





Merlecroft Long Stratton Road,Forncett St. Peter

Norwich NR16 1HT

william h brown

welcome to

Merlecroft Long Stratton Road, Forncett St. Peter Norwich

Situated in a desirable rural village location, this stunning four-bedroom detached home occupies a generous plot with a gated entrance and ample parking. Conveniently located for easy access to nearby towns, this impressive home is perfect for those seeking modern living in a countryside setting.

Entrance Hall
Complete with LVT flooring, leading to the Cloakroom, Kitchen/Diner & Lounge

Cloakroom
Complete with tiled floor, WC and basin with built-in storage

Lounge
Dual aspect with patio doors leading through to the conservatory. Room complete with woodburner for those cosy autumnal and winter evenings.

Kitchen/Diner
Recently fitted brand new kitchen complete with integrated microwave, single oven, dishwasher and fridge/freezer. Lots of natural light from the front and rear windows, along with LED downlights.

Utility
Practical space with room for a washing machine, along with water softener and new boiler fitted in 2026. Also features a rear door leading to the garden,

Bedroom 4 / Family Room
Flexible room that could be used as a downstairs bedroom, which also features a separate access door. Room would also be great to be used as a gym, snug, home office or family room.

Bedroom One
Good sized double room, rear facing, fitted with carpet and built-in storage

Bedroom Two
Double, carpetted, front-facing room, offering lots of natural light

Bedroom Three
Double, carpetted, rear facing bedroom, complete with built-in storage

Bathroom
Complete with shower over bath, WC, basin which also benefits from a navy storage unit underneath. Velux window also lets in lots of natural light.

External
The property features a five-metre long conservatory to the rear, which is complete with tiled flooring. To the front of the property, the gated entrance offers total privacy and also provides the property with ample amount of parking.

To the rear, the private garden is bathed in sunlight and is finished with patio area behind the conservatory and separate decking area in the garden to truly make the most of the space. Mature trees and fields behind really add to that countryside feel.

General
The property has benefitted from renovation with a new kitchen, upgraded electrics and central heating system, along with a new boiler and oil tank

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









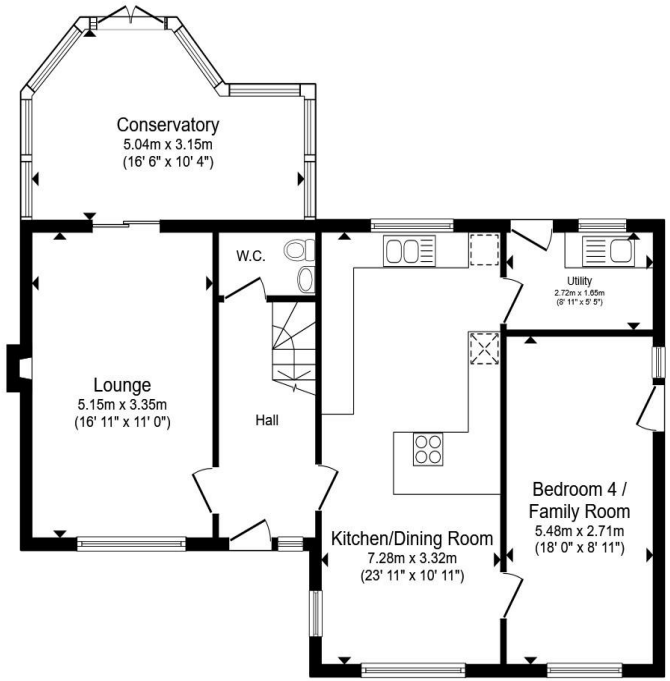
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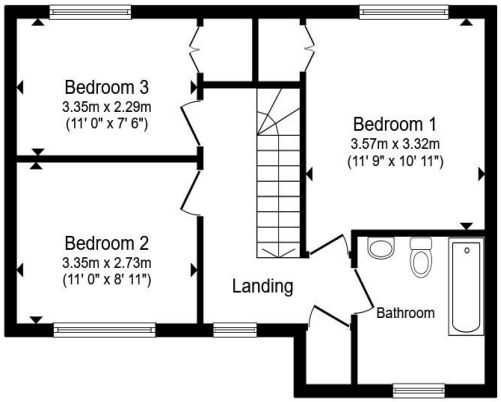
Merlecroft Long Stratton Road, Forncett St. Peter Norwich

- Stunning four bedroom detached home in a village location
- Generous plot with gated entrance and ample parking
- Fully renovated open plan kitchen/diner complete with integrated appliances and utility room
- Four double bedrooms with a ground floor bedroom that could also be used as a home office, gym or snug
- Large, private rear garden with trees to the rear and fields beyond

Tenure: Freehold EPC Rating: F
Council Tax Band: D



Ground Floor



First Floor

Total floor area 134.7 m² (1,450 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
WYM109257 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01953 602578

Wymondham@williamhbrown.co.uk

27 Market Street, WYMONDHAM, Norfolk, NR18 0AJ

williamhbrown.co.uk