



Overwood Lane, Forncett St. Peter - NR16 1LW



Overwood Lane

Forncett St. Peter, Norwich

Located within an EXCEPTIONAL RURAL LOCATION, this substantial THREE / FOUR BEDROOM DETACHED FAMILY HOME offers a stunning retreat from the hustle and bustle of every-day life and is surround by FIELDS and OPEN COUNTRYSIDE. Boasting over 1500 SQFT internally (stms), this FULLY RENOVATED and beautifully presented 1940's built property has been finished to a HIGH SPEC and provides ample space for a growing family with even further scope for extension (stp). The flexible reception space includes a spacious open plan KITCHEN/DINING ROOM as well as separate utility room, perfect for entertaining guests or simply enjoying a quiet evening in. There is a stylish main sitting room with attractive bay window and doors onto the garden as well as a separate study room or fourth bedroom depending on preference. Completing the ground floor is a wonderful bathroom. The first floor offers THREE AMPLE BEDROOMS, two of which have fitted wardrobes and the room to the rear provides an en-suite shower room. The property sits on a STUNNING PLOT of 1.1 acres (stms) surrounded by picturesque fields, providing a tranquil backdrop to every-day life. The mature gardens are heavily planted with trees and shrubs providing unrivalled privacy. A particular feature is the GATED TREE LINED sweeping DRIVEWAY leading to a massive parking area and double garage at the front of the house ensuring ample parking space for multiple vehicles as well as a grand entrance.

Council Tax band: E
Tenure: Freehold
EPC Energy Efficiency Rating: E

- Substantial Family Home
- Exceptional Rural Location
- Fully Renovated & Beautifully Presented
- Over 1500 SQFT Internally (stms)
- Stunning Plot Of 1.1 Acres (stms) Surrounded By Fields
- Flexible Reception Space With Kitchen/Diner & Utility
- Three/Four Bedrooms & Two Stylish Bathrooms
- Sweeping Driveway Leading To Double Garage

Forncett St Peter is a rural hamlet with a thriving community offering amenities including Village Hall, Church, Primary School and excellent countryside for walkers, cyclists and horse riding. The property lies within the catchment for Wymondham College and Wymondham High School. The nearby bustling service village of Long Stratton provides a comprehensive range of everyday amenities including supermarket, petrol station and post office. Wider amenities are not far away at the market town of Wymondham (five miles) providing a good selection of local shops and restaurants, a large Waitrose store, sports and recreation facilities, a most attractive Abbey and train station with regular train services to Norwich and Cambridge. Norwich is approximately 12 miles distant, 20 minutes by road circa, and either the A140 or A11 corridors give swift access to London in around two hours and Cambridge one hour.



SETTING THE SCENE

Approached via Overwood Lane, a rural location on the outskirts of Fornsett St. Peter there is a pair of wrought iron gates leading to a sweeping tree lined shingled driveway which in turn leads to the front of the house and the double garage. The timber built double garage offers double up and over doors, power and light. The driveway is vast and would accommodate multiple vehicles. The main entrance door is found to the front with gardens spanning around the house on all sides.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a porch entrance with a door into the main hallway. There are stairs to the first floor landing straight ahead with useful understairs cupboard and an attractive tiled flooring as well as panelled walls. To the right of the hall is the ground floor bedroom or study room with fireplace housing a woodburner, built in storage and dual aspect to side and front. Heading down the hallway you will find a door to the right with built in storage leading to the ground floor bathroom. The bathroom has been well finished with shaped bath and shower over, hand wash basin and w/c. To the rear of the house is the utility room with a range of base level units, wood worktops over, oil fired boiler and space for white goods. There is also a door to the rear garden. Heading to the left of the hallway is the main reception space with the kitchen/dining room found first providing access to the sitting room beyond. The kitchen/dining room has been opened up to create an open plan space ideal for family living. The dining space again offers panelled walls as well as a fireplace housing a woodburner with stone surround and tiled hearth. The kitchen which has been re-fitted offers a wide range of wall and base level units with wooden worktops over as well as central island/breakfast bar. Appliances are integrated to include a fridge/freezer, double eye level oven, gas hob and extractor fan, fridge/freezer and dishwasher. The impressive main sitting room beyond provides dual aspect to the front and rear with a bay window to front and double doors onto the garden beyond.

Heading up to the first floor landing there are two ample double bedrooms to the front both with fitted storage. The bedroom to the rear benefits from wonderful views across the fields and gardens with the addition of a re-fitted en-suite shower room.

