



The Acers
Low Road | Forncett St. Mary | Norfolk | NR16 1JG

FINISHED WITH FLAIR



“This attractive contemporary home has been beautifully transformed by the current owners, who have doubled its footprint in the process.

Stylish and spacious, it’s full of light, exquisitely finished and offers a huge amount of space that’s been extremely well laid out.

Landscaped gardens with a garden studio/office add to the appeal, while the surrounding countryside and easy access to amenities will prove a real draw.”



KEY FEATURES

- An Attractive Detached Bungalow in the Sought After Village of Forngett St. Mary
- Four Bedrooms; Two Bath/Shower Rooms
- Kitchen/Dining Room with Separate Utility Room
- Sitting Room with Bi-Fold Doors to the Extensive Patio Area
- Fully Insulated Garden Studio/Office ideal for Working from Home measures 147sq.ft
- Landscaped Mature Gardens of 0.25 of an acre with a Greenhouse, Summer House and Field Views
- Large Gravel Driveway provides Plenty of Parking
- The Accommodation extends to 1,251sq.ft
- Energy Rating: TBA

This has been a labour of love for the owners and they have put their heart and soul into turning a tired single-storey property into a sleek, stylish home that's enormously comfortable and highly desirable. As a place to raise a family or for a couple who love to entertain, this will surely prove hard to beat.

In Love With The Location

The owners fell for the beautiful countryside surrounding what is now their home and loved the generous plot, extending to around quarter of an acre (although you couldn't see all the way down the garden at the time!). They could see the potential to create a superb family home and set about doing exactly that. It's now completely unrecognisable! Changing the layout and choosing quality materials, whilst working to maximise the light and space on offer has all come together to result in a property anyone would be proud to call home.

Renovated And Renewed

What was the original part of the bungalow now forms the bedroom wing, with four good-size bedrooms, one bathroom and one shower room, all beautifully finished. The former kitchen is now a large and practical utility room. The owners have four Labradors, so this works well for them – as it would for anyone who likes country walks, gardening, or for a family whose children bring home muddy sports' kit! There's also room for an American style fridge-freezer in here.





KEY FEATURES

Modern And Bright

But it's the modern extension to the property that's the real highlight. You walk in the front door and you see right down the full length of the property and out to the garden beyond. A fabulous kitchen with island and breakfast bar leads onto a spacious dining area that's part open to the sitting room beyond. This in turn has a bank of bifold doors leading to the extensive and sheltered patio. It all makes for a great entertaining area and the owners have had some big parties here, most recently a 60th birthday celebration with family and friends coming from near and far.

Sunny Delight

This patio looks out down the garden and gets the sun for most of the day, before it moves around to the front of the house where the sun sets, painting magnificent skies for you to enjoy over the fields across the lane. The owners have landscaped the gardens and planted lots of David Austen roses to burst into colour each summer. It's been designed to be easy to care for whilst bringing plenty of pleasure. The garden also has a very useful, fully insulated home office or studio with its own wi-fi, heating and power. One of the owners works from home, so this is perfect – a short commute, but you can still leave it behind at the end of the day. Whilst you have fields and meadows around, you're very much part of the village community, with the village hall just down the lane. There are regular events here and different groups, with a monthly magazine delivered to keep you up to date on everything that's going on. When you need to go further afield, you'll find this an enviable location. You have easy access to the A11 and A140, to the stations at Norwich and Diss, to Wymondham and to Long Stratton, so you're spoilt for choice!





















INFORMATION



On The Doorstep

The rural hamlet of Forncett St Mary has an attractive church and village hall with associated activities. Long Stratton is 3 miles distant and has a good range of local facilities and amenities including a supermarket, take away restaurants and public houses. There is also a primary school in the village and a senior school in Long Stratton.

How Far Is It To?

