



Front elevation

Town End
Norwich Road
New Buckenham
NR16 2AS

Guide Price: £425,000





- Detached family home which sits central to its plot
- 0.2 acre
- 3 double bedrooms
- Edge of village location
- Requires updating
- Garage and driveway
- No onward chain

Location

The house is located on the edge of New Buckenham, a historic and pretty medieval village which has the castle ruins remaining, along with good open countryside. The village has a well-supported pub, general store, tearoom, modern village hall and playing fields which host regular activities and events. Schooling for all ages is provided in the next village of Old Buckenham, where there are two further public houses, convenience store, and picturesque Old Buckenham Country Park – 35 acres of Norfolk countryside for dog walking and regular family events. Good transport links by road and rail, national supermarkets and health services are available in Attleborough, just 4 miles away, and the University city of Norwich is ideal for excellent High Street shopping, entertainment and renowned restaurants is 15 miles to the north as is Norwich International Airport.





The Property

The house offers over 1200 sq.ft of accommodation and has a 'roomy' feel, especially for a three double bedroom property. Whilst there is excellent space on offer, the house is now a little tired and ideally requires modernization and various upgrades throughout, however, makes for an ideal project for the right buyer.

Outside

The house sits centrally on its plot, resulting in good size lawns at the front and rear. It's position also enhances the sense of privacy, as its tucked back from the road, with the garaging a driveway at the front.

Services

Mains electric, water and drainage are connected. Oil fired central heating system.

How to get there – What3words:

What3words: [///actual.husky.testers](#)

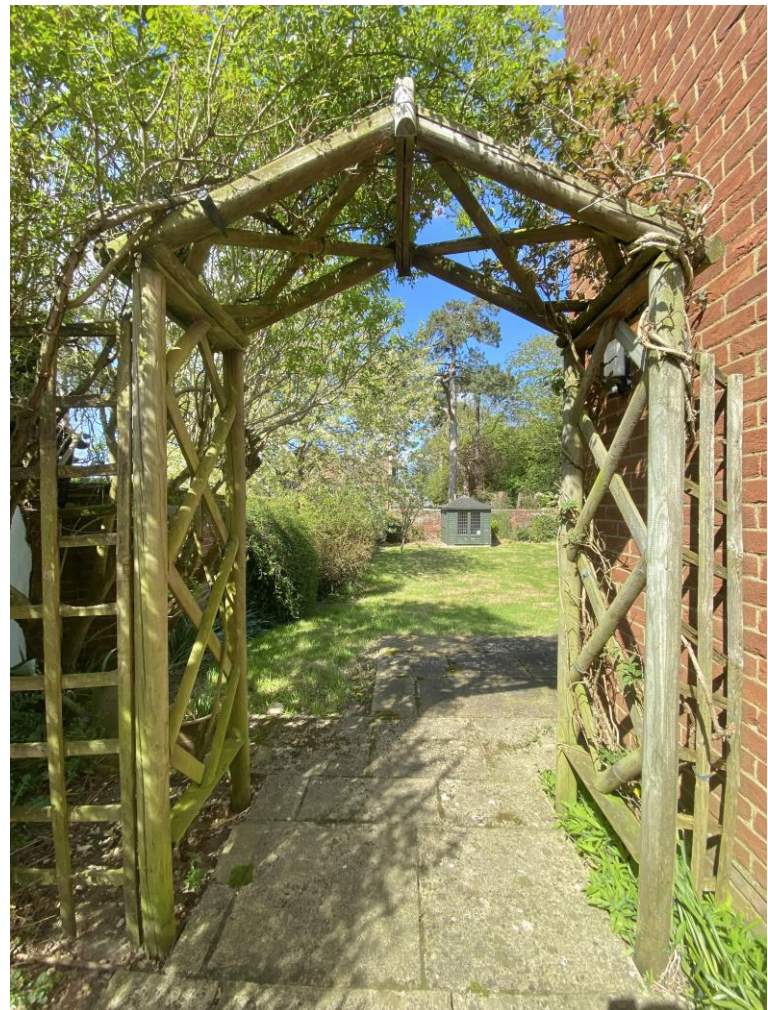
Viewing

By appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: F

Ref: 2/19340/RM



Important Notice

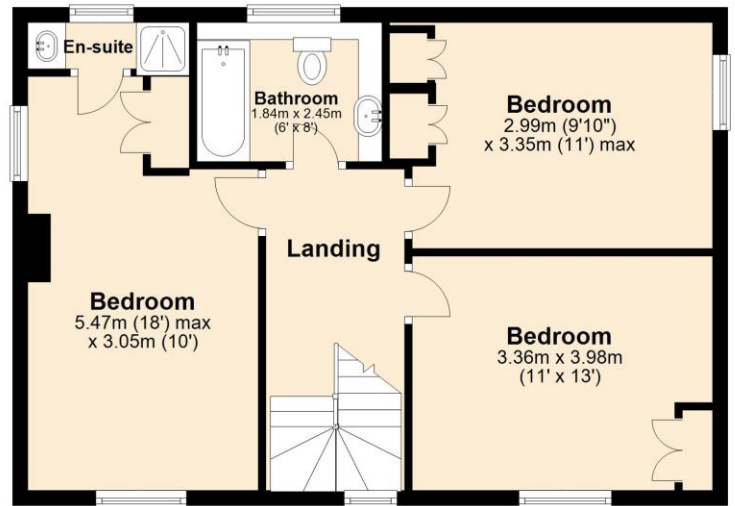
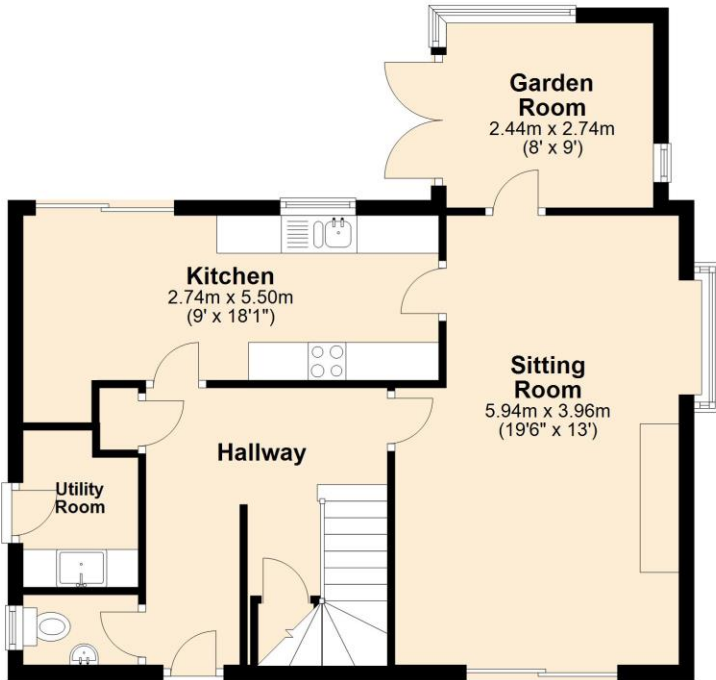
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 114.8 sq. metres (1236.2 sq. feet)

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