



## Mahe Church Lane, Bunwell

In Excess of £415,000



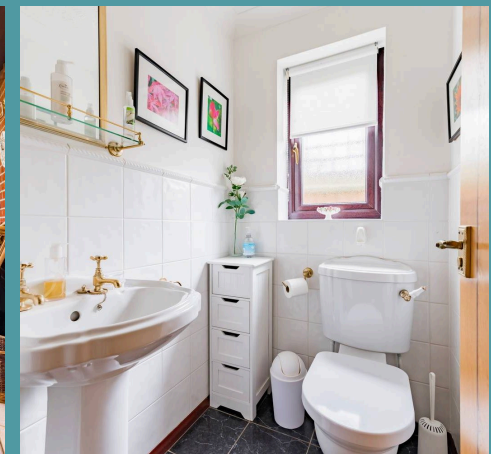
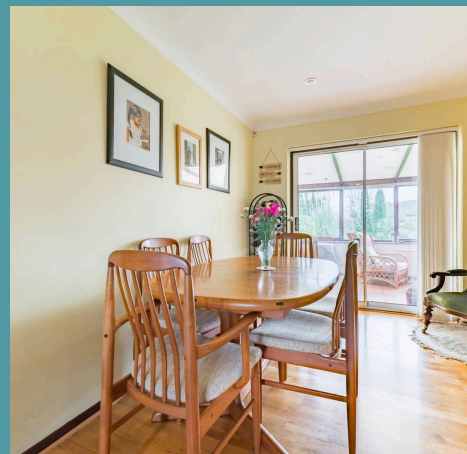
# Mahe Church Lane

Bunwell, Norwich

Built in the 1990's, this charming detached bungalow has been lovingly maintained by its owners to create a lifestyle of comfort and ease. Its accommodation is flexible and spacious, catering to the needs of individual requirements. Showcasing three reception rooms, a well-equipped kitchen with utility room, a home office, three bedrooms and a beautifully maintained garden, with a pond. Sitting in the village of Bunwell, this properties location is within close proximity to Wymondham, offering a wide range of amenities.

## Location

Bunwell is a charming village located just 7 miles from Wymondham, offering a peaceful rural setting with convenient access to a variety of local amenities. The village itself boasts a range of small shops, Bunwell primary school and a post office, serving the day-to-day needs of residents. For more extensive amenities, the nearby town of Wymondham offers a wider selection of shops, supermarkets, and schools catering to all ages, with a primary school, high school and college. Wymondham also benefits from excellent transport links, including a railway station, making it an ideal location for those looking for both countryside living and easy access to larger towns and cities.







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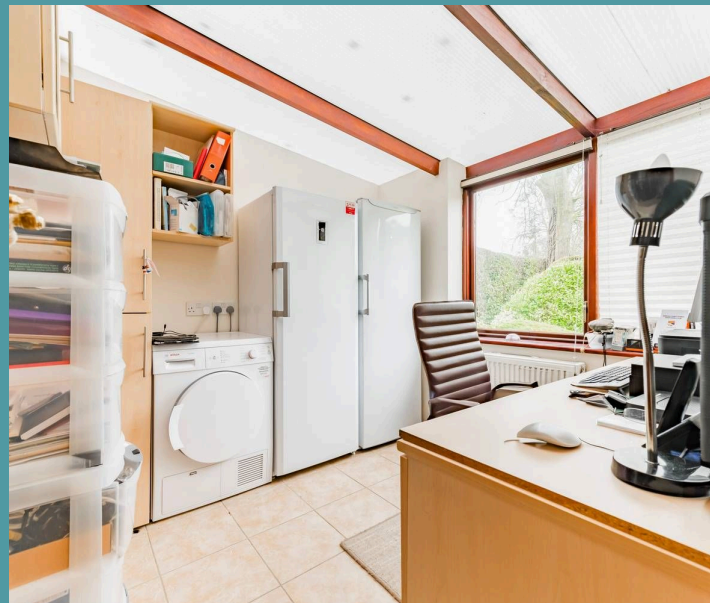
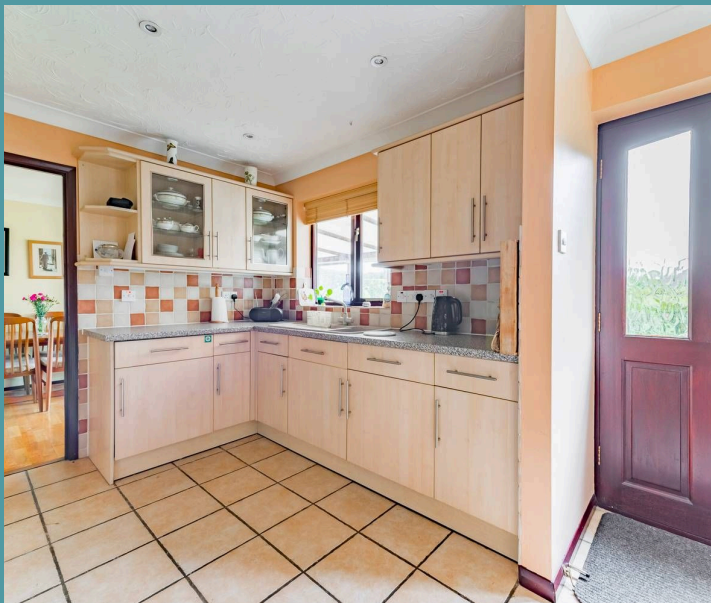
Bunwell, Norwich

