



2 Fellowes Road, Honingham

Minors & Brady



2 Fellowes Road

Honingham, Norwich

Chain-free village living with countryside views and exceptional outside space. Occupying a peaceful position in the popular village of Honingham, this three-bedroom home enjoys stunning field views to the front and is offered with no onward chain. Recently updated with a modern kitchen and family bathroom, the property provides well-balanced accommodation including a spacious 23ft sitting/dining room. Outside, a generous driveway offers extensive parking, whilst the mature rear garden creates a private haven filled with established planting, wildlife and multiple seating areas. Further benefits include two versatile outbuildings with power, ideal as a workshop, home office, studio or hobby space.

- Chain-free sale with stunning countryside views across open fields
- Popular Honingham village location offering a peaceful rural lifestyle
- Spacious sitting/dining room extending to over 23ft in length
- Recently fitted kitchen with a practical layout and adjoining utility room
- Three first-floor bedrooms served by a modern refitted family bathroom
- Large brick-weave driveway providing extensive off-road parking for multiple vehicles
- Mature enclosed rear garden with established trees, shrubs, flowers and a wildlife pond
- Versatile summer house with power, ideal for hobbies, working from home or relaxation
- Separate workshop with electricity connected, offering excellent storage and workspace
- Ground-floor WC, useful storage areas, log store and gated side access to the garden





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The Location

This stunning home is set within the highly desirable village of Honingham, a charming community approximately 8 miles west of Norwich, offering the perfect balance of countryside living and city convenience. Residents enjoy a peaceful rural setting while benefiting from excellent connectivity, with the A47 nearby, a bus stop at the end of the road, Norwich railway station around 9 miles away, and Norwich Airport approximately 8 miles from the property.

Local amenities are within easy reach, including a Sainsbury's superstore just a short drive away, two village pubs within walking distance, and The Honingham Buck, a popular destination known for its welcoming atmosphere and excellent food. The nearby Goat Shed farm shop and deli provides a superb selection of local produce and artisan goods.

Surrounded by open countryside, Honingham is ideal for those who enjoy walking, cycling and outdoor pursuits, while Longwater Retail Park offers an extensive range of shops and services just 3 miles away. The historic market town of Wymondham is also easily accessible, providing excellent schooling, independent retailers and rail connections.

Combining peace, privacy and a strong sense of community with convenient access to Norwich and beyond, Honingham remains one of Norfolk's most appealing village locations.



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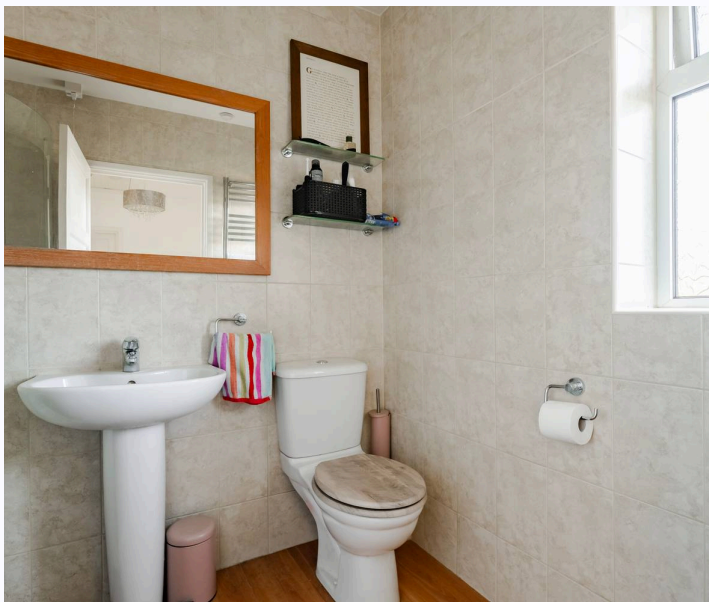
Occupying a delightful position within the sought-after village of Honingham, this three-bedroom home enjoys far-reaching views across open fields and is offered to the market with no onward chain. Having benefitted from a recently fitted kitchen and bathroom, the property combines modern improvements with comfortable accommodation and a wonderfully established outdoor setting.

The accommodation is entered via a welcoming entrance hall, leading through to an impressive sitting/dining room extending to over 23ft in length. This generous reception space provides ample room for both relaxing and entertaining, with a large bay window drawing in natural light and creating an attractive focal point.

The kitchen has been updated in recent years and offers a practical layout with contemporary fittings, whilst the adjoining utility room provides additional storage and workspace.

A ground-floor WC and several useful storage areas further enhance the practicality of the home.

To the first floor are three bedrooms, all served by the recently refitted family bathroom. The largest bedroom enjoys pleasant views towards the surrounding countryside, reinforcing the property's semi-rural appeal.



