



10 Hunts Mead
Fornsett St. Peter | Norfolk | NR16 1JB

FINE & COUNTRY

QUALITY AND COUNTRYSIDE



“This high-quality home has plenty to recommend it, from the light, airy rooms to the sense of space.

The south-facing garden is a real suntrap, while the location is appealing, on a small development of attractive homes. You can walk to the village amenities, or hop in the car and be at the shops, supermarket and schools in just a couple of minutes.

Glorious countryside surrounds the properties here, waiting to be explored,
while the fine city of Norwich is easily accessible too.”



KEY FEATURES

- A Modern Detached Bungalow situated in the Village of Forncett St Peter
- Three/Four Bedrooms; Family Bath/Shower Room
- The Principal Bedroom benefits from an En-Suite Shower Room and a Walk-In Wardrobe
- Sitting Room and Study/Bedroom Four
- Kitchen/Dining Room and Separate Utility Room
- Enclosed Gardens with Patio Area
- Double Garage and Brickweave Drive providing Parking
- The Accommodation extends to 1,755sq.ft
- Energy Rating: C

If you're looking for a high-quality, low-maintenance home with plenty of space, this is the one for you. A modern property built to a very high standard with a well-designed layout, it's part of a small and exclusive community adjoining open farmland and fields. Peaceful and tucked away, this is a real gem.

Award Winning Homes

Newly completed in 2018, this property has only ever had one owner and comes to the market in excellent condition. It sits in the heart of a small and exclusive development of just 17 properties built by Bennett Homes, recently named winners of the UK Large House Builder of the Year in the Construction Awards of Excellence, organised by the National Federation of Builders. This year is the sixth time the company has won this prestigious award and it's a testament to the quality of the materials and the work displayed in this property.

Spacious And Sunny

As you turn into the quiet cul-de-sac you'll see the homes here are attractive and well cared for. It's a quiet road and this property sits near the end, so there's barely any passing traffic and it's nice and peaceful. The front garden is laid to lawn with shrubs around the border and there's a block paved driveway leading to a large double garage. Make your way up the paved path and you'll come through the front door into a hallway with plenty of storage, right in the centre of the property. The layout has been well designed with the living areas to the right of the hall and the bedrooms and bathrooms to the left. The master bedroom has an en-suite shower room and walk-in wardrobe, while the other three bedrooms share a family bathroom with bath and separate shower. There's a useful utility room too, with access to the rear garden.





KEY FEATURES

The sitting room is very well proportioned and has a lovely box bay window to the front and a window to the west, making it a beautifully bright room. Double doors lead into the kitchen, so you can open up the two rooms when you're entertaining, and open a further set of double doors from the kitchen onto the paved terrace. The kitchen is also very spacious, with plenty of room for a large table and a lovely sunny, south-facing aspect.

A Country Community

Outside, the main part of the garden faces south, east and west, so you get plenty of sun out here. The garden is laid to lawn and easy to care for, but there's room for a keen gardener to get stuck in and create something beautiful. Beyond the cul-de-sac, you're surrounded by open farmland, so it's quiet and peaceful all around. There's a bus stop at the end of the road and you're only a five-minute drive from Long Stratton, where you'll find everything you need day-to-day, from schools to supermarkets. A few minutes in the other direction, or around a mile on foot, you'll find Forncett Village Hall, which is the centre of village life, hosting bowls club, an art group, playgroups for little ones, a nature group and various others. If you're new to the area, you'll soon feel right at home and the regular residents' newsletter will let you know everything that's going on, so you can easily meet people and put down roots.

Agents Notes

There is an annual management fee applicable. 2023/2024 will be the same yearly charge of £600.00. This is for the maintenance of the communal areas and the sewerage treatment system





















INFORMATION



On The Doorstep

The property lies in the popular South Norfolk village of Forncett St Peter. The village has a primary school and the well known Jolly Farmers public house. Within the neighbouring village of Tacolneston is The Pelican – an award winning gastro pub, primary school and also a child minding service. Wider amenities are not far away at the historic market town of Wymondham providing a good selection of local shops and restaurants, a Waitrose supermarket and schooling to sixth form level at the highly regarded Wymondham High School and Wymondham College.

How Far Is It To?

