



3 The Glade
Guist | Norfolk | NR20 5AQ

BUNGALOW TO IMPRESS



A stunning looking bungalow in immaculate order on this exclusive development in Guist.

No. 3 The Glade is finished to the highest specification throughout with large windows offering wonderful natural light and all modern creature comforts. Air source heat pump with zoned underfloor heating and quality integrated appliances. A spectacular double-height open plan kitchen diner overlooking the good-sized garden and field beyond. Separate utility room. Sitting room with glass sliding doors to the terrace. Three bright bedrooms, master with ensuite, family bathroom and further cloakroom. Single garage with spacious driveway offering ample parking.



KEY FEATURES

- Executive Detached Modern Bungalow on small development of similar properties
- Conveniently positioned for access to the North Norfolk Coast
- Entrance Hall, Sitting Room, Open Plan Kitchen/Family Room, Utility Room
- Three Bedrooms, En-Suite and Family Bathroom
- Off Road Parking, Garage and enclosed Gardens
- Total Accommodation extends to 1440sq.ft
- Energy Rating C

Space and Light

The late owner was attracted to the bungalow due to its size and location. Even on a site visit while the property was still under construction, they commented that they would move in tomorrow if they could. In terms of features, what really set the bungalow apart for them is the beautiful kitchen/diner with a vaulted ceiling and the large window overlooking the garden and the fields beyond. "The amazing sunsets you see from the kitchen/diner - it is practically a religious experience!"

And they appreciated the space that the property provided them; "We are a large family and there was plenty of room when we all got together for family occasions."

Outside

The generous sized garden was well used by the late owner and family, and the fact that it was fenced in made it a safe area for both younger children and dogs. The late owner would have liked to have done more planting in the garden, but her age prevented this. "I think she would say it will be a blank canvas for the new owners."

Lovely Village

"It is a friendly and quiet location with wonderful neighbours, and there are many nearby walks for dog owners. The local post office/village shop and cafe also makes the most amazing egg and bacon takeaway bap!"

"There is a regular half hourly bus service which takes you either in the direction of Norwich or Fakenham." In addition to the bus service, there is good access by road not just to Fakenham which is approximately ten minutes away and Dereham at fifteen minutes away, but also Holt and the city of Norwich.





KEY FEATURES

Schools catering for all age groups, supermarkets and shops, banks, leisure facilities and a cinema can be found in the market town of Fakenham, whilst the celebrated 'All Saints' primary school can be found in the nearby village of Stibbard.

"Just beyond the back garden there is Sennowe Park which has regular open-air music and food festivals. A real treat with regard to the music festivals as you are free to listen from your garden!"

















INFORMATION



On Your Doorstep...

The sought after hamlet of Guist, is located between Fakenham and Dereham and is served by a local provision store & Post Office, frequent rural bus service and major link roads to Fakenham, Dereham, Holt and Norwich city centre. Schools catering for all age groups, shops, banking and leisure facilities can be found in the nearby market town of Fakenham, whilst the celebrated 'All Saints', primary school can be found in the nearby village of Stibbard. North Elmham offers an excellent doctors' surgery, fishing lakes, whilst rural walks are on your doorstep.

How Far Is It To?...

The picturesque Georgian town of Holt is about 10 miles and is renowned for its award-winning restaurants, boutique shops and other excellent amenities. Holt is also the home to Gresham's preparatory and senior schools. Beeston Hall Preparatory School is further along the coast between Sheringham and East Runton. The North Norfolk coast at Cley-next-the-Sea is about 3 miles to the north of Holt, whilst Burnham Market is about 8 miles to the northwest of Fakenham. The North Norfolk Coast, much of which is classified as An Area of Outstanding Natural Beauty, is therefore within an easy drive and has excellent beaches with good sailing and bird watching facilities.

Services, District Council

Electric Underfloor Heating
Mains Water & Septic Tank
Breckland District Council - Tax Band D
Freehold

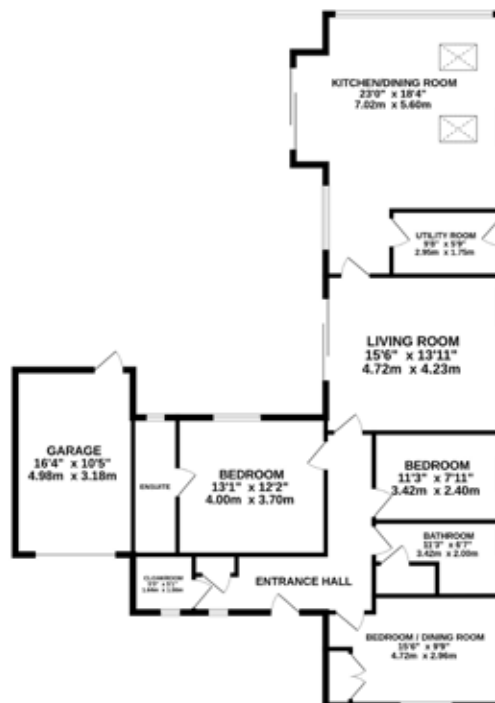
Directions - Please Scan The QR Code Below

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///birthing.terribly.dressy](https://www.threewords.com/birthing.terribly.dressy)



GROUND FLOOR
1440 sq.ft. (133.8 sq.m.) approx.



TOTAL FLOOR AREA: 1440 sq.ft. (133.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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