

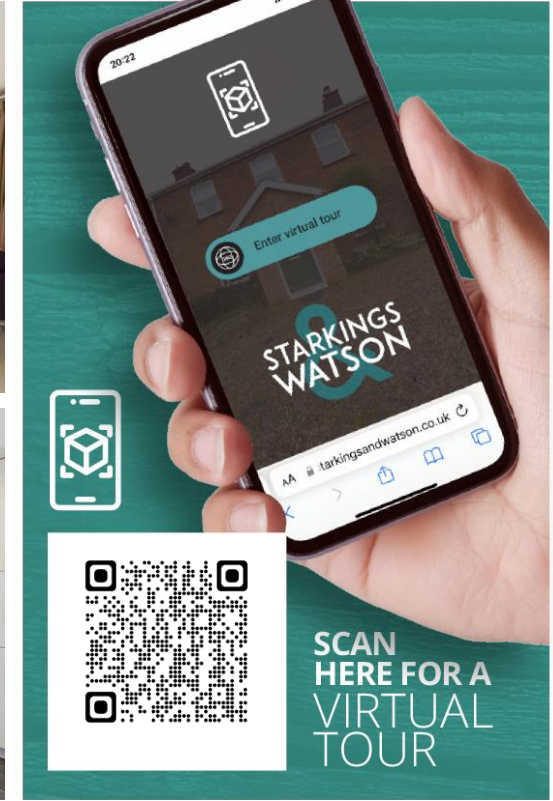
WARRENS WAY

Forncett End, Norwich NR16 1DH

Freehold | Energy Efficiency Rating : TBC

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STARKINGS & WATSON

- Modernist Detached Bungalow built in 1972
- Two Open Plan Reception Rooms
- Up to Five Double Bedrooms
- Shower Room & Family Bathroom
- Internal Courtyard & Striking Mono Pitched Roof Design
- Bespoke Fitted Kitchen & Separate Utility Area
- Wrap Around Easy to Maintain Gardens
- Double Garage & Driveway

IN SUMMARY

This MODERNIST detached FIVE BEDROOM BUNGALOW offers SINGLE STOREY LIVING at its finest! It is centred around a STUNNING COURTYARD with FLOOR to CEILING GLAZING. The courtyard provides a MICRO-CLIMATE for tender ACERS and TROPICAL PLANTS. Completely sheltered, it SUFFUSES the interior of the property with light throughout the day. This style of home is about EMBRACING the VALUES of LIGHT, SPACE AND FREEDOM. Its design has created a HUGELY VERSATILE HOME which is constructed with a MONO-PITCH ROOF and offers over 2260 Sq. ft (stms) of high quality accommodation, with WRAPAROUND GARDENS and a DOUBLE GARAGE. From the front door, you enter into the sunny porch and entrance hall. Leading off is the 33' OPEN PLAN SITTING/DINING ROOM with a feature DANISH WOOD BURNING STOVE, 17' kitchen, large light utility room, and FIVE BEDROOMS; one is currently used as a HOME OFFICE/STUDIO another as a FAMILY ROOM. The SHOWER ROOM has a walk-in shower, with an en-suite FAMILY BATHROOM.

SETTING THE SCENE

The property sits in the corner of a quiet road - Warrens Way. A double width brick-weave driveway provides side by side parking, which when parked in tandem has space for up to four vehicles. The double garage adjoins the property. A range of mature planting runs alongside the driveway, with a stand of birch and beech trees to the front. The side and rear garden are

hedged with beech, conifer and laurel. A bed of cobbles to the front emphasises the Modernist recti-linear design of the house. The rear garden is separated from the front by a secure fence and gate at the side of the property. There is a pathway to the front door.

THE GRAND TOUR

The front entrance leads guests into the generous sunlit foyer and hall, where you will appreciate the central courtyard with its full-height glazing sweeping around the L-shaped hall. Full-height windows are a feature in this house. The hall has a door opening into the courtyard. The sitting room is found to your right. With full height uPVC double glazing to the front and to the courtyard (with door), this light and bright room offers a beautiful entertaining space, with the feature Danish wood burning stove and slate hearth set into a central walk-around chimney breast which separates the sitting room from the dining room. The sitting room is open-plan and leads directly to the dining area, with further full-height glazing to front and side, and a door into the kitchen. These two rooms are spacious and light and lend themselves to entertaining friends and family with plenty of space for everyone. The kitchen is a cooks' paradise and offers plentiful worktops and storage, an array of neutral units, open shelving and cupboards, all finished in a high quality specification, with plenty of sockets and spotlights. There is space within the floor to ceiling unit for a microwave and additional food preparation, with an integrated pull-out work-top. There is space for a Range style cooker and dishwasher. The floor is laid with high quality Karndean tiles. A water softener and instant water heater is installed to the kitchen sink. The side lobby is well lit and leads to the drive and to the 18' utility room - a fantastic space with further cupboards, a Belfast sink and space for laundry appliances and chest freezer, shelves, boot storage and coat hanging space. Set under a 2023 installed glazed roof, this massively useful space is ideal for a busy family. The kitchen leads into the L-shaped hallway, where the bedrooms and bathrooms can be found. On your right is the shower room with spotlights, a double shower with fixed glazed panel, tiled splash backs and storage under the sink. Used as a home office and studio, the next bedroom has spotlights and has been extensive power sockets which are housed in trunking for



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easy removal should you wish. This room has a French window into a lean-to greenhouse. The next two double bedrooms offer full-height uPVC double glazed windows to rear. The next bedroom is currently used as a large family room and has a replacement uPVC double glazed window and door to rear, and full-width built-in storage and hanging space. The principal bedroom is located at the front of the house, with a door into the large en-suite bathroom - finished with a white four piece suite, a wall-hung hand wash basin, a double walk-in power shower with fixed glass screen, a feature double ended bath and electric under-floor heating beneath Italian ceramic tiles. The large and fully shelved airing cupboard contains an emersion heater is adjacent and leads off the hall.

