



Guide Price £275,000

2 Bedroom Bungalow for sale

The Hollies St. Edmunds Close, Fornsett St. Peter, Norwich



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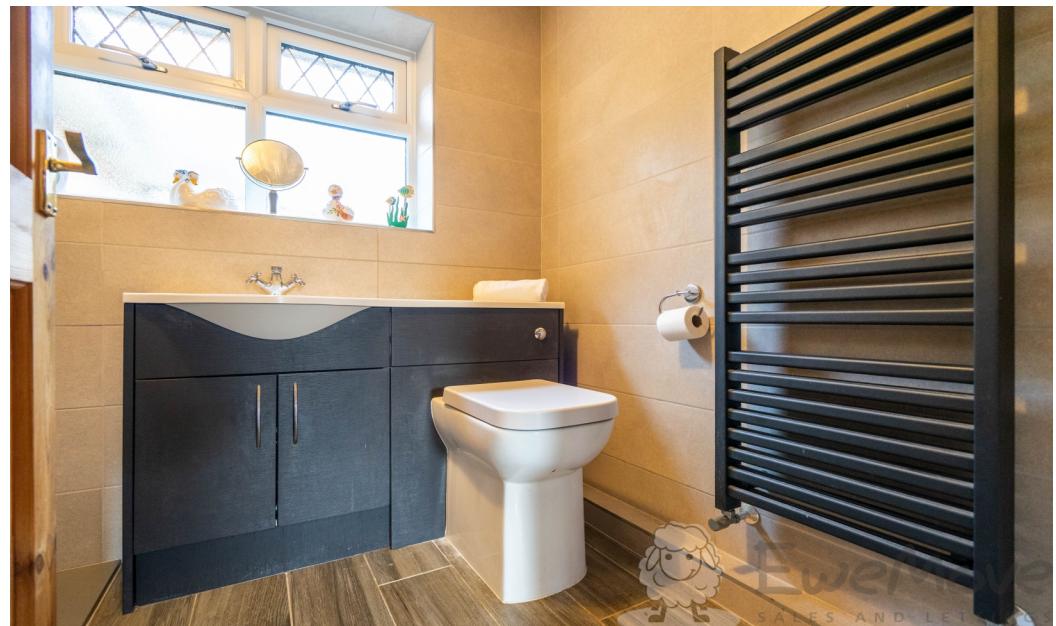
Overview

Tucked away in a quiet Norfolk village, this detached bungalow offers secluded gardens and ample single-storey living. Move-in ready and chain-free, this is the home you can secure quickly, make your own, unwind and enjoy.



Key Features

- No Onward Chain
- 2-Bedroom Detached Bedroom
- Driveway, Carport and Extensive Garage/Workshop
- Private Non-Overlooked Gardens and Decking Area
- Extensive Reception Room, Large Kitchen-Breakfast Room, Plus Utility and Pantry
- Two Double Bedrooms and Shower Room
- Double-Glazed, Oil Central Heating, Mains Water and Drainage
- Offered Under a Secure Sale Service*





Welcome to St Edmunds Close, Fornsett St Peter. Coming to the market for the first time in nearly 20 years, this roomy 2-bedroom detached bungalow makes day-to-day life feel wonderfully easy. With no onward chain, this move-in-ready home is your solution to a speedy move. Here, you can focus on settling in, adding your own style at your own pace, and most importantly, enjoying Norfolk's calm.

Outside is where this home really shines for practical buyers: driveway parking plus a carport, an extensive garage, and a range of outdoor storage solutions - ideal for hobbies, tools, bikes, or simply keeping everything neatly out of sight. Add in secluded garden spaces for quiet morning coffees, relaxed afternoons, and easy entertaining, and you've got a home that works as hard as it helps you switch off.

Greeted by a handy entrance area with a useful pantry store - ideal for keeping kitchen cupboards clear and clutter-free, the bungalow opens into a wonderfully generous layout, with a bright kitchen-breakfast room for morning coffee and easy meals, plus a separate utility room and WC to keep everyday life running smoothly.

At the heart of the home is the impressive sitting-dining room, with ample room to create distinct zones for dining, reading and TV. This is a superb space to relax and host. Both bedrooms are good-sized doubles, one overlooking a verdant garden, the other a decking area. Accompanied by a modern shower room to complete the accommodation.

Set within the peaceful village of Fornsett St. Peter, you'll enjoy a calm, community feel with local amenities nearby: the market town of Wymondham is only a 10-minute drive, offering Waitrose, Morrisons, Lidl, a range of eateries and plenty of activity to explore. Enjoy straightforward road links into our fine city of Norwich, day trips to the Broads and coastline, or travel the short distance to Diss for a smooth rail connection to London.

With its generous living space, excellent parking and storage, and those tucked-away garden spots, this home delivers on comfort, convenience and calm. To appreciate the space and setting for yourself, book your viewing with EweMove today.

What3Words: [///reception.snippet.next](https://www.what3words.com/reception.snippet.next)

This property is for sale by the Modern Method of Auction, meaning the buyer



and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Kitchen-Breakfast Room

18' 0" x 11' 5" (5.51m x 3.48m)

Carpet tiles, uPVC double-glazed window, base and wall-mounted units, integrated electric hob, extractor hood, dual oven and fridge, internal window, ceramic 1.5 bowl sink, splashback tiling, spotighting and radiator.

Sitting-Dining Room

27' 6" x 18' 0" (8.40m x 5.51m)

Fitted carpet, triple uPVC double-glazed windows, electric fire set within a brick fireplace with wood mantel and tiled hearth, coving, two radiators, multiple sockets, TV aerial, dual hardwired ceiling lights and smoke alarm.

Utility Room

8' 3" x 6' 9" (2.54m x 2.07m)

Vinyl flooring, uPVC double-glazed window, base and wall-mounted units, freestanding washing machine and fridge, houses the oil boiler, circular stainless steel sink, radiator, multiple sockets and ceiling light.

WC

4' 11" x 3' 1" (1.50m x 0.95m)

Vinyl flooring, obscured uPVC double-glazed window, toilet and ceiling light.

Entrance Hall

13' