

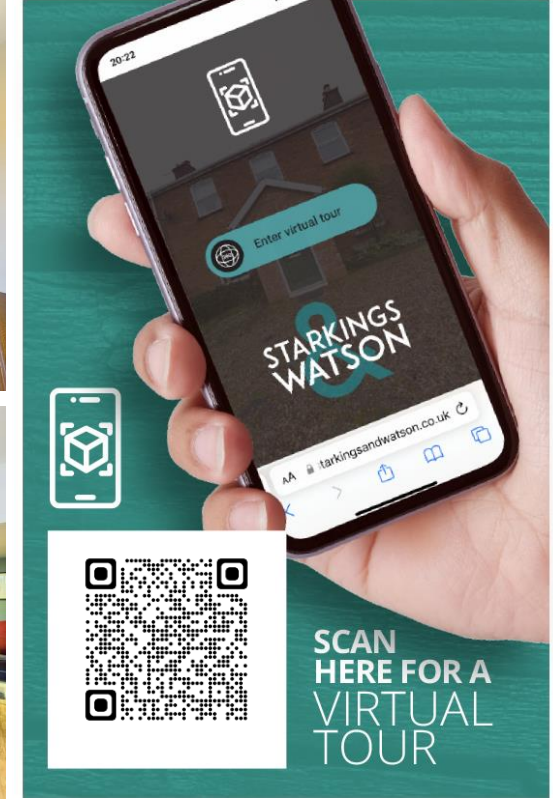
LONG STRATTON ROAD

# Forncett St. Peter, Norwich NR16 1AJ

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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- Extended Semi-Detached Character Cottage
- Two Reception Rooms
- Open Plan Kitchen/Family Room
- Hall Entrance with W.C
- Landing with Extensive Storage
- Three Bedrooms
- Family Bathroom with Shower
- Large Well Stocked Gardens

### IN SUMMARY

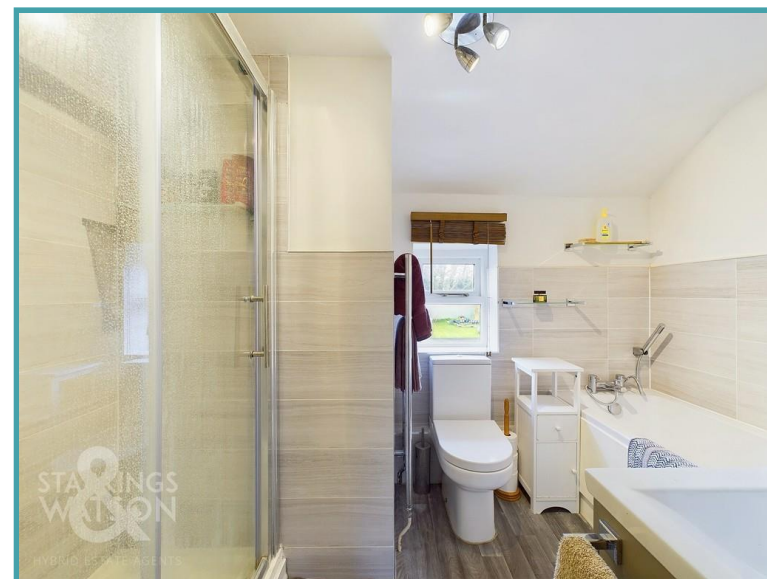
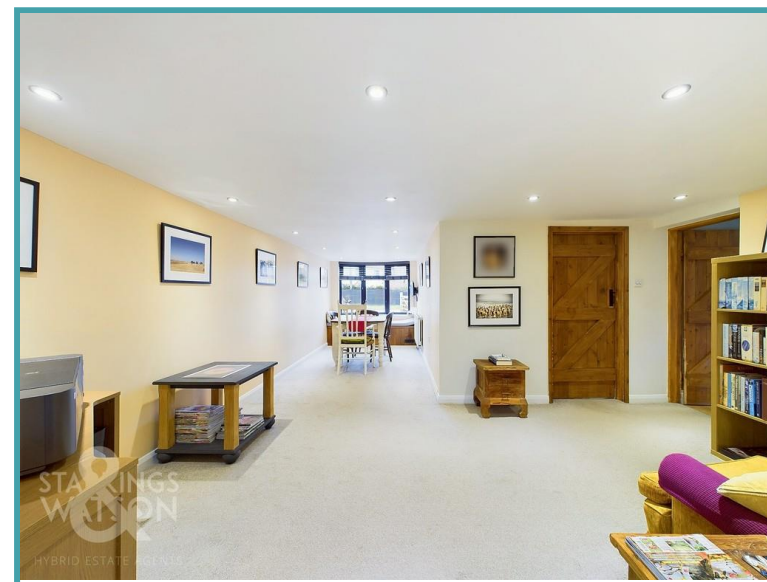
NO CHAIN. This CHARACTERFUL semi-detached home occupies a NON-ESTATE SETTING with some 1160 Sq. ft (stms) of accommodation. With a WELL STOCKED COTTAGE STYLE GARDEN, the property enjoys a flexible layout and options to extend further, having previously had planning permission. Presented in MOVE-IN CONDITION the property has been well maintained and includes a replacement oil fired CENTRAL HEATING BOILER. The accommodation is SURPRISINGLY OPEN PLAN for an older style home, but now includes modern touches such as recessed spotlights, whilst retaining the period charm with latch and brace doors. With a porch and hall entrance, W.C, 14' FAMILY ROOM, open plan 13' DINING AREA and 11' sitting room - all are interchangeable and flexible in their uses. The KITCHEN is the hub of the home, extending to 22' with room for an island or table. Upstairs, THREE BEDROOMS and the family bathroom lead off the landing.