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Outside, the property continues to impress. To the front, a substantial brick-weave driveway provides extensive off-road parking for numerous vehicles, complemented by planted borders and a mature hedge line adding privacy and kerb appeal.

The rear garden is a particular highlight, offering a mature and enclosed environment that attracts a wealth of wildlife throughout the seasons. Thoughtfully landscaped with an abundance of established flowers, shrubs and trees, the garden also features a wildlife pond, patio seating areas and gated side access. Enjoying a peaceful outlook and excellent levels of privacy, it provides a wonderful space to relax and unwind.

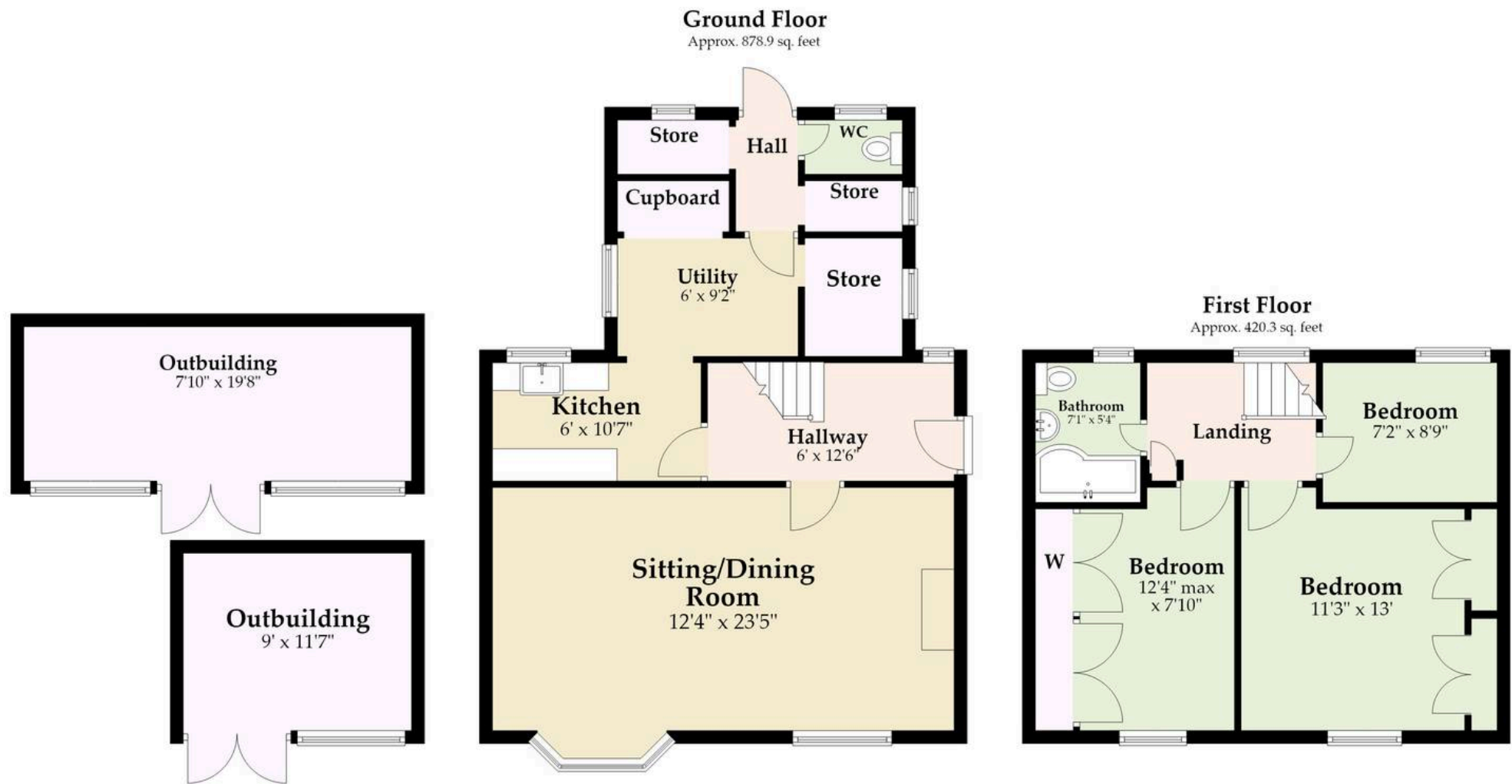
Further enhancing the outside space are two useful outbuildings, both benefiting from electricity. One is currently utilised as a workshop, while the other offers excellent versatility as a summer house, hobby room, studio or home office, subject to individual requirements. A useful log store adds further practicality for those who enjoy outdoor living.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, water and drainage.



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Total area: approx. 1299.2 sq. feet

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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.
Plan produced using PlanUp.

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