Step inside this bungalow and discover a flexible and spacious layout all conveniently situated on a single floor. Positioned at the front of the residence is a large sitting room, accentuated by a decorative feature fireplace that adds character. This welcoming space is perfect for relaxation and entertaining loved ones.

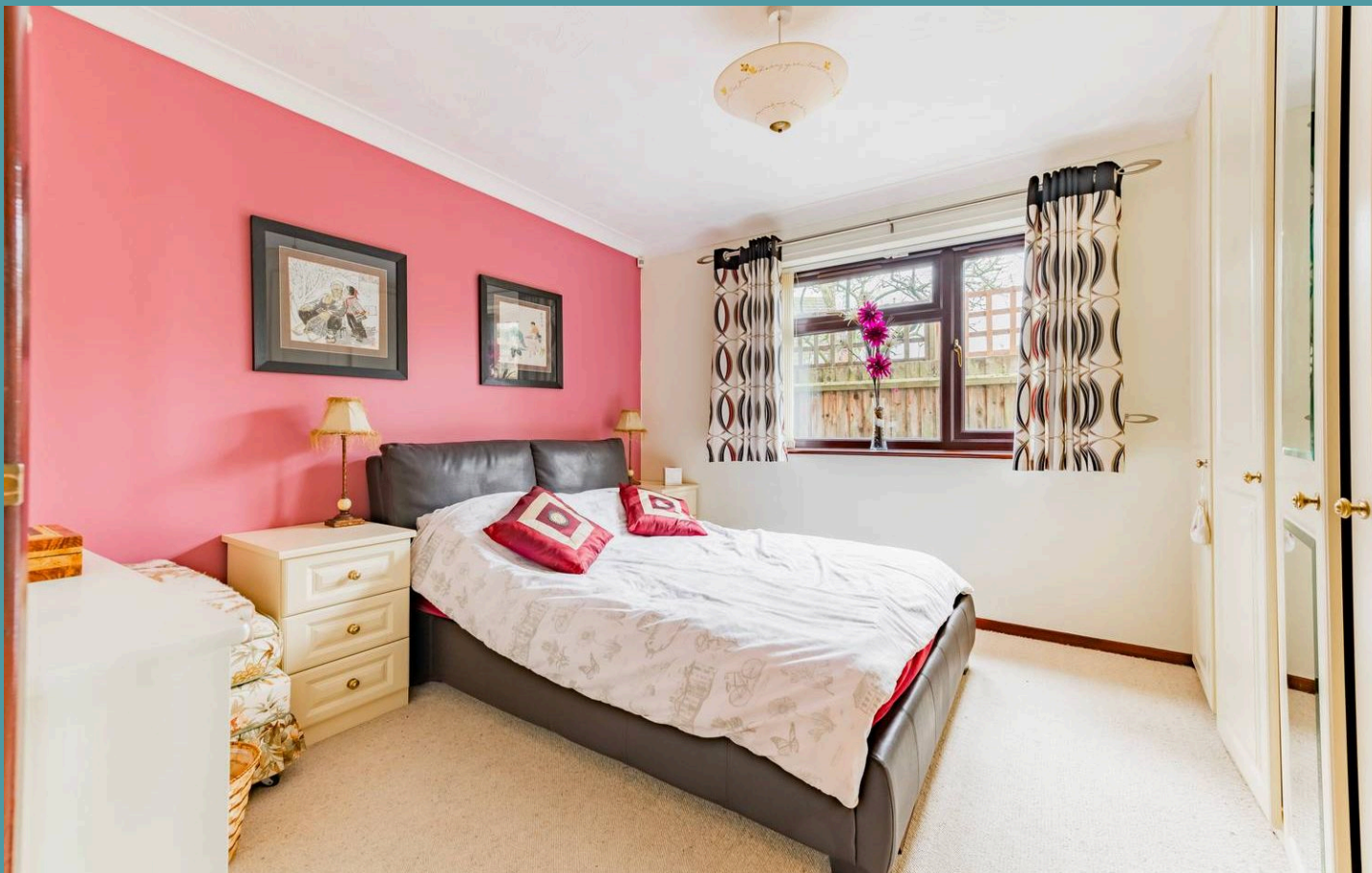
At the heart of the home lies a well-equipped kitchen, fitted with units and appliances to enhance your cooking experience. Complemented by a functional utility room for your additional storage and laundry essentials. A formal dining room creates an inviting setting for casual dining or hosting loved ones.