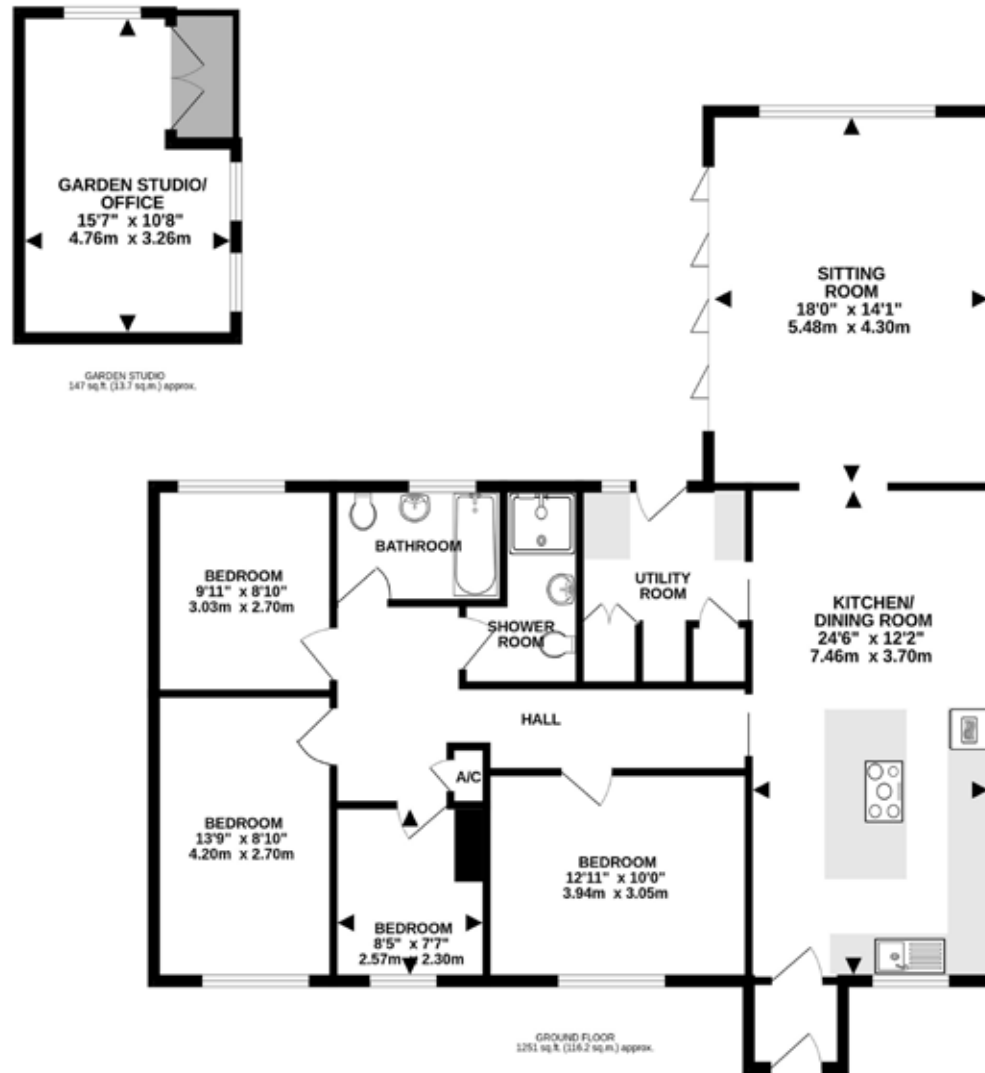
Norwich the regional centre of East Anglia is approximately 13 miles distant and offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities with two shopping malls and numerous boutiques, cafes, restaurants, theatres and cinemas and a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. There is also a train station at the market town of Diss.

Directions

Leave Norwich heading south on the A140 Ipswich Road. Upon reaching Long Stratton turn right into Swan Lane signposted South Norfolk District Council. Continue along this road for approximately 3 miles and upon reaching a T junction involving Low and Station Road, turn right towards Forncett St Mary. After a further 0.5 miles, which involves continuing along Low Road, the property can be found on your right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating with Underfloor Heating to Sitting Room and Kitchen/
Dining Room, Mains Water, Private Drainage via Septic Tank
Fibre Super Fast Broadband Available
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Tax Band C
Freehold



TOTAL FLOOR AREA : 1,251 sq.ft (116.2 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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This property requires an Energy Performance Certificate, which is in the process of being done

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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