THE GREAT OUTDOORS

The side and rear wrap are enclosed and secure and easy to maintain lawns and mature borders planted with shrubs and fruit trees wrap around the property. Three outside taps, external power supply and motion sensor lights are installed, with a shed, woodstore, greenhouse and small poly-tunnel and easily accessible oil tank. The garage offers a double up and over door directly onto the drive, power and lighting and a personal door to the utility room.

OUT & ABOUT

The property is situated in Fornsett End/Tacolneston which has fantastic countryside walks close by and offers a beautiful setting with rural views. The village of Tacolneston is located between Norwich, Attleborough, Diss and Wymondham. With the City and Market Towns offering a wealth of amenities, the village itself offers a village pub, a takeaway and hair dressing salon, social club, primary school and good access to the Wymondham College, and within the catchment area for Wymondham and Long Stratton schools. An easy commute to London via train is available from Diss and Wymondham stations.

FIND US

Postcode : NR16 1DH

What3Words : ///boast.overpower.vocal

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is protected by a motion sensor intruder alarm and external lighting. The electric consumer unit has been replaced. Oil fire central heating is installed with all rooms offering pressure fed recently installed radiators, with the house re-plumbed some three years ago.

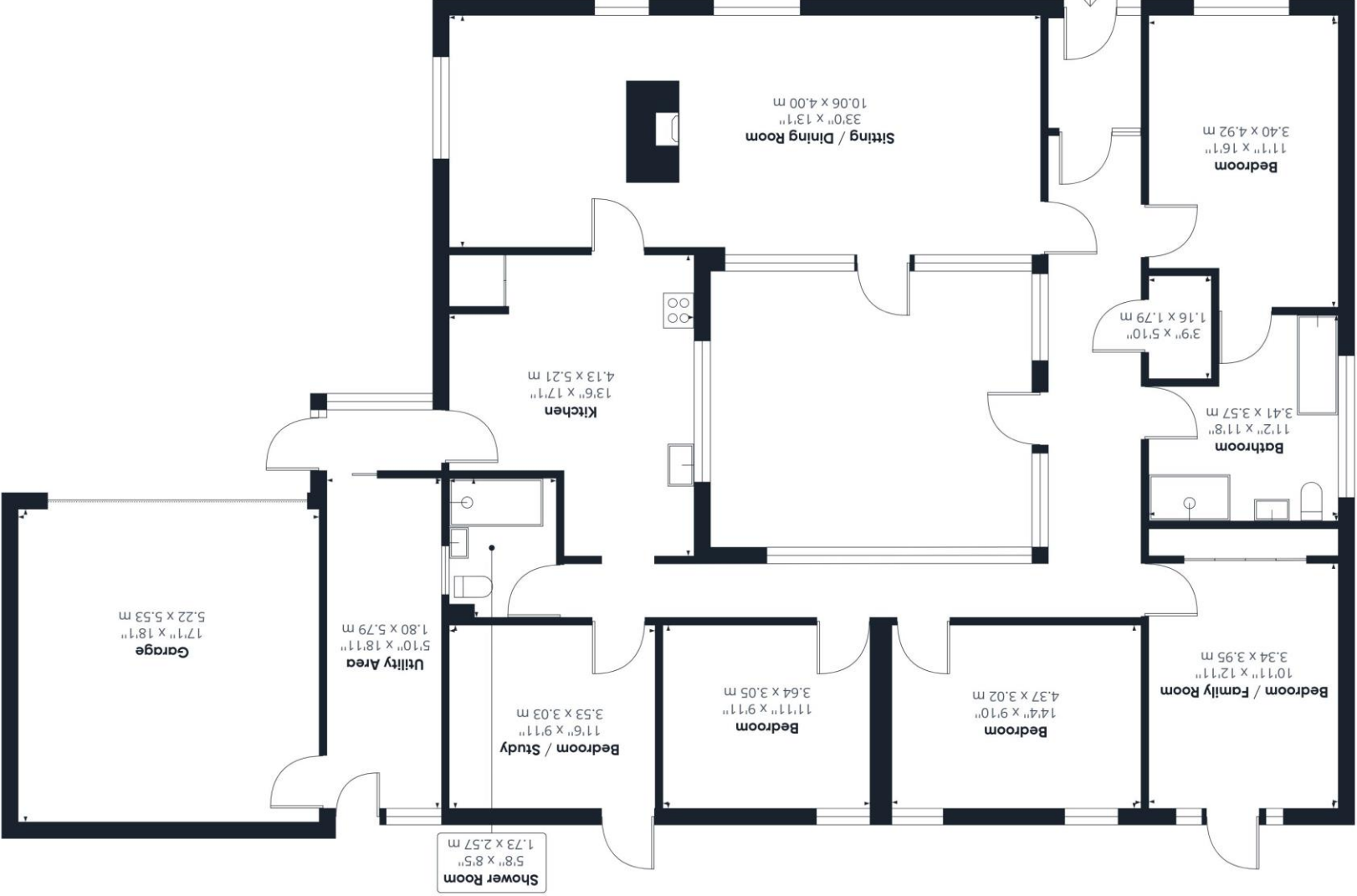
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Price:



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Approximate total area⁽¹⁾
 2262.63 ft²
 210.21 m²

(1) Excluding balconies and terraces

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