



Whittley Parish

Forncett Road, Tharston, Norwich, NR15 2YT

Guide Price £425,000 to £450,000



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www.whittleyparish.com

Property Features

- Plot extending to one acre (sts)
- Rural views to all aspects
- Three double bedrooms
- Replaced bathroom suite in Oct 2018
- Council Tax Band D
- Freehold
- Energy Efficiency Rating TBC.

Full Description

Enjoying a most stunning individual position the property is found in a rural but yet not isolated situation enjoying outstanding views over the rural countryside to all aspects. Set back off the road the property sits prominently on an elevated plot on the outskirts of the tranquil village of Tharston lying just some two miles to the north of Long Stratton, being a well served village still retaining a strong and active local community helped by having a large variety of day to day amenities and facilities. The city of Norwich is found just twelve miles to the north along the A140.

The property comprises of a three double bedroom detached bungalow built around 1925 which has been lovingly maintained and enhanced by the current owners and is presented in a most immaculate condition. The accommodation is generous in size and comprises of a large welcoming entrance hall with a study area, impressive lounge/diner with feature bay windows, fully fitted kitchen and separate utility room, three double bedrooms, a recently replaced and fully tiled bathroom and separate wc. The property further benefits from the installation of sealed unit upvc double glazed windows and doors whilst being heated by an oil fired central heating boiler via radiators.

Externally the bungalow sits well back from the road and is approached via a long shingled driveway sweeping up to the property and the single garage with up and over door and power and light. The gardens are predominately laid to lawn and enclosed by established hedging whilst being surrounded by open farmland. A raised patio area accessed from the kitchen is well positioned to appreciate the stunning views and the original Wellhouse has been restored and is a pleasant feature within the grounds.



ENTRANCE HALL

13' 3" x 11' 10" (4.06m x 3.62m)

Accessed via a solid wood door with twin windows to the front aspect, recently carpeted, original 1920's doors to bedrooms one and two, lounge/diner and opening through to kitchen. Ample space for a study area.

LOUNGE/DINER

25' 2" x 14' 11" (7.69m x 4.56m)

Light and airy room with feature bay windows, ample space for family size dining table and chairs, cast iron woodburner set upon slate tiled hearth with mantle shelf over, tv point.

KITCHEN/BREAKFAST ROOM

11' 10" x 10' 9" (3.62m x 3.30m)

Cream shaker style wall and base units with granite effect worksurfaces over, central island with granite worksurface along with space for breakfast stools and warming drawer plus further storage beneath, built-in eye level double electric oven, four ring induction hob with extractor fan over, stainless steel double sink unit and mixer tap, integral fridge/freezer and larder cupboard, wood effect flooring, French doors to raised patio area and door to:

UTILITY ROOM

7' 3" x 6' 5" (2.21m x 1.96m)

Continuing shaker style base and wall units, plumbing for washing machine and dishwasher and space for upright appliance.

BEDROOM ONE

14' 11" x 12' 0" (4.57m x 3.66m)

Front and side aspect windows, range of bedroom furniture to include 3 x double wardrobes and drawers (which could be included if required)

BEDROOM TWO

11' 11" x 11' 11" (3.65m x 3.65m)

Side aspect window, range of bedroom furniture to include 2 x double wardrobes and 1 x single wardrobe (which could be included if required)

BEDROOM THREE

16' 6" x 7' 3" (5.03m x 2.22m)

Rear aspect window and being another generous double bedroom.