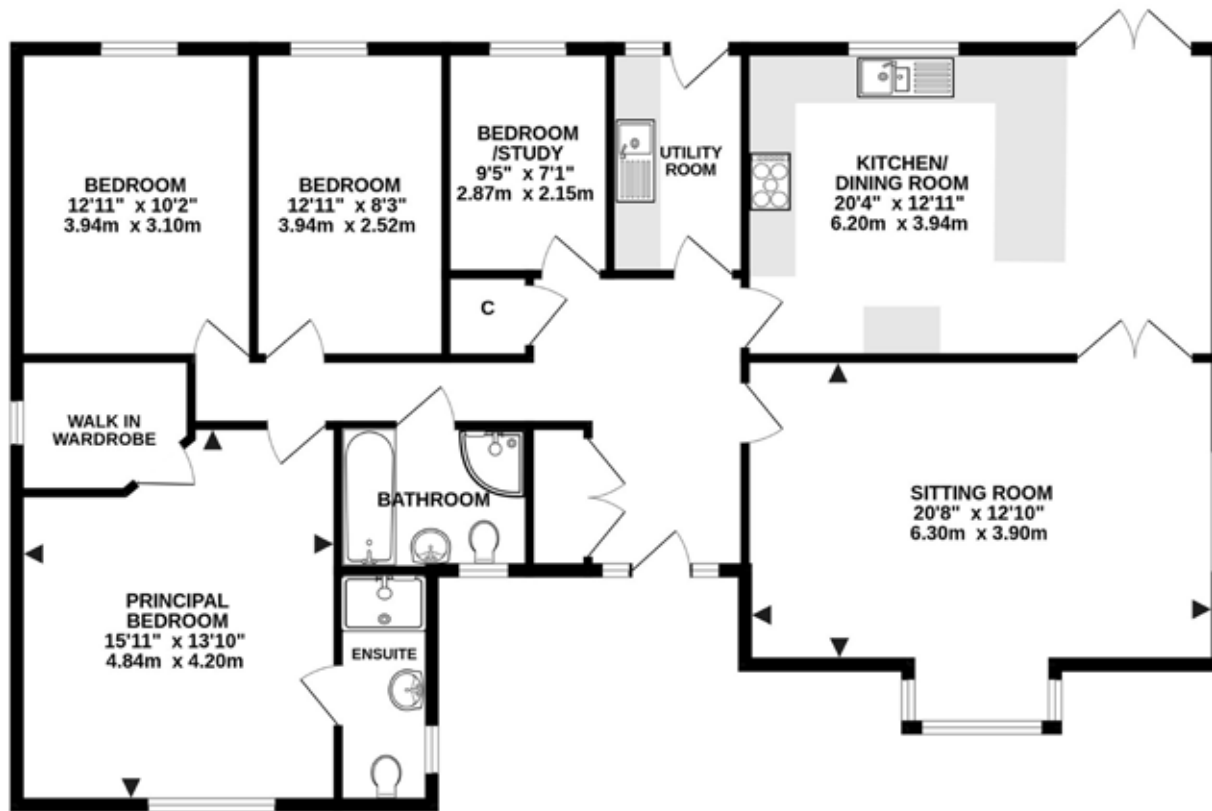
There are main line commuter connections for London Liverpool Street, Ipswich, Diss and Cambridge at Wymondham. The A140/A11 corridors offer swift access to London in around 2 hours, with Cambridge only 1 hour distant. Norwich is around 10 miles and offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is approximately 9 miles and offers a good selection of high street shops including a Sainsburys Supermarket.

Directions

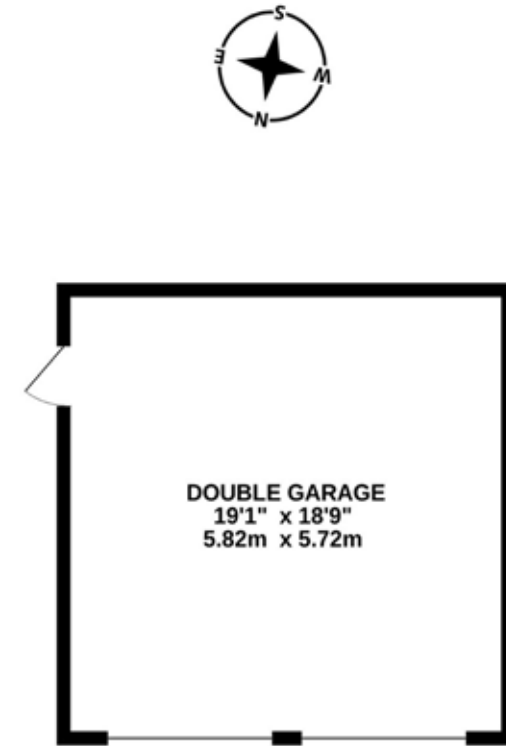
Leave Norwich on the A140 Ipswich Road, passing through the villages of Swainsthorpe, Newton Flotman and Tasburgh. At the roundabout take the 2nd exit onto Norwich Road/A140 and head into the village of Long Stratton, taking a right turn into Swan Lane, following the road as it becomes Forncett Road then Station Road, and then left onto Hunts Mead, where the property will be clearly signposted by a Fine and Country For Sale Board.

Services, District Council and Tenure

Air Source Heat Pump - Underfloor Heating, Mains Water, Private Drainage via Septic Tank
South Norfolk District Council - Council Tax Band - E
Freehold



GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.

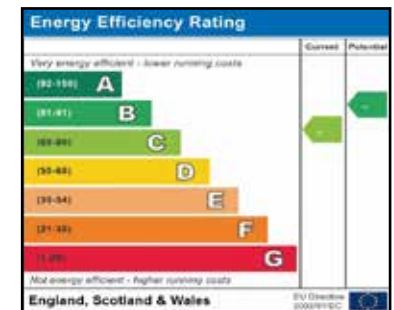


OUTBUILDING
358 sq.ft. (33.3 sq.m.) approx.

TOTAL FLOOR AREA : 1755 sq.ft. (163.0 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
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Agents notes: All measurements are approximate 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.





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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.

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