### SETTING THE SCENE

With a 0.13 acre plot (stms), double timber five bar gates open to the shingle driveway, with lawned and hedge garden, exterior boiler and oil tank. Access leads to the front and side, whilst the property is set back from the road to afford the owners a great deal of privacy.

### THE GRAND TOUR

Once inside, the tiled porch entrance offers a practical space, but also access to the useful ground floor W.C, with a two piece suite and tiled splash backs. Heading through to the hall, carpet runs under foot for a warm and inviting feel, with the stairs rising to the first floor and a cupboard built-in under. The family room sits in the centre of the property, leading to the kitchen and sitting room, whilst forming an L-shape into the dining room - a fully open plan space with carpet and spotlights. A highly flexible space, this could either become the formal sitting room or an ideal open plan family/play area. An opening which could take double doors leads to the current sitting room, enjoying windows and French doors onto the garden. The kitchen however remains the hub of the home, with wood effect flooring running under foot, and a range of storage units to both sides, centred on an island which houses the sink, complete with solid woodwork surfaces. Ample room is provided for a formal table or soft furnishings, with space for white goods. Cooking appliances are integrated for ease, whilst windows and a stable door open to the rear garden. Upstairs, the landing offers extensive built-in storage cupboard on the length of the wall. Three bedrooms lead off the landing, with a double bedroom facing to front, and a further double to rear. The third bedroom also faces to the rear, with the family bathroom in the middle, including a four piece white



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suite with a double shower cubicle and rainfall shower, storage under the sink and attractive tiled splash backs.

### THE GREAT OUTDOORS

The rear garden offers a stunning cottage style finish, starting with a patio which runs across the rear of the property, including a stable door from the kitchen and French doors from the sitting room. Planted borders and beds run up the garden, enclosed with timber panelled fencing and a gate to front. Heading down the garden, various beds and trees can be found, with a raised kitchen garden and useful timber shed.

### OUT & ABOUT

Fornsett St Peter is a rural hamlet with a thriving community offering amenities including Village Hall, Church, Primary School and excellent countryside for walkers, cyclists and horse riding. The property lies within the catchment for Wymondham College and Wymondham High School. The nearby bustling service village of Long Stratton provides a comprehensive range of everyday amenities including supermarket, petrol station and post office. Wider amenities are not far away at the market town of Wymondham (five miles) providing a good selection of local shops and restaurants, a large Waitrose store, sports and recreation facilities, a most attractive Abbey and train station with regular train services to Norwich and Cambridge. Norwich is approximately 12 miles distant, 20 minutes by road circa, and either the A140 or A11 corridors give swift access to London in around two hours and Cambridge one hour.