FIND US

Postcode : NR16 1LW

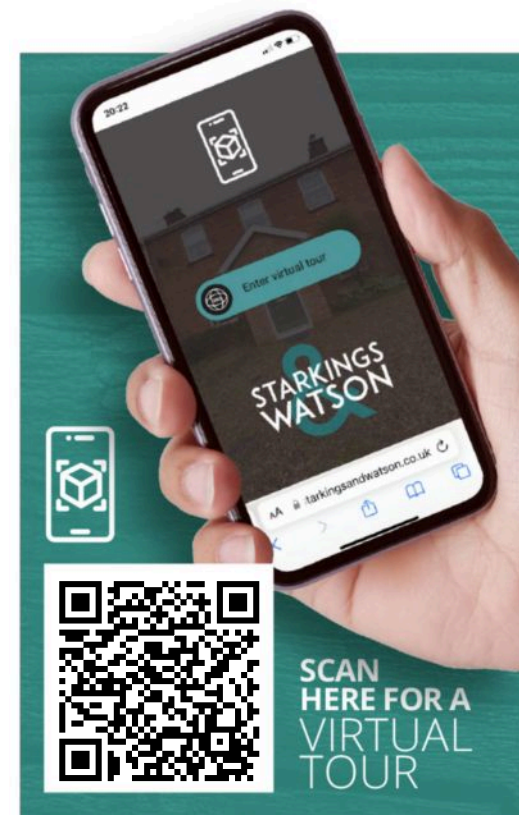
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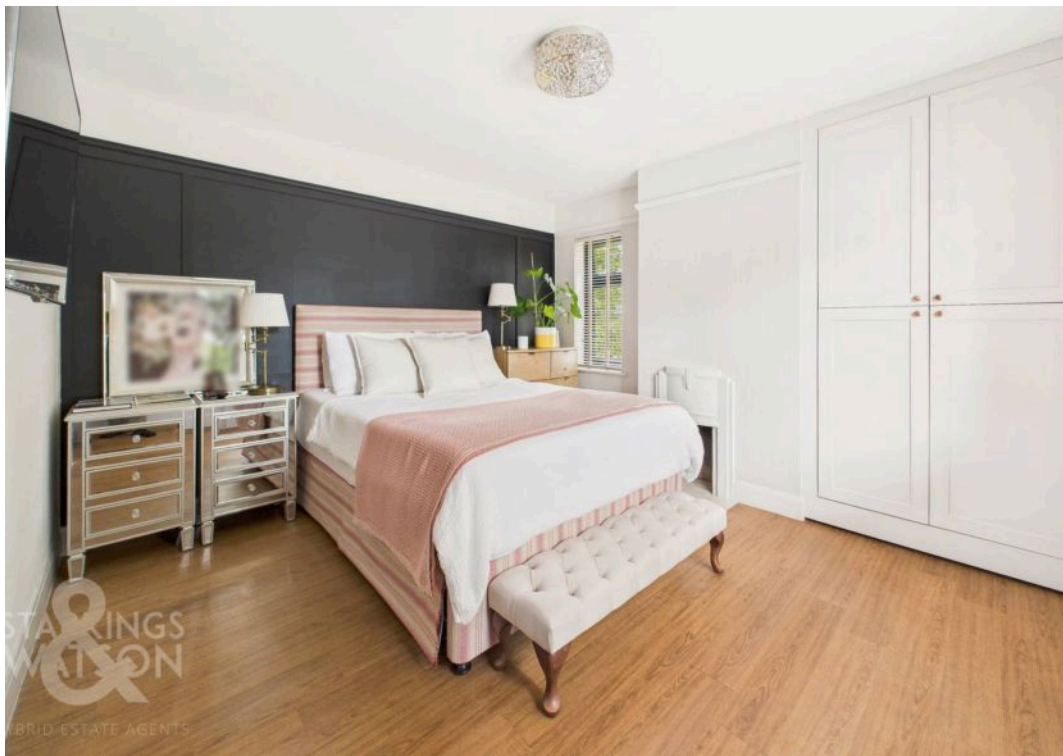
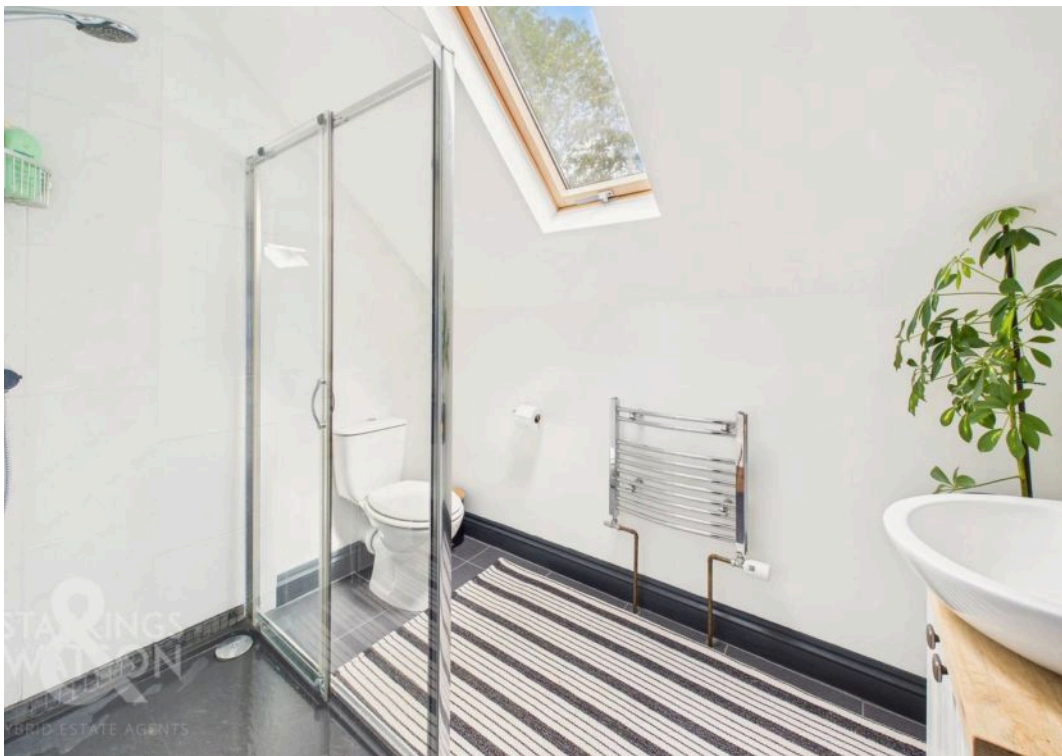
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised the property benefits from private drainage, oil fired central heating as well as mains electricity and water.



