



Low Road, Forncett St. Peter, Norwich, NR16 1HY

Guide Price £425,000



01508 531331

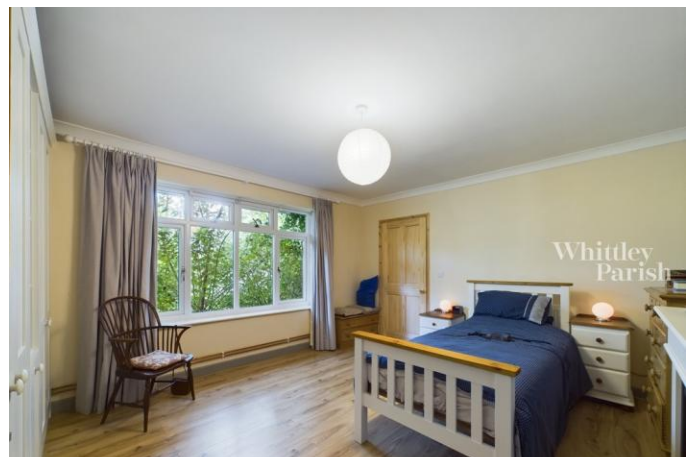
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Property Features

- 2/3 bedrooms
- 3 bathrooms (2 x en-suite)
- 2/3 reception rooms
- Kitchen and separate utility
- Access to countryside walks
- Drainage - mains
- Heating - oil
- Council Tax Band E
- Freehold
- Energy Efficiency Rating D.

Full Description

This immaculate detached bungalow offers flexible accommodation following an impressive loft conversion to now provide two/three bedrooms (2 of which have en-suite facilities) and/or two/three reception rooms. A delightful garden room gives views over the pretty rear garden and along with the kitchen there is a separate utility room. The property is presented in a most immaculate condition throughout and offers flexible accommodation for multi generational living. Externally the property occupies a pleasant plot accessed from the Low Road being a part of the Tas Valley National Walk. A driveway provides good off-road parking with gateway access to the side leading to the front gardens which are predominantly laid to lawn and illuminated by outside lighting. A further gate leads to the side of the property where there are timber sheds and an open fronted garden store. Pathway access leads to the private rear gardens which are well established with interesting and colourful borders, fruit trees, wildlife pond and a gate in the rear fence gives immediate access to the fields and countryside walks beyond. A large decking area spans the rear of the property with ample space for garden tables and chairs and a cast concrete barbecue is included in the sale. Also included are further outside buildings in the form of a summerhouse measuring 12' x 8' and an office/hobby room measuring 13' x 10', both with insulated walls and ceilings, double glazed windows and oak veneer floors. Located within the traditional village of Forncett St Peter being a rural but yet not isolated village in a Conservation Area and within close proximity of the thriving towns of Wymondham (five miles to the north west and with outstanding schooling), Long Stratton (two miles to the east) and Attleborough (eight miles to the west and with a mainline railway station connecting to Norwich and Cambridge). For the city commuter Norwich is just fourteen miles to the north.



ENTRANCE HALL

A pleasing first impression with tiled floor and opening into a spacious study area measuring 17' 3" x 13' 4" (5.27m x 4.07m) with oak staircase to first floor and bi-fold doors leading onto the decking area and garden beyond.

SITTING ROOM

Front aspect window, built-in double wardrobe, oak veneer flooring.

GROUND FLOOR BEDROOM

With built-in wardrobes, feature fireplace with attractive electric fire set within, oak veneer flooring, door to:-

ENSUITE WETROOM

Fully tiled room with walk in shower area, hand wash basin set upon a vanity unit, low level WC and bidet, heated towel rail, frosted side aspect window.

BATHROOM

Three piece suite in white comprising bath with hand held mixer shower tap, hand wash basin set upon vanity unit, low level WC, tiled floor, rear aspect frosted window.

KITCHEN

Fitted kitchen comprising shaker style wall and base units with solid wood worksurfaces over, composite one and a half bowl sink unit with mixer tap over, range style stove with stainless steel splashback and extractor fan over, plumbing for dishwasher, tiled floor and opening through to:-

GARDEN ROOM

A delightful addition to the property and currently being used as a second sitting room with 2 x bi-fold doors giving access to the rear gardens and being flooded with natural light from the large skylight above, oak veneer flooring, door to:-

UTILITY ROOM

With continuing base units with worksurfaces over, plumbing for washing machine and space for tumble dryer, space for further appliances, recess housing the central heating boiler and hot water cylinder.

FIRST FLOOR SUITE:

BEDROOM

With breath taking countryside views from the French doors and space for seating to fully enjoy your surroundings, twin velux windows, oak veneer flooring, door leading to the:-

DRESSING ROOM

With continued flooring and velux window and further door to:-

WETROOM

With anti-slip flooring, shower set within glass screen, hand wash basin set upon vanity unit, low level WC, velux window.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1630.31 ft²

Reduced headroom

115.60 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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