



Willow Pond  
Chapel Road  
Bunwell  
NR16 1QR

Asking Price: £530,000-£550,000





- Detached family home
- 4 bedrooms
- 0.77 acres
- Lounge with character fireplace
- Ground floor self contained Annex with its own kitchen and bathroom
- Double Garage and driveway

#### Location

The house can be found down a private driveway in the heart of Bunwell close to the local "Bunwell stores" just a short drive from Wymondham offering a range of amenities, including a Waitrose and Lidl supermarket. Wymondham is a vibrant market town, famous for its medieval abbey and provides good shopping facilities and an interesting array of individual shops, cafes, pubs and restaurants. Wymondham has three primary and two secondary schools with Wymondham Academy and Wymondham College (state day and boarding) both well regarded. The train station lies on the Norwich to Cambridge main line with regular commuter connections to London King's Cross. The nearby A11 gives direct access into Norwich situated approximately 9 miles to the northeast. The city offers further specialist shopping and educational opportunities and is the regional business centre of East Anglia. Norwich provides a main line to London Liverpool Street and has an international airport on the north side of the city.





## Property

Willow Pond can be found nestled in the heart of Bunwell Village in approximately 0.77 Acres of land. This Character cottage offers privacy seclusion, character and charm. This three/four bedroom cottage has flexible accommodation. In the main part of the house there is large lounge with character fireplace with views onto the side garden a good size kitchen/breakfast room leading to the dining room which interconnects the ground floor Annex with its own kitchen and bathroom and private entrance. To the first floor there are three bedrooms and a shower room.

## Outside

The property sits on a 0.77 acre plot with gardens surrounding the cottage offering privacy. The main garden is mainly laid to lawn with a water feature stream leading to pond. There is a small orchard and natural duck pond. Tucked away in the corner of the garden is purpose built wooden outbuilding suitable as a garden room/ home office

## Services

Mains Water, electricity and drainage are connected. There are solar panels with a feed in tariff till 2036 .

## How to get there

(W3W///tent.crumb.obtain

## Viewing

Strictly by appointment with TW Gaze.

## Freehold.

## Council Tax Band: E

## Ref: 2/19504/LK

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			59
(39-54) <b>E</b>		34	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

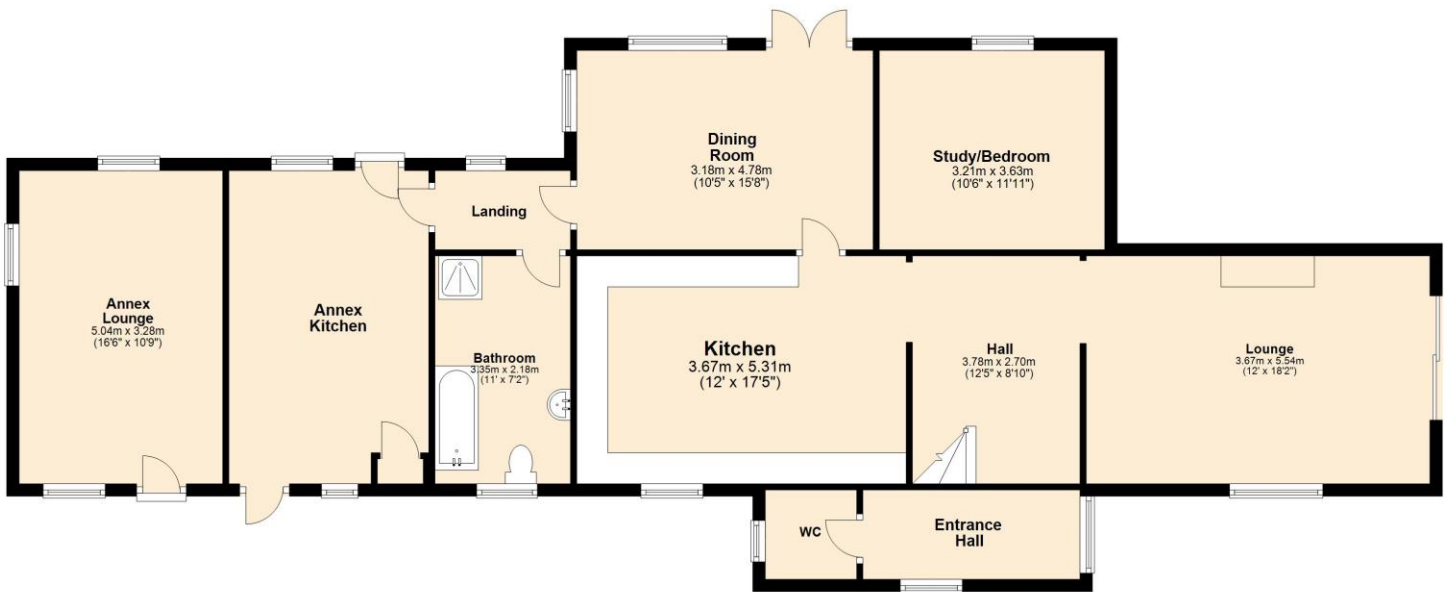
**Important Notice**

TW Gaze for themselves and for their Client give notice that:-  
1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract.  
2. Prospective purchasers and lessees ought to seek their own professional advice.  
3. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive.  
4. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor.  
5. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.  
6. It should not be assumed that the property has all necessary planning, building regulation or other consents.  
7. TW Gaze have not tested any service, equipment or facilities.  
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



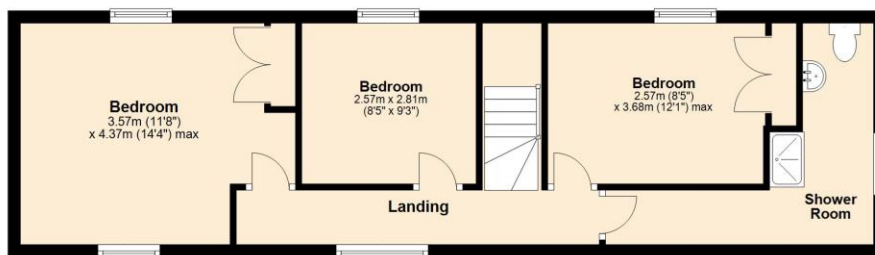
**Ground Floor**

Approx. 131.0 sq. metres (1410.2 sq. feet)



**First Floor**

Approx. 49.6 sq. metres (534.0 sq. feet)



Total area: approx. 180.6 sq. metres (1944.1 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**  
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.