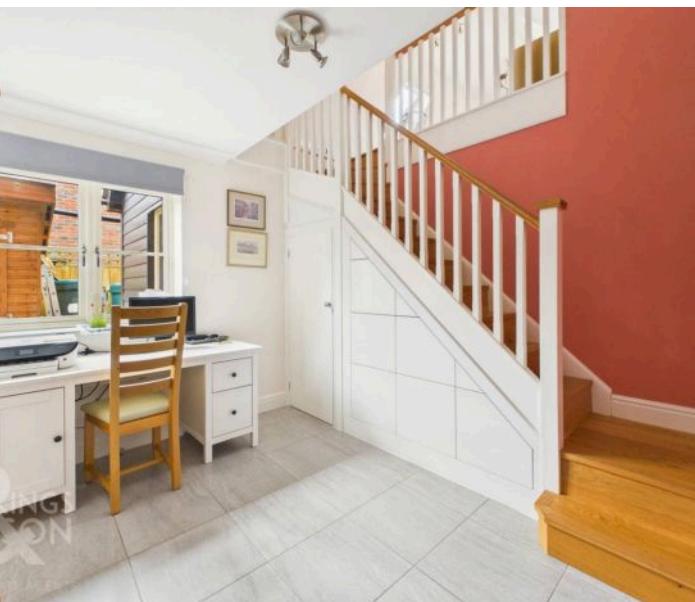




Hunts Mead, Forncett St. Peter - NR16 1JB

STARKINGS
&
WATSON
HYBRID ESTATE AGENTS



Hunts Mead

Forncett St. Peter, Norwich

Enjoying an enviable position on this PRIVATE DEVELOPMENT this DETACHED HOME offers a wealth of space, all immaculately presented with high end fixtures and fittings amounting to over 2000 Sq. Ft of space (stms) including a DOUBLE GARAGE with EV charger added by the current owners. The ground floor opens with a spacious entrance lobby laid with UNDERFLOOR HEATING much like the rest of the ground floor with SOLID OAK STAIRS leading towards the first floor. To the left, a 22' MULTI-ASPECT sitting room creates a bright and spacious living area accompanied by an equally impressive open KITCHEN and DINING ROOM boasting INTEGRATED APPLIANCES with handy UTILITY ROOM to the side. To the right of the hallway, the property opens to create the ideal OFFICE/STUDY space with a 21' living space offering a potential fifth bedroom, work studio or further sitting room. The main residence in total gives potential for FIVE BEDROOMS all having use of the GROUND FLOOR WC and FOUR PIECE BATHROOM with an EN-SUITE SHOWER ROOM to the main bedroom. Due to its position, the rear garden retains PRIVACY and space in abundance with a TREE LINED BACKING, planting beds and lawn space with a manicured lawn frontage accompanied by OFF ROAD PARKING in the form of a sweeping driveway.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached House In Private Development
- Private Edge Of Development Setting With Tree Lined Backing
- Over 2000 Sq. Ft Of Useable Living Space
- 22' Multi Aspect Sitting Room & Open Kitchen/Dining Room
- Versatile Fifth Bedroom/Second Living Room Space Above Garage
- Five Bedrooms
- Generously Sized & Private Rear Garden
- Ample Off Road Parking & Double Garage With EV Charging

Forncett 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.



SETTING THE SCENE

The property can be found towards the very top of this exclusive and private development with a manicured lawn frontage accompanied by well maintained and colourful planted beds plus a sweeping driveway suitable for the parking of multiple vehicles. A double garage sits to the right hand side of the home accessed via electric rolling doors where the current owners have installed an electric vehicle charging point and a further access door taking you towards the rear garden.

