



Mandhari
Flordon | Norwich | NR15 1RN

HIGH SOCIETY



“Sitting out on the deck looking over paddocks and fields, it’s hard to imagine a more relaxing place. Raised up from the road the far-reaching outlook immediately gives you a feeling of space. Inside this is a welcoming family home, a place to make memories and to have fun. A versatile property to meet many needs, come take a look – this could be ‘the one!’”







- Situated in an elevated position this Detached Bungalow is situated in an elevated position with views over the horse sanctuary
- Four Bedrooms to include Principal Bedroom with En-Suite and Dressing Room: Three Further Bedrooms with Main Bathroom
- Kitchen Breakfast Room and Three Receptions
- Single Garage and Oversized double Cart Lodge
- Garden measuring just over 1/4 acre (0.27 acre STMS)
- Total Accommodation Extends to 1618sq.ft
- Energy Rating D

This charming property has been extended and renovated by the current owners and has been a much-loved family home to them – the place where they raised their children. They were drawn to the peaceful setting, the elevated position offering fabulous views – the ability to walk or cycle safely in the area and the proximity to Norwich. It's been all they hoped and more besides, and now you too could enjoy everything this lovely home can offer.

Room For All

When the owners first came here, they extended the property to accommodate their growing family, enlarging the kitchen, and adding a roomy master suite with its own private bathroom and dressing room. The other three bedrooms are grouped together in the centre and front of the house, sharing a family bathroom. The owners have also created a home office to one side of the house, looking out over the front and with its own entrance. This means it's easy to work from home and to receive clients without them coming into the main part of the property. It's also a very sociable home, with two very large and airy reception rooms, both with beautiful parquet floors, where you can host a crowd in comfort, with others gathering at the breakfast bar.

Catching The Eye

The outside space here is lovely. The owners have worked hard to terrace the garden and create a very usable place where children can play or dogs can run around. There's a nice, sheltered terrace to the rear of the house that's sunny and secluded, leading to a lawned area beyond, screened with mature trees. To the front, there's plenty of parking and the beautiful raised decked area – the perfect vantage point from which to enjoy the views. There are paddocks and fields opposite owned by a horse sanctuary, so you'll see horses grazing for much of the year. "We loved sitting out here. Most people don't even know you're there, but locals would stop and chat or come up for a drink. It became a lovely, sociable thing. We've watched barn owls over the fields and kingfishers darting over the water opposite." When the owners' children were younger, the family used to take camping beds and blankets outside on clear nights, so they could lie down on the grass and look for shooting stars.

City And Country

This is a great area too, with plenty of open countryside to explore and enjoy, whilst still being close to the city of Norwich. There are lots of walks, with Redwings horse sanctuary on the doorstep and Flordon Common down the road. You can walk along by a little tributary to the river and sometimes you'll see rare breed cattle grazing. The owners used to cycle to Mulbarton on the quiet little lanes, while other times they tried to catch minnows in the river. The owners say that there's usually something happening in the community.





