

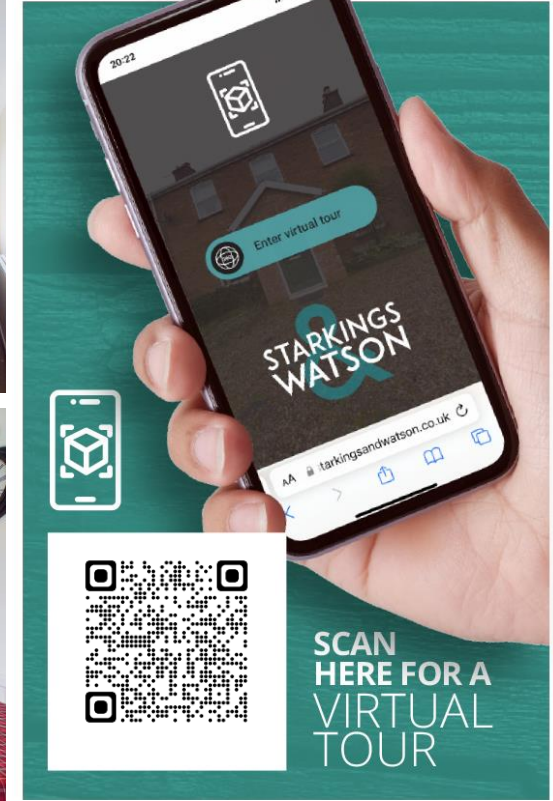
BENTLEY ROAD

Forncett St. Peter, Norwich NR16 1LU

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Detached Family Home
- Generous Footprint Over 1600 SQFT (stms)
- Three Receptions & Kitchen/Breakfast Room
- Conservatory Extension & Utility
- Four Ample Bedrooms
- Two Renovated Bathrooms
- Private South Facing Gardens
- Plenty Of Driveway Parking & Garage

IN SUMMARY

Located within a quiet part of the POPULAR VILLAGE of FORNCETT St. Peter you will find this DETACHED FAMILY HOME presented in EXCELLENT ORDER offering over 1600 SQ FT of family friendly accommodation. Externally you will find plenty of DRIVEWAY PARKING to the front on the brickweaved driveway as well as integral single garage. To the rear there is a sunny SOUTH FACING REAR GARDEN with plenty of space for the family to enjoy. Stepping inside, the current owners have refreshed and renovated the accommodation with a porch and hallway, study/reception, double sized main reception room with woodburner and conservatory beyond. On the ground floor you will also find a KITCHEN/DINING ROOM and separate utility room overlooking the garden in addition to a ground floor shower room. Heading upstairs there is a BRIGHT and spacious landing with FOUR BEDROOMS three of which have built in wardrobes and a re-fitted family bathroom.

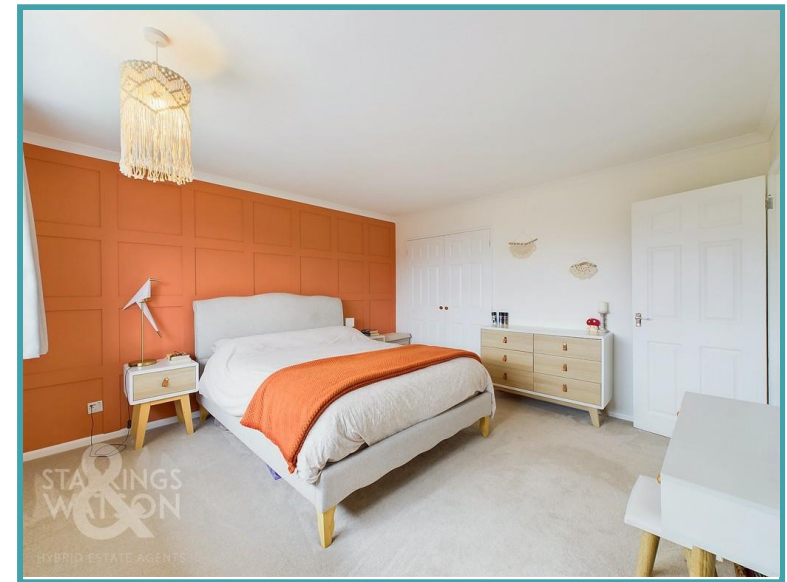
SETTING THE SCENE

Approached from the frontage on Bentley Road you will find a large brick paved and shingled frontage providing ample driveway parking for numerous vehicles. You will find access to the integral single garage from the front as

well as gated side access to the rear garden. The main access is to the front.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a porch entrance with space for coats and shoes. This leads into the hallway with stairs to the first floor landing and understairs cupboard. The first room to the left is a useful reception room currently used as a study but could easily be a playroom. Next you will find the ground floor shower room which has been re-fitted with shower, aqua boarding, w/c and hand wash basin. The kitchen/dining room can be found next overlooking the rear garden with a range of fitted units and rolled edge worktops over. The kitchen offers space for the dining table, double range oven, dishwasher and further white goods. The kitchen flows into the utility room with further space and plumbing for white goods and the fridge/freezer as well as the oil fired boiler and a door to the garage as well as the door to the back garden. Off the hallway you will find the main reception space which is essentially the sitting room and dining room knocked through into one large space with an extended conservatory to the rear as well. The sitting room features a brick built fireplace with tiled hearth housing a woodburner. The conservatory provides access to the rear garden. Heading up to the first floor landing there is an airing cupboard and access to the bedrooms. The main bedroom is found to the rear with built in double wardrobes and a fitted cupboard with wood panelling as well as overlooking the rear garden. Adjacent there is another bedroom overlooking the rear garden with double wardrobes and the family bathroom adjacent which has been recently re-fitted. To the front of the house you will find two further bedrooms, one double



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and one single with the double benefiting from double fitted wardrobes.

THE GREAT OUTDOORS

The south facing rear garden offers plenty of space for the family to enjoy as well as offering a good degree of privacy. The garden is mainly laid to lawn with a large shingled patio ideal for outside dining. Within the garden you will find a wood store, timber shed and raised borders. The garden is fully enclosed with timber fencing.

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.

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VIRTUAL TOUR

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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™

1696.12 ft²

157.57 m²