THE GRAND TOUR

Stepping into the home, a well proportioned entrance lobby is the first space to greet you laid with all underfloor heating much like the rest of the ground floor, this space sets the tone for the remainder of the home. To the left the first of the incredibly well proportioned living spaces emerges in the form of a 22' multi aspect sitting room laid with full tiled flooring. The space offers a multitude of potential layouts due to its size and configuration with French doors opening at the very rear of the home into the rear garden. Access from both the central hallway or rear of the sitting room, the kitchen and dining room space emerges at the very rear of the home. The flooring opens up to the left hand side in front of a second set of uPVC double glazed French doors to allow space for a formal dining table set upon the tiled flooring within the kitchen coming to the right hand side boasting a wide array of wall and base mounted storage units accompanied by an integrated fridge, freezer and dishwasher with space remaining for a range oven and hob with extraction fan above. Just off from the kitchen is a handy utility room where further storage is on offer whilst plumbing remains for further wide goods to include a washing machine and tumble dryer with further access door taking you to the side and rear of the home.

Back into the central hallway the ground floor WC comes again just off to the side complete with a predominantly tile surround and vanity storage whilst the stairs lead you towards the first floor being revamped with solid engineered oak flooring and handy under the stair storage space. To the right hand side of this is another versatile living space currently used as a home office where the owners have fitted bespoke under the stair storage and a second set of staircase that has been upgraded since purchased. These stairs take you towards a space sat above the double garage again creating versatility in use where the space is currently used as a further sitting area and studio. Due to its size and position this would make an ideal bedroom, home office space or further living area depending on the needs of a potential buyer.

The first floor landing has again been laid with solid oak engineered flooring creating a clean finish and granting access to all four bedrooms and a handy storage cupboard plus four piece family bathroom suites complete with a part tile surround and vanity storage. To your right the first of the four bedrooms on the first floor can be found with the slightly smaller still being more than large enough to accommodate a double bed with mirrored built in wardrobes whilst a slightly larger bedroom sits towards the front of the home. Currently functioning as a further storage and music room, this space is also more than capable of hosting a double bed with further storage solutions. The smaller of the bedrooms sits on the opposite side of the home towards the rear enjoying the tree lined views behind the property where the current owners have converted the space to create a more functional space for their purposes with near wall to wall built in mirrored wardrobes the floor space would still easily accommodate a single bed or nursery setup if required. Finally the main room comes towards the front of the home perfectly positioned to look down the close and to the scenery beyond with open floor space more than conducive to a double bed with further storage solutions and soft furnishings with the added benefit of en-suite shower room finished with a walk in shower unit featuring a rainfall shower head, two heated towel rails and vanity storage.

FIND US

Postcode : NR16 1JB

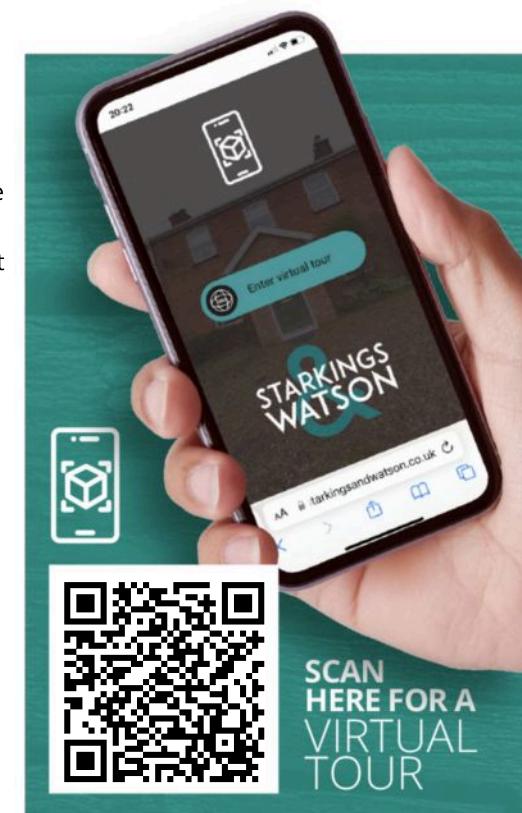
What3Words : //jiggle.shop.polishing

VIRTUAL TOUR

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

AGENTS NOTES

Residents of Hunts Mead pay a collective maintenance fee for the upkeep of communal grounds including shrubbery, lawn space, roads and the water treatment plant which are all professionally maintained at a cost of £820 per annum. The vendors have also had solar panels added on the roof to the rear of the home with battery storage also.