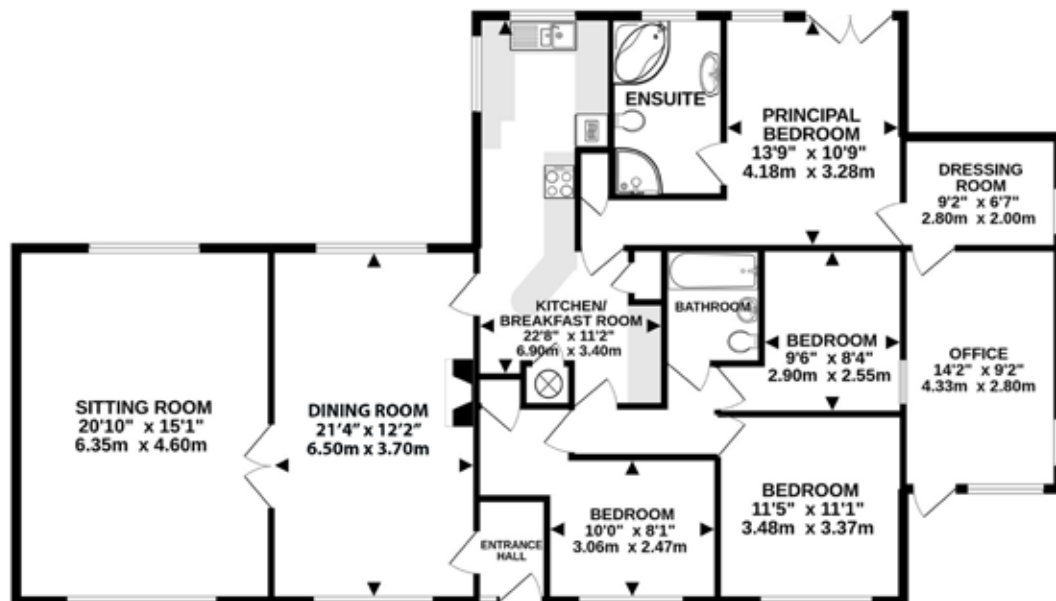




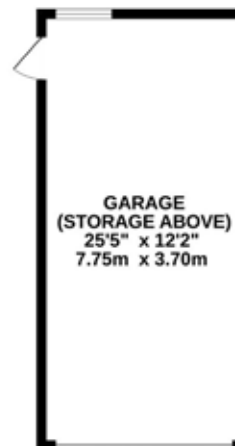








GROUND FLOOR
1618 sq.ft. (150.3 sq.m.) approx.



GARAGE
309 sq.ft. (28.7 sq.m.) approx.



CAR PORT
391 sq.ft. (36.4 sq.m.) approx.

FLOOR AREA - HOUSE : 1618 sq. ft. (150.3 sq. m.) approx.
FLOOR AREA - GARAGING : 628 sq. ft. (65.1 sq. m.) approx.
TOTAL FLOOR AREA : 2318 sq.ft. (215.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2022

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Flordon is a small picturesque hamlet found to the south of Norwich. With easy access to the A140 Ipswich Road the property is only a short distance north of the larger village of Long Stratton with its range of high street stores, garage, supermarket and range of schooling. "We have found living here very easy. Wymondham is close – and there are lots of shops there, as well as schools. It is also easy to get to Norwich, and to Diss, where there is the train station."

How Far Is It To?...

Norwich is located approximately 6 miles north with its wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The De Vere Dunston Hall Hotel is within easy access off the A140 offering over 150 acres of parkland, a spa, sauna and a fitness suite, while golfers will enjoy the 18-hole championship golf course. The attractive market town of Diss is approximately 14 miles south west of Flordon with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street. Try www.diss.co.uk for more information.

Directions...

Leave Norwich travelling in a south westerly direction on the A140, upon entering Newton Flotman veer right, sign posted to Flordon. Continue along this road, along Station Road, then accessing The Street where the property will be located on the right hand side, a for sale board having been erected for ease of identification.

Services and District Council

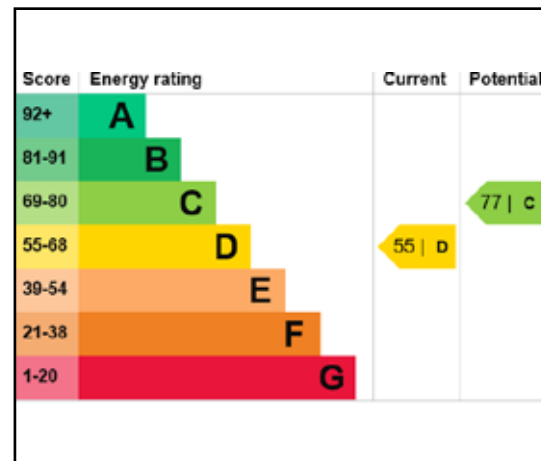
OFCH, Mains - Water & Drainage
 South Norfolk District Council
 Council Tax Band D - £1,516.95 PA

Agents Notes: Prospective purchasers must be aware that a section of land behind the main garden and adjacent to St Michael's Church is offered by the Diocese of Norwich on a twelve month licence with the term thereafter terminable by giving six months notice.

Tenure
 Freehold



Fine & Country Norwich Office
 12-14 Queen Street, Norwich, NR2 4SQ
 01603 221888



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