BATHROOM

7' 4" x 7' 4" (2.26m x 2.26m)

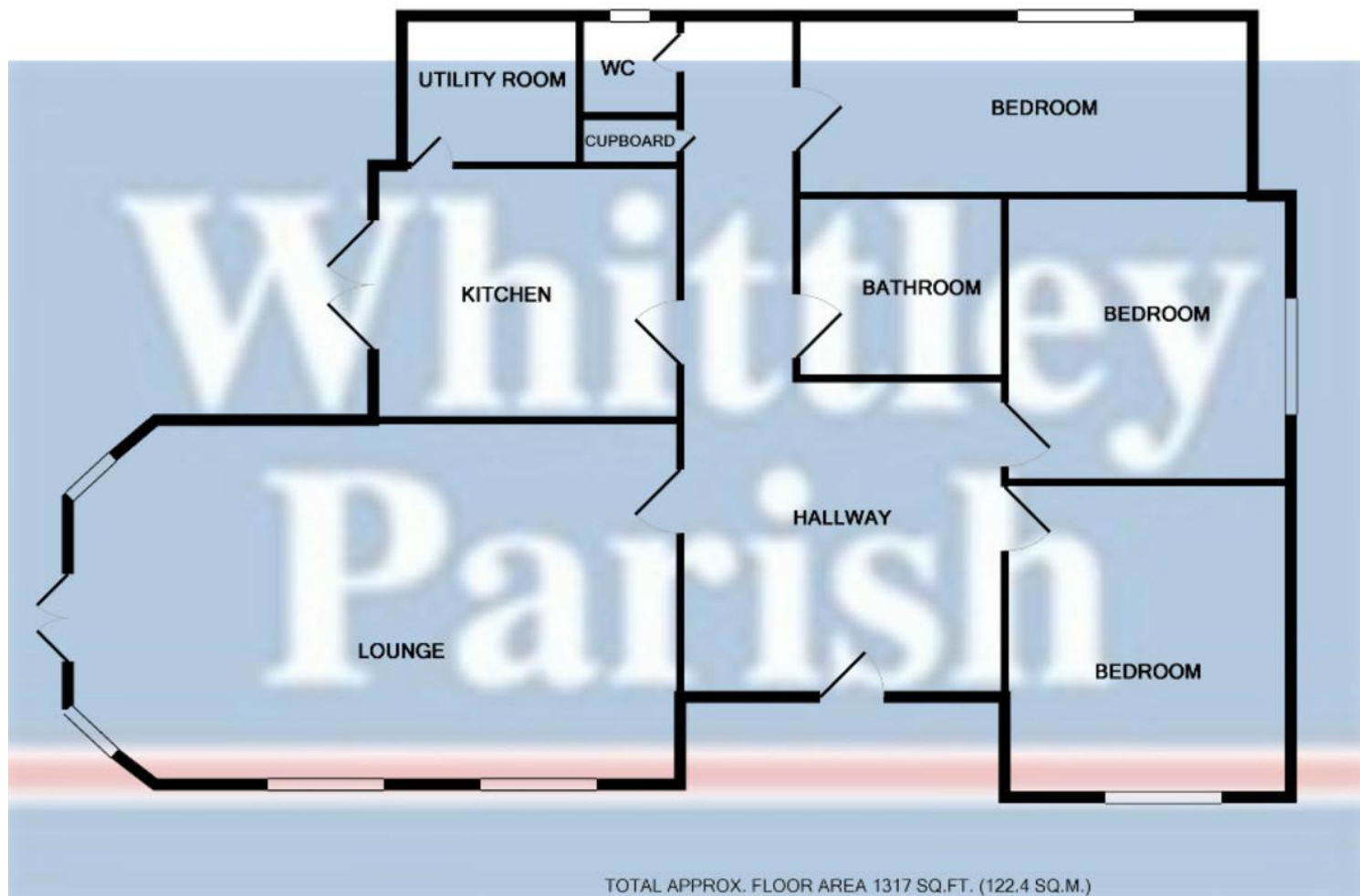
Newly fitted in 2018 this contemporary three piece suite in white comprises of a p-shaped bath with shower over and glass shower screen, wall hung wash hand basin with vanity drawers beneath, school style radiator, tiled walls and floor.

SEPERATE WC

Back to wall toilet with concealed cistern and storage cupboards, wall hung corner hand wash basin, rear aspect obscured window.

OUR REF: LO634





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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