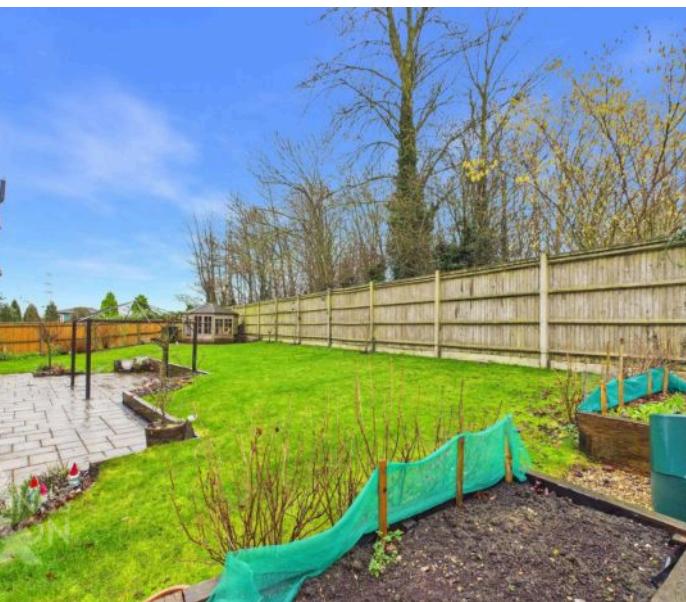


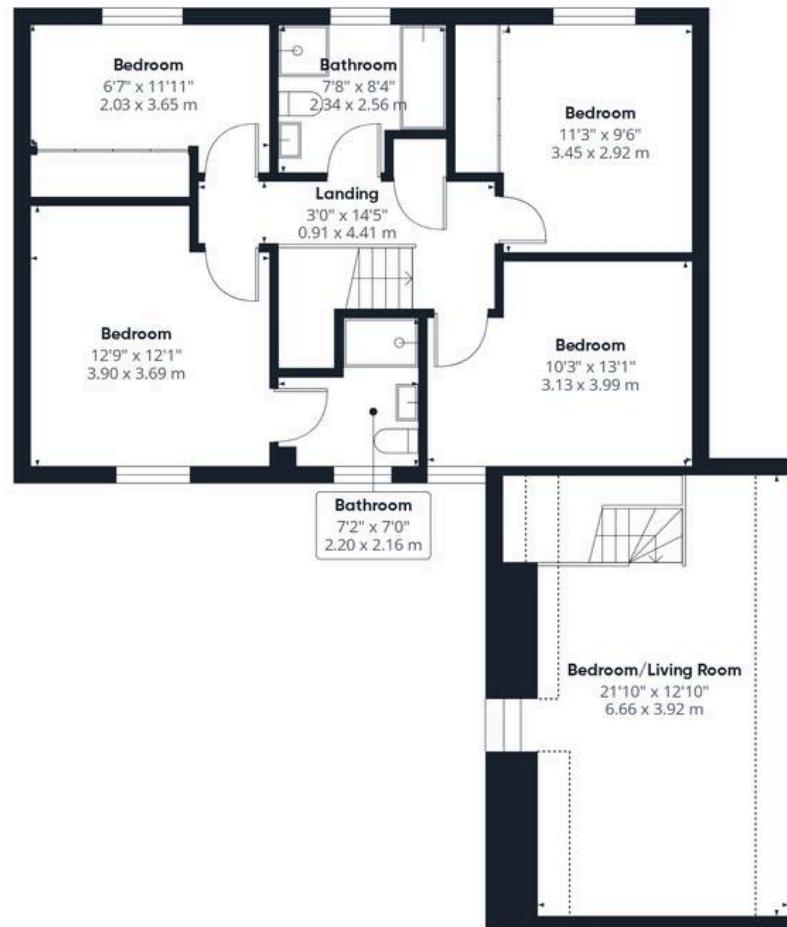
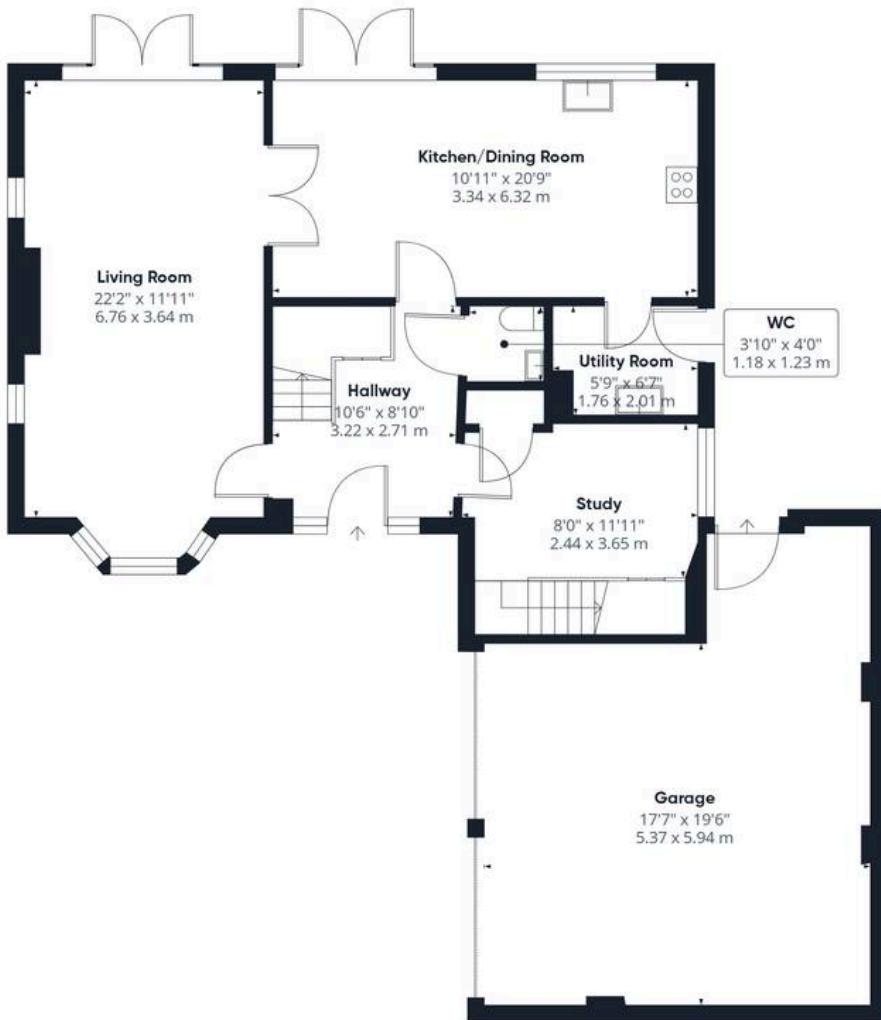




THE GREAT OUTDOORS

The rear garden, due to the position of the home, is incredibly generous in size and full enclosed with timber panel fencing running to the back and either side. A generous flagstone patio extends out immediately as you exit the home from the rear giving ample seating space to entertain family and friends in the warmer months whilst a further patio area sits towards the top of the garden where currently a bespoke built timber summer house sits. The rest of the space is laid to lawn with a mixture of raised colourful planting beds, vegetable plot and further timber storage shed.





Approximate total area⁽¹⁾

2095 ft²
194.6 m²

Reduced headroom
57 ft²
5.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.