One of the highlights of this property is the large conservatory that extends the reception space. It is filled with an abundance of natural light, offering panoramic garden views. There is a dedicated office area, perfect for those who work from home or require a quiet study space.

Accommodation in this bungalow includes three bedrooms, each thoughtfully designed to offer relaxation and privacy. A well-appointed shower room with a new suite and a separate WC provide convenience and functionality for daily living.







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Bunwell, Norwich

Towards the rear is a beautifully maintained garden, offering endless possibilities for outdoor activities and enjoyment. Whether that is gardening, hosting summer occasions or simply relaxing in the afternoon sunshine, this garden is perfect for all. The addition of a ornamental pond adds a tranquil touch to the exterior, surrounded by plants and shrubbery. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a shingle driveway providing off-road parking, alongside a garage for storage options, with the potential to convert if required.

### Agents Notes

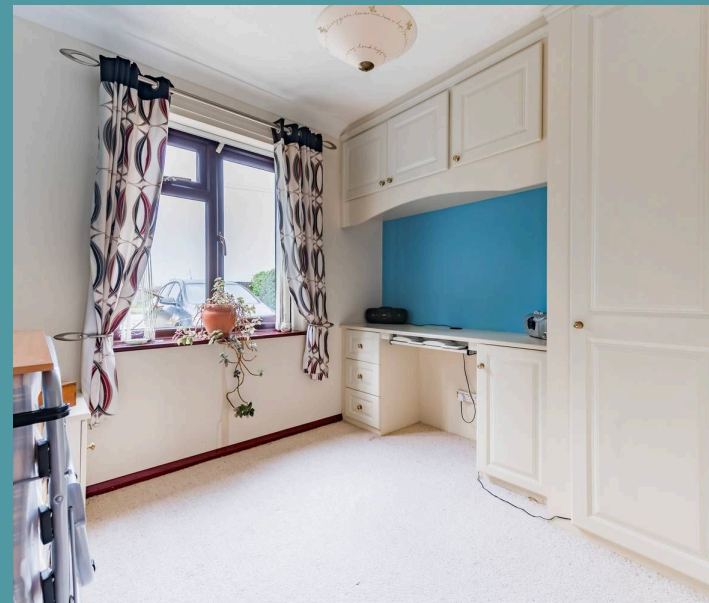
We understand that this property is freehold.

Connected to mains water and electricity.

Heating system - Oil.

16 solar panels.

