



5 Humphreys Close
Fornsett St Peter
Norwich
NR16 1LX

Guide Price: £300,000- £310,000





- Three bedroom
- Link detached house
- Private garden
- Driveway and parking
- Home office
- Lounge with fireplace
- Dining room
- Kitchen
- Double glazing and oil fired heating

Location

Fornsett St Peter is a small, yet popular village close to Bunwell with a well-regarded village with village store and post office, church and primary school and for wider amenities it is ideally placed being just 6 miles or so from the popular town of Wymondham with a large variety of shops, restaurants, cafés and supermarkets, including Waitrose, and only 5 miles from the vibrant town of Attleborough. For the commuter, there is easy access onto the A11, train stations at Wymondham and Attleborough (Norwich to London Kings Cross) and Diss (Norwich to London Liverpool Street) whilst the city of Norwich itself is only 14 miles to the west. This is an attractive area which gives a rural lifestyle with access to wider facilities.





The Property

This charming three-bedroom linked detached family home offers spacious living and a great location. Upon entering, you are welcomed by a bright entrance hall that leads to the rest of the ground floor. The property features a convenient ground floor WC and a generous lounge with a traditional open fireplace, creating a cozy focal point for the room. The open-plan dining room offers a versatile space perfect for family meals and entertaining, with easy access to the well-appointed kitchen. Upstairs you will find three well-sized bedrooms, with the master offering plenty of space for a double bed and additional storage and a family bathroom with a corner bath and shower.

Outside

Externally, the property boast a home garden office with power and light. There is a private garden perfect for outdoor relaxation with mature shrubs, trees and lawn, while the garage driveway provides off-road parking and additional storage. Ideally located close to local amenities, schools, and transport links, this home offers the perfect balance of family living with convenient access to all that the area has to offer.

Services

Mains electricity, water and drainage are connected to the property. An oil central heating boiler provides the domestic hot water and heating.

How to get there – What3words:

bootleg.first.cabbies

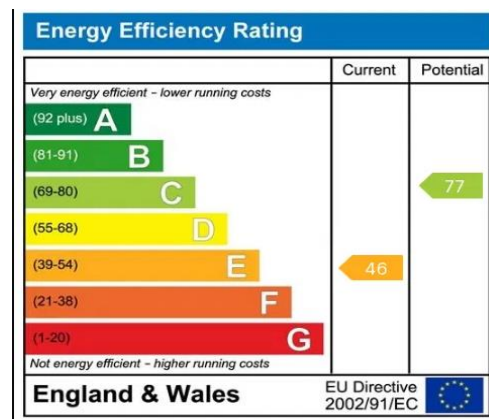
Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: C

Ref: 2/19722/LK



Important Notice

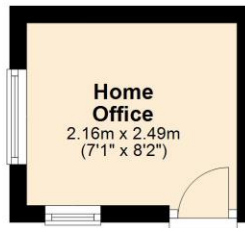
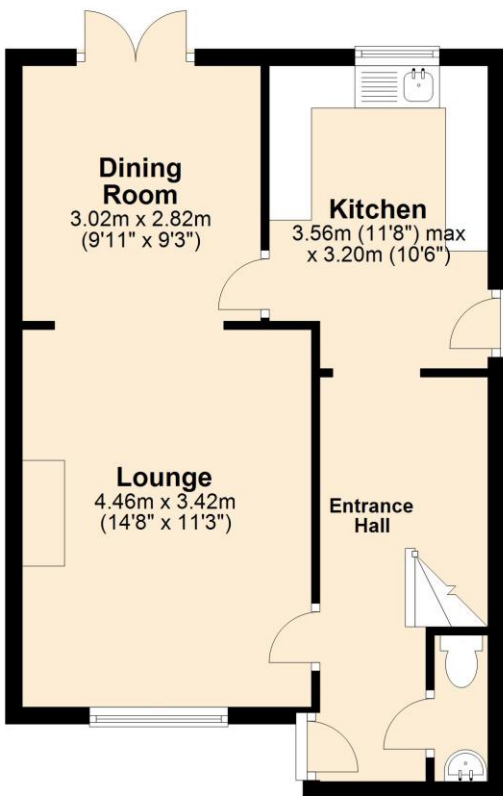
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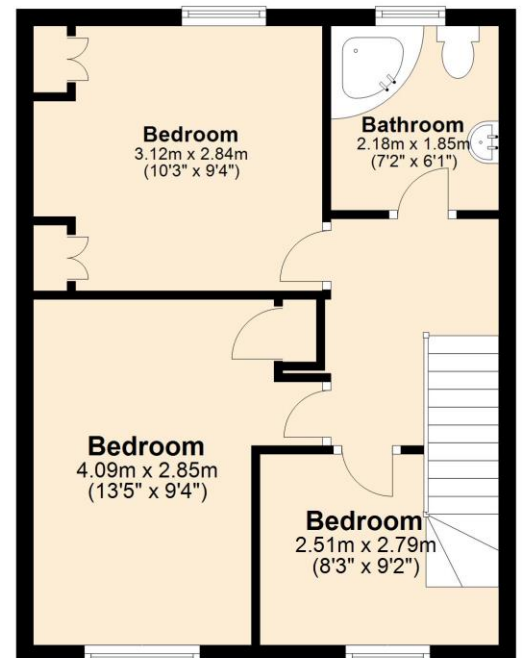
Ground Floor

Approx. 51.2 sq. metres (551.3 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



Total area: approx. 89.9 sq. metres (967.5 sq. feet)

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