



Aslacton Road, Forncett St. Peter, NR16 1LT

Offers In Excess Of £475,000



01508 531331

www.whittleparish.com

Property Features

- Annex potential
- Heating - oil ch
- 4 bedrooms
- Drainage - private
- 3 reception rooms
- Council Tax Band D
- 2 bathrooms
- Freehold
- Garage and carport
- Energy Efficiency Rating D.

Full Description

Occupying a pleasing individual position the property is found in the attractive village of Forncett St Peter within the unspoilt countryside of south Norfolk. The village is situated in a rural but yet not isolated location lying just ten miles to the north of Diss and some eleven miles to the south of Norwich. There is the benefit of easy access to a good range of day to day amenities and facilities found just two miles away within the village of Long Stratton. For the commuter there is access to Diss with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street.

The property comprises of an individually built four bedroom detached bungalow offering flexible living with great annex potential. Throughout the accommodation is spacious and well-proportioned.

Externally the property is approached via a double gated driveway with parking for numerous cars and leading to the single garage and carport area. To the rear the garden is mainly laid to lawn and is totally enclosed by mature hedges giving a good degree of privacy within. A summerhouse is conveniently positioned to enjoy the afternoon sun and a pleasant paved area is perfect for alfresco dining.

The accommodation is as follows:-

ENTRANCE HALL

Accessed via the UPVC front door and with solid wood flooring.

LOUNGE

With continued solid wood flooring, feature fireplace with marble hearth and cast iron woodburner, large picture window with views over the front garden.



DINING ROOM

Again found to the front of the property and being a generous sized room with ample space for table and chairs.

KITCHEN/BREAKFAST ROOM

Fitted with an extensive range of wall and base units with granite work surfaces over, breakfast bar with room for 2 x bar stools, eye level built-in double oven, electric hob with extractor fan over, door to pantry, rear aspect window and opening through to the:-

UTILITY ROOM

Fitted with a range of base units with granite work surface over, stainless steel sink unit with mixer tap, space for chest freezer, space for further upright appliance, plumbing for washing machine, ceramic tiled floor, door to bedroom/reception room, door to carport and further opening to:-

GARDEN ROOM

Light and bright room with double doors giving access to the garden, door to an inner hallway with personal door to the garage and further door to the:-

BATHROOM

Three piece suite in white comprising panelled bath with shower attachment and glass shower screen, pedestal hand wash basin, WC, chrome heated towel rail, fully tiled room and frosted window.

BEDROOM TWO/RECEPTION ROOM

Accessed from the utility room and with views over the front garden.

BEDROOM ONE

Found to the front of the property and with built-in wardrobe.

BEDROOM THREE

Another double bedroom again with built-in wardrobe.

BEDROOM FOUR

Currently being used as an office but a good sized single bedroom.

FAMILY BATHROOM

Five piece suite in white comprising of panel bath, corner shower cubicle, WC and bidet, pedestal hand wash basin, heated towel rail, fully tiled room, 2 x frosted windows.

OUR REF: LO994





Approximate total area⁽¹⁾
1907.77 ft²

(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.

GIRAFFE360

Beatrix Potter Cottage
The Street
Long Stratton
Norwich
NR15 2XJ

www.whitleyparish.com
longstratton@whitleyparish.com
01508 531331

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