



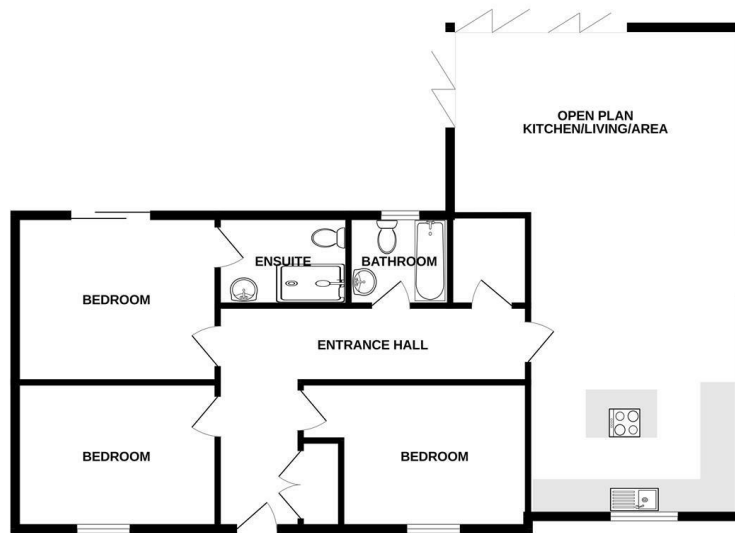
Todo Mio Long Stratton Road | Forncett St. Peter

Offers In Excess Of £500,000

****NEWLY RENOVATED AND EXTENDED BUNGALOW ON A SPACIOUS PLOT**** Gilson Bailey are delighted to offer this stunning, newly renovated and extended three-bedroom detached bungalow, occupying a spacious and private plot within the peaceful village of Forncett St Peter. Finished to an exceptional standard throughout, the property offers beautifully designed single-level living, comprising an entrance hall and a superb open-plan kitchen/living space forming the true heart of the home, ideal for both relaxing and entertaining. There is a modern family bathroom and three well-proportioned bedrooms, with the principal bedroom further benefiting from a stylish en-suite shower room. Externally, the property boasts a generous driveway providing ample off-road parking and a substantial, private rear garden perfect for outdoor entertaining and family enjoyment. Further advantages include double glazing, efficient air source heating and solar panels, no onward chain and the benefit of a full high-quality renovation throughout, making this an outstanding home ready to move straight into.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.
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Location

Fornsett St Peter is a peaceful and picturesque rural village offering a quintessential Norfolk countryside lifestyle, surrounded by open fields, winding lanes and a true sense of tranquillity. Despite its idyllic and secluded setting, the village remains well connected, with convenient access to nearby market towns such as Long Stratton and Wymondham, both offering a range of shops, schools and everyday amenities. The area is particularly popular with families and those seeking a slower, more relaxed pace of life, while still benefiting from good transport links via the A140 and A11, providing straightforward routes to Norwich, Thetford and beyond. With its blend of rural charm, strong community feel and commuter convenience, Fornsett St Peter offers an appealing balance of countryside living without feeling remote.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen/living area, three bedrooms and bathroom.

Open Plan Kitchen/Living Area 31'4" x 18'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, two double glazed windows, bi-fold patio doors, underfloor heating.

Bedroom One 12'7" x 10'5"

Sliding patio doors, two radiators.

En-Suite 8'2" x 5'8"

Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, heated mirror.

Bedroom Two 14'2" x 9'9"

Double glazed window, radiator.

Bedroom Three 12'7" x 9'2"

Double glazed window, radiator.

Bathroom 6'4" x 5'8"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, heated mirror, frosted double glazed window.

Outside Front

Large shingled driveway providing off road parking.

Outside Rear

Patio seating area, lawned garden, mature trees, enclosed by timber fencing with side gate access.

Local Authority

South Norfolk Council, Tax Band B.

Tenure

Freehold

Utilities


Fibre to the property.
 Mains water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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