required. The main garden boasts multiple areas perfect for outdoor entertaining, including a secluded spot in the far corner of the plot


## Services

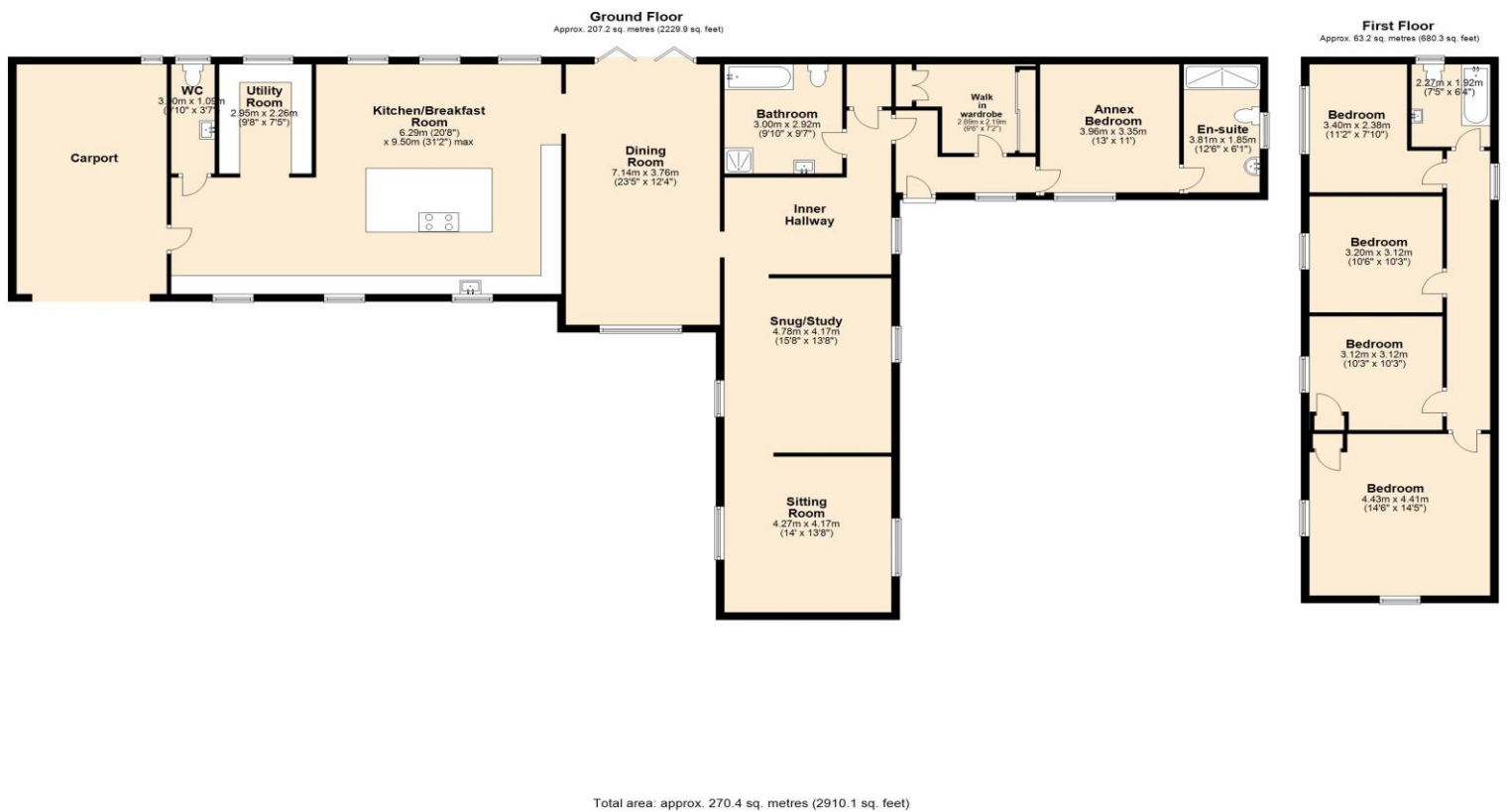
Oil fired central heating, mains electricity, mains water and drains

**Viewings -** By appointment only

**What3words –** Hike.tailors.aced

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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