Council Tax Band: D



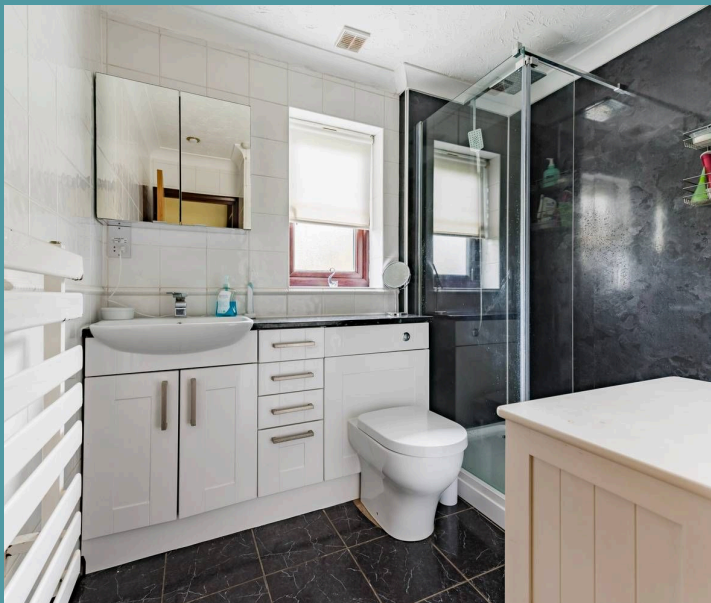




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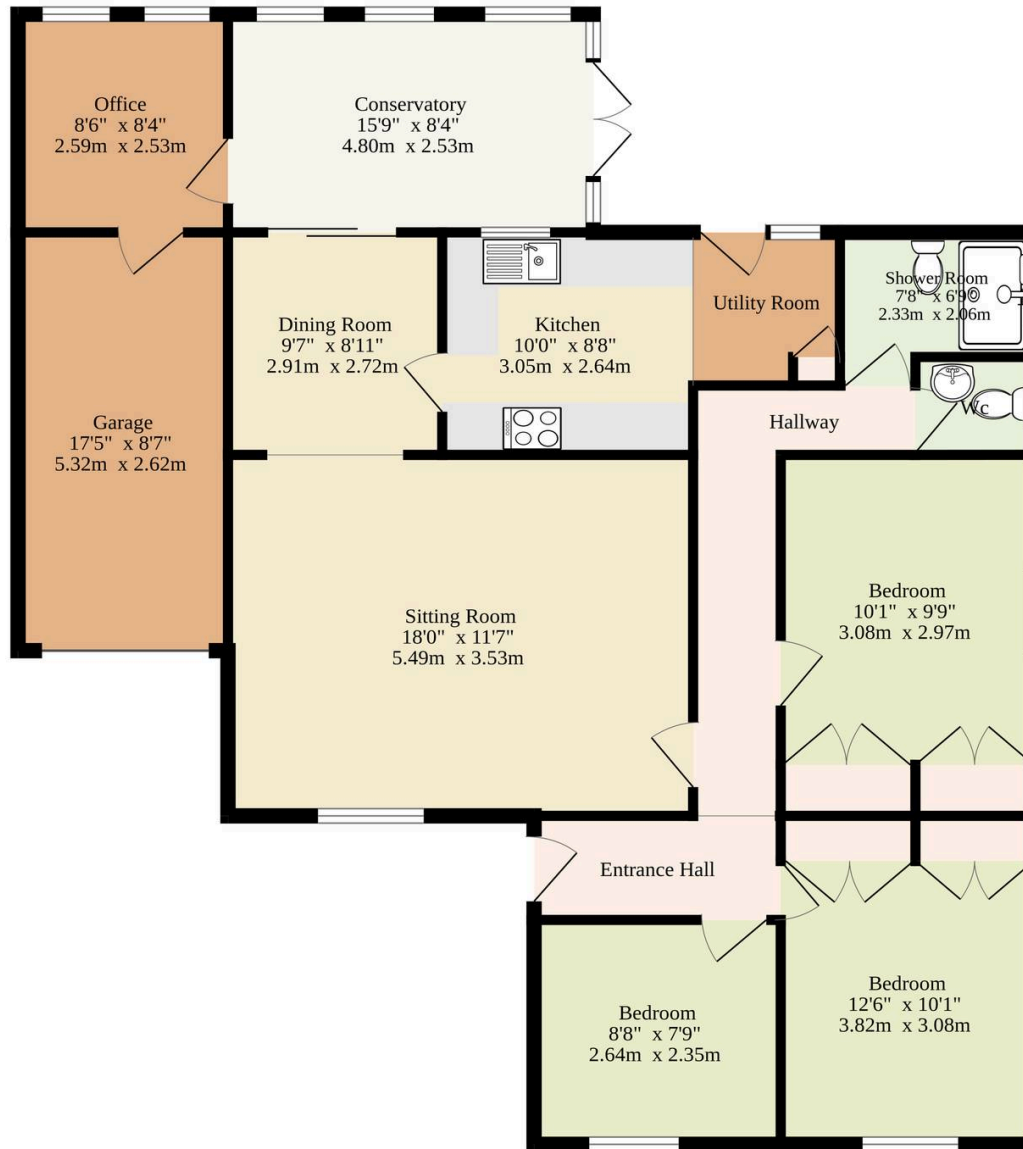
Bunwell, Norwich

- Charming detached bungalow built in the 1990's, in the village of Bunwell
- Flexible and spacious accommodation all on a single floor
- Large sitting room accentuated by a decorative feature fireplace
- Well-equipped kitchen with a functional utility room and a formal dining room
- Light-filled conservatory with garden views and a versatile office
- Three bedrooms, a shower room & a WC
- Beautifully maintained garden with a fish pond, enclosed for privacy
- Shingle driveway providing off-road parking and a garage for storage options, with the potential to convert if required
- In close proximity to local amenities, only 7 miles from Wymondham with schools for all ages, supermarkets and transport





**Ground Floor**  
1227 sq.ft. (114.0 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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