



43 BENTLEY ROAD

FORNCETT ST PETER, NORWICH, NR16 1LU



The property is an attractive and imposing detached family house built in 2015 and has recently undergone an extensive refurbishment programme.

The property benefits from high specification finishes having integrated sound system which is wired for tv with integrated splitters and satellite capability. Under floor heating to the ground floor with individual controlled heat zones, engineered oak flooring throughout the ground floor and oak internal doors. The heart of the home is the stunning open planned Family/ kitchen/dinning room. with branded integrated appliances. American style fridge freezer, stone work surfaces, roof lantern with electric blind flooding the kitchen area in natural light and from the family area there are bi-folded doors leading out to the rear terrace and garden. there is a large separate sitting room, utility room and cloak room finishing off the ground floor. New carpets have been fitted on the stairs landing and bedrooms which are all located on the first floor along with family bathroom with the principle suite benefitting from en-suite and having a walk-in-dressing room.

The property is approached over a brick paved driveway providing off road parking and leading up to the garage. Side paths with gates

leading to either side of the property. There are sandstone paths connecting to the rear terrace. The south facing rear garden is mainly laid to lawn and enclosed by wooden panelled fencing.

LOCATION

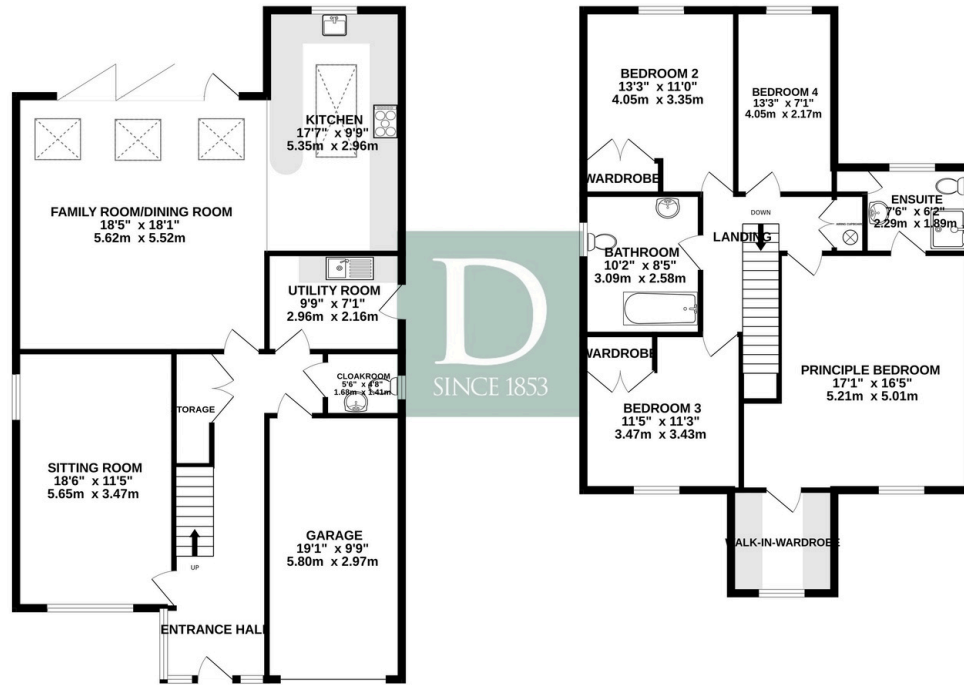
Approximately 4 miles to the west is Long Stratton, which has a good range of everyday amenities. The popular market town of Wymondham is about 7 miles, which has a wider range of amenities including a Waitrose supermarket and train station with links to Cambridge. The cathedral city of Norwich is 12 miles to the north and has a thriving retail and business centre with many cultural and leisure facilities to suit most tastes, university, renowned schools, the Norfolk and Norwich hospital (11.6 miles) and airport. There is a mainline rail link to London Liverpool Street with journey times of about 1 hour and 50 minutes. There is also a direct rail link to London from Diss (11 miles) which runs to London Liverpool Street.











TOTAL FLOOR AREA : 2143sq.ft. (199.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Air source heat pump with underfloor heating to the ground floor and radiators to the first floor. Mains water, electric and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band E

ENERGY PERFORMANCE

C Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

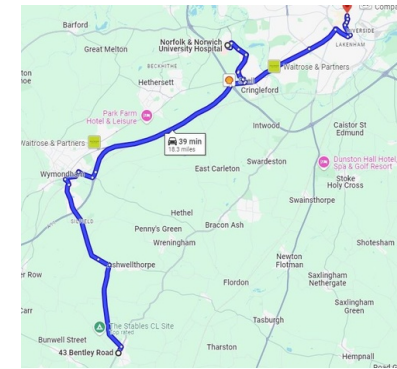
BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

BOUNDARY



LOCATION



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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