



Hunts Mead, Forncett St. Peter - NR16 1JB



Hunts Mead

Forncett St. Peter, Norwich

Tucked away within this PRIVATE DEVELOPMENT sits an IMMACULATLY PRESENTED DETACHED BUNGALOW offering a little over 1500 Sq. Ft Of useable Accommodation (stms). The main living area offers an attractively decorated and FREE FLOWING space comprising the SITTING and DINING ROOMS where French doors open onto the rear garden with an awning above, ideal for those warmer summer days. The kitchen offers a mixture of storage spaces with an INTEGRATED DISHWASHER leading to a sizeable LAUNDRY ROOM with second access door into the rear garden. The right of the hallway takes you towards THREE BEDROOMS, the large of which boasts an EN-SUITE SHOWER ROOM and WALK-IN WARDROBE whilst all have the use of the THREE PIECE FAMILY BATHROOM and separate WC. To the front, a large sweeping drive allows for OFF ROAD PARKING of multiple vehicles in front of the DOUBLE GARAGE with electric roller doors with 2 gates each side to left and right of property leading to the rear garden, while the rear garden is FULLY ENCLOSED and predominantly laid to lawn with privacy giving trees to the rear and patio seating area, perfect for hosting friends and family.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Detached Modern Bungalow
- Select Private Development With 2 Years NHBC Remaining
- Large Living Spaces All In Immaculate Condition Throughout
- Free Flowing 19' Sitting Room Into Dining Room
- Kitchen With Integrated Appliances Into Laundry Room
- Three Bedrooms With Family Bathroom, En-Suite & WC
- Private Manicured Rear Garden
- Large Brick Weave Driveway Leading To Double Garage

Fornsett 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

The property can be found towards the entrance of this exclusive development where a large sweeping brick weave driveway separates the property from the main access street with manicured lawned frontage featuring colourful planting borders whilst ample off road parking can be had to the front of the home. Access to the double garage comes towards the front of the home through electric rolling doors whilst a swinging timber gate allows access to the rear garden to the left of the home.

THE GRAND TOUR

Once inside, a well proportioned entrance hall is the first space to greet you granting access to all living accommodation within the property with widened door suitable for those with disabilities or accessibility needs, laid with carpeted flooring and creating the ideal space to slip off coats and shoes before heading further into the home. The main living space comes immediately to the left in the form of a 19' sitting room complete with box bay window to the front of the home allowing natural light to flood the space whilst its free flowing design takes you around to the side where the dining room can be found with more than enough space for a formal dining room suite sat in front of a set of uPVC double glazed French doors taking you onto the rear garden patio with awning sat above, creating the ideal space for entertaining. The kitchen can be accessed from both the hallway and dining room where the space is laid with tiled flooring and a wide array of wall and base mounted storage units set around wood effect work surfaces which in turn leave space for a large range style cooker and oven and hob with extraction above whilst a built in dishwasher sits just to the side of the inset sink. Just off from the kitchen is a handy utility and laundry room with further space and plumbing for a washing machine with second sink and floor to ceiling storage spaces plus a second access door onto the rear garden.

All further accommodation can be found towards the right hand side of the property with the first two of the bedrooms initially greeting you to the left hand side with the smaller currently functioning as a home office space backing onto the rear garden laid with carpeted flooring leaving more than enough room for a bed with additional soft furnishings whilst the first of the double rooms sits just next door featuring bespoke built in wardrobes and large open floor space suited for a double bed with additional soft furnishings. The larger of the bedrooms sit towards the right of this again featuring bespoke built in wardrobes. The space has a large open floor space suited to a double bed with additional soft furnishings with the added benefits of a walk in wardrobe complete with shelving and hanging spaces and ensuite shower room finished with a part tiled surround with tall heated towel rail and vanity storage. The main family bathroom sits between both sets of bedrooms with modern tiling surrounding the bath featuring a shower head and glass screen with further vanity storage and tall heated towel rail.

FIND US

Postcode : NR16 1JB

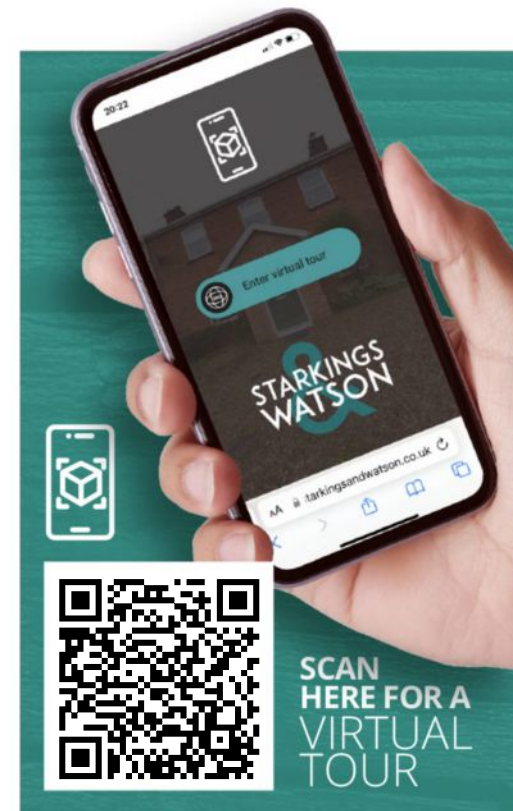
What3Words : //////////////daydreams.overdrive.reviewed

VIRTUAL TOUR

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

AGENTS NOTE

All properties including this one must pay a £600 maintenance charge per year as part of site maintenance to uphold its attractive and exclusive feel.







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing with tall privacy giving trees also to the rear. The space is predominately laid to lawn with colourful and inviting planting borders adding vibrancy to the space with patio seating area directly as you exit the home following the pathway beyond the property towards the rear of the garages. There are 2 timber gate access points to the rear of the property. One located at the left hand side and the other to the right hand side of the property behind the side of the garage. A personal access door takes you directly into the garage for free flowing access to the front of the property as well as the access gate to the left hand side up front of the home.





Approximate total area⁽¹⁾

1597 ft²

148.2 m²

(1) Excluding balconies and terraces

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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