

5 HUMPHREYS CLOSE

FORNCETT ST PETER | NORWICH | NORFOLK | NR16 1LX

Guide Price £300,000 - £310,000

SUMMARY Situated in the desirable village of Forncett St Peter, this beautifully presented link-detached home offers an ideal setting for family living. Including a modern kitchen, spacious lounge leading to the dining room, landscaped garden and off-road parking with garage, this home is tucked away in a cul-de-sac with convenient village amenities nearby - call now to view!

KEY FEATURES

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Beautifully presented family home, enjoying a cul-de-sac position

3 first floor bedrooms including a 13'4 main bedroom

Modern fitted kitchen with integrated oven, hob, extractor and garden access

Spacious lounge with central feature fireplace and adjacent formal dining room

Ground floor WC and first floor family bathroom with shower over bath

Oil-fired central heating system and double glazing

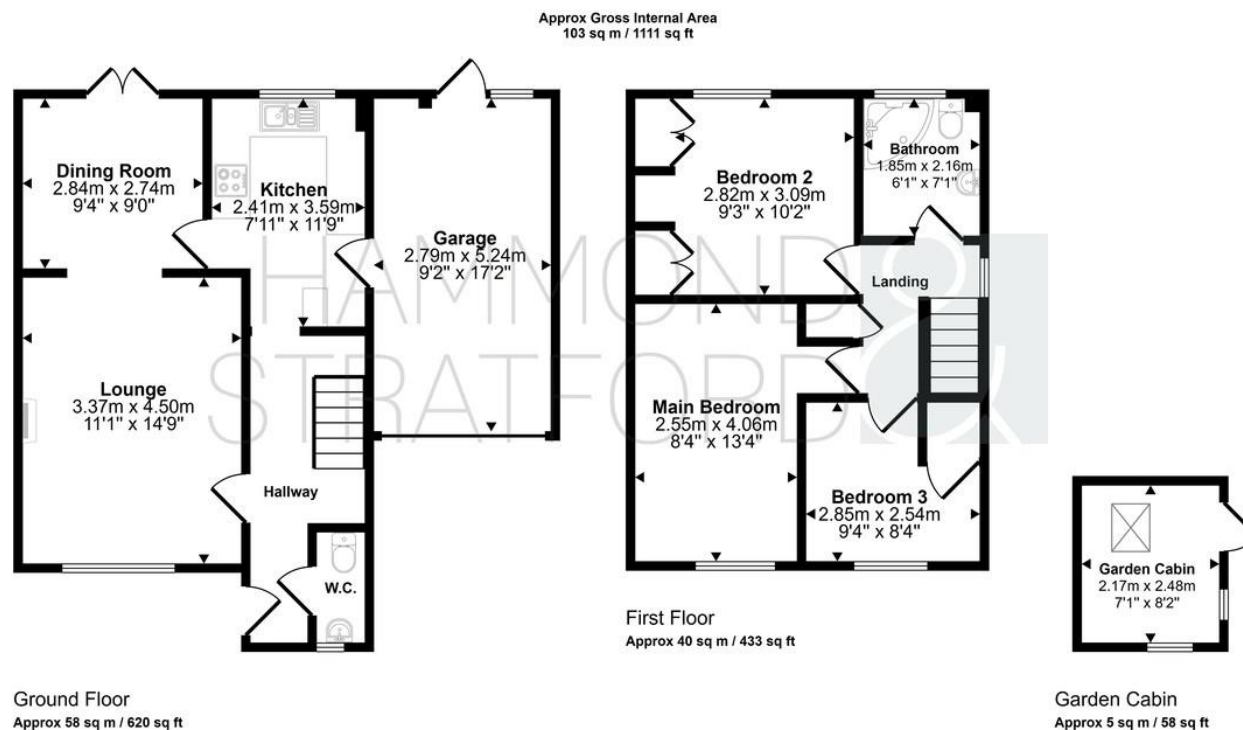
Integral single garage with electric up-and-over door, light and power, plus off-road parking

Landscaped rear garden with lawn, decking seating area and garden studio

Within easy reach of major road links, plus Norwich and Attleborough

HAMMOND
STRATFORD





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

OUTSIDE To the front, the property features a combination of shingle and concrete driveway, providing off-road parking for multiple vehicles, including access to an integral garage with an electric up-and-over door. At the rear, the approx. 25' max. garden extends is predominantly laid to lawn with a paved path leading to a raised decking area - ideal for outdoor dining or relaxing - situated directly outside the rear French doors. Toward the rear boundary, a charming garden studio offers fantastic potential as a home office or hobby room, enhancing the versatility of the outdoor space (STPP). The oil tank is located within the boundary. Located in a cul-de-sac within the sought-after village of Fornsett St Peter, this home benefits from access to local amenities and scenic countryside nearby.

DIRECTIONS Head into the village on Norwich Road B1113 and turn onto Bentley Road then right onto Humphreys close, where the property can be found on the left-hand side towards the end of the cul-de-sac.
what3words ///witless.graver.resides

LOCAL AUTHORITY South Norfolk

COUNCIL TAX BAND C

EFFICIENCY RATING Current E 46 Potential C 77

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While we have made diligent efforts to ensure the accuracy of the information relating to each property at the point of listing, you are advised to consult the official local council website for details on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant aspects. These details are for guidance purposes only and we do not seek advice from the seller's legal representative in their preparation. We also strongly advise that you inspect the property and surrounding area on Google Maps and Street View prior to viewing. The photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.

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