### FIND US

Postcode : NR16 1AJ

What3Words : ///madder.seemingly.owners

### VIRTUAL TOUR

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

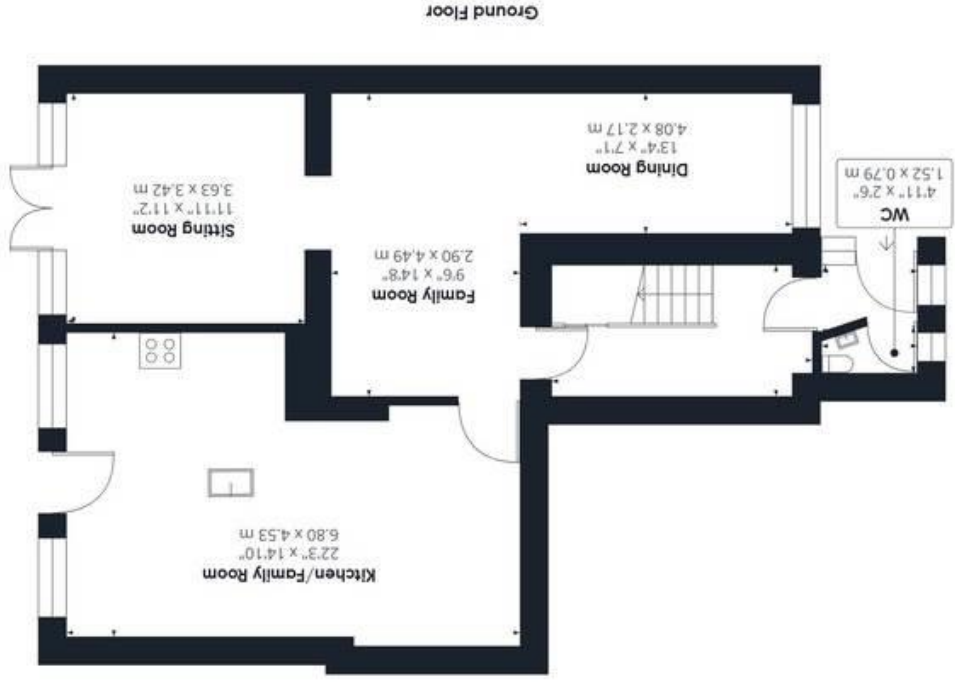
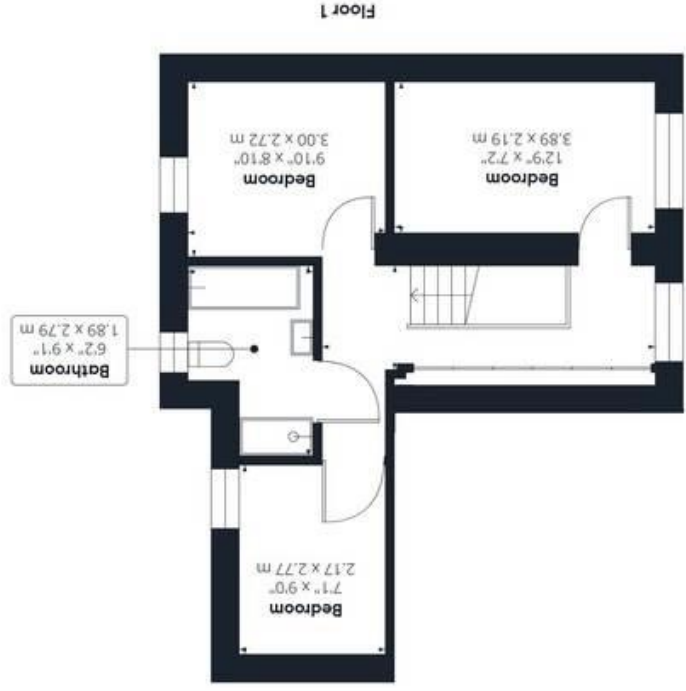
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**

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

(1) Excluding balconies and terraces.

**Approximate total area™**

1160.95 ft<sup>2</sup>  
107.86 m<sup>2</sup>

