



Long Stratton Road, Forncett St. Peter - NR16 1HT

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& WATSON**

HYBRID ESTATE AGENTS



Long Stratton Road

Forncett St. Peter, Norwich

Presented in EXCELLENT ORDER, this DETACHED BUNGALOW spanning over 1700 Sqft (stms) would make a wonderful family home! Having been extended and improved in a number of ways you will find a stunning FAMILY ROOM with SKY LANTERN remote control blind allowing plenty of natural light, cool summers and warm winters, as well as a HIGH SPEC BRAND NEWLY FITTED KITCHEN/BREAKFAST ROOM to the rear. In addition, the internal accommodation comprises; an entrance hallway with a large welcoming hallway, there are THREE DOUBLE BEDROOMS, a family bathroom and EN-SUITE SHOWER to the far end of the bungalow. You will find a large BAY FRONTED SITTING ROOM leading into a DINING ROOM as well as a further fourth bedroom/study and possible EN-SUITE with plumbing ready adjacent, all within the central section of the bungalow. Beyond is the family/sun room, kitchen/breakfast room, separate utility room and further BRAND NEW SHOWER ROOM completing the accommodation. Externally there are PRIVATE and ENCLOSED rear gardens with various outbuildings with wonderful bridleway walks beyond. To the front there are further gardens as well as a SUBSTANTIAL HARD STANDING GATED DRIVEWAY providing parking for numerous vehicles.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- Generous Footprint Of 1700 SQFT (stms)
- Brand New High Spec Kitchen & Utility
- Impressive Family Friendly Reception Space
- Three/Four Bedrooms & Three Bathrooms
- Private Enclosed Rear Gardens
- Excellent Driveway Parking For Multiple Vehicles
- Popular Rural Village Location

Forncect 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 is approached via a secured and gated, generous brick-weave and hard standing driveway, providing off road parking for multiple vehicles and a caravan if required. There is an adjacent lawned front garden with a hard standing footpath leading to the main entrance door to the front. There is also a secondary access into the family room off the driveway.

THE GRAND TOUR

Entering via the main entrance door to the front of the bungalow you will find an entrance lobby leading through to the hallway. The hallway provides access to all the bedrooms and family bathroom as well as the sitting room. In addition there is plenty of built in storage. At this end of the bungalow there are three ample bedrooms all double rooms with two to the front and one to the rear. The rear bedroom benefits from an en-suite shower room. The family bathroom is also found to this end of the property with a w/c, hand wash basin and bath with shower over. The sitting room leads off the hallway with a bright dual aspect and a bay window to the front as well as feature electric fireplace. The sitting room leads round the corner to the dining area meaning the main reception area provides plenty of space for family gatherings. Off the dining area is the fourth bedroom/study which has potential to become a lovely en-suite bedroom with a room off the bedroom which is currently used for storage but has plumbing in place already to become a bathroom. Also accessed off the dining area is the wonderful family/sun room which provides further reception space with access also into the rear garden and the driveway to the front. This room is an excellent 'go-between' twixt the kitchen and main sitting room with plenty of natural light. Leading up a step you will find the stunning newly fitted and renovated kitchen/breakfast room with a range of shaker style fitted wall and base level units alongside solid worktops and a large island breakfast bar. There are integrated appliances to include dishwasher, double electric eye level ovens, induction hob and extractor fan as well as fridge/freezer and separate freezer. From the kitchen there are double doors leading onto the garden as well as a door to the large and separate utility room beyond. The utility offers a further range of wall and base units with solid worktops over as well as space and plumbing for washing machine and tumble dryer. You will find a door to the rear garden as well as access to the newly fitted shower room. The shower room is also a wet room being fully tiled with a large walk in shower, w/c and hand wash basin.

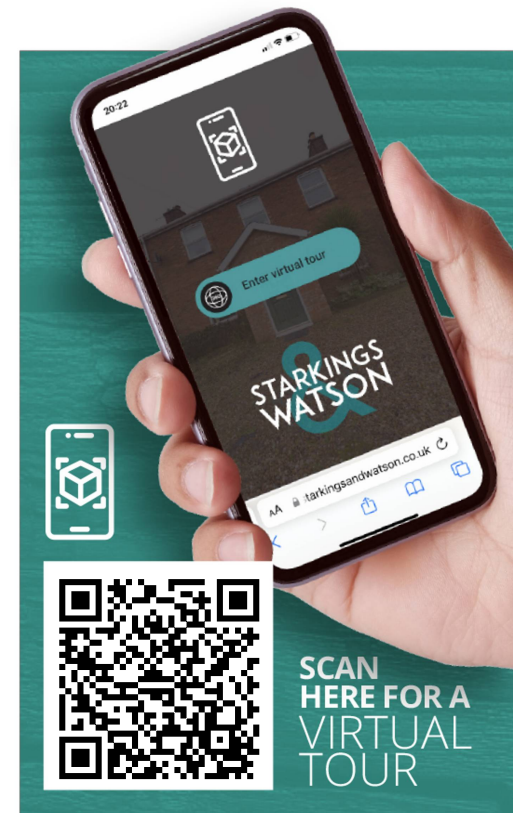
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Heading into the rear garden from either the door in the garden room or the double doors in the kitchen, there is a hard standing pathway and patio that runs along the back of the property and through to a gated access to the side, leading to the front of the property and the driveway. Within the rear garden you will find a generous lawned area, timber storage shed and a timber summer house as well as the oil tank. The gardens enjoy a private non-overlooked aspect as well as being secured with timber fencing and mature hedging.





Approximate total area⁽¹⁾

1789.19 ft²

166.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.