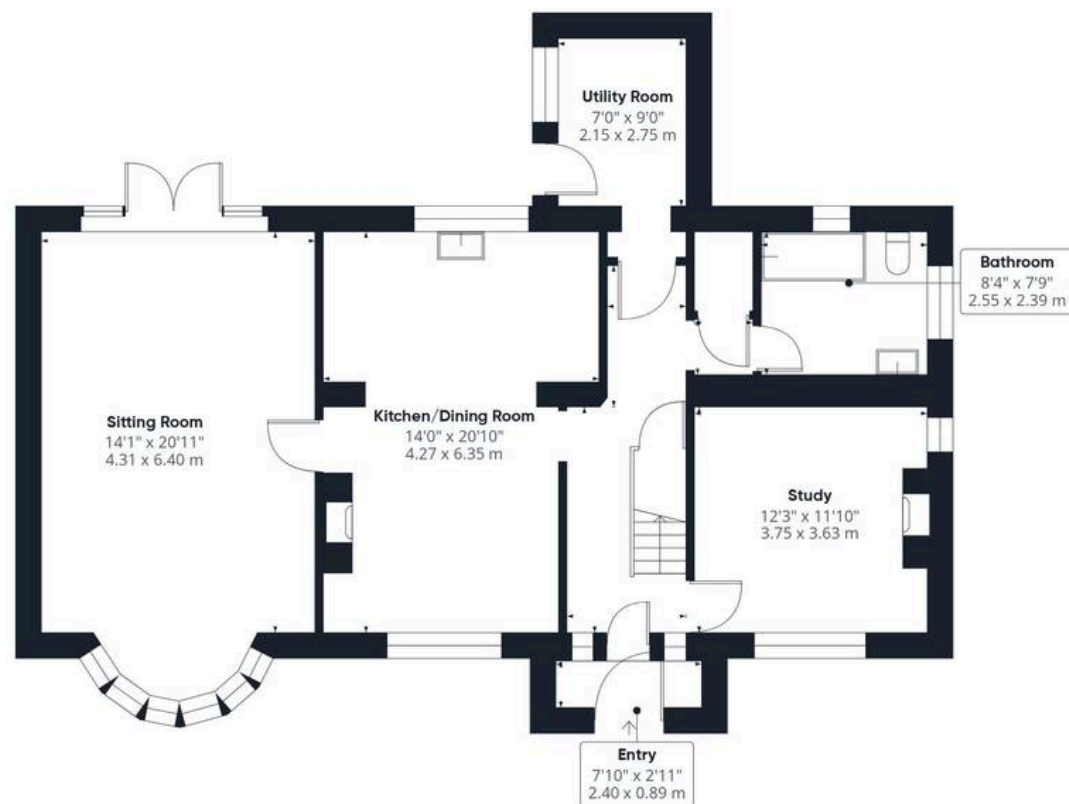




THE GREAT OUTDOORS

The plot extends to approximately 1.1 acres (stms) with the house sitting fairly centrally within the plot. To the front abutting the road there are generous lawned gardens with an array of trees as well as plenty of newly planted trees. Heading around the rear of the house the generous lawns continue. There is a wonderful decked area at the rear of the house providing plenty of space for sitting and entertaining, this houses the hot tub and provides a wonderfully private spot to enjoy the sunset. To the rear of the plot there is a timber wood store as well as hard standing and a large polytunnel. This then links up to the frontage with the impressive shingled driveway and double garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1526 ft²

141.8 m²

Reduced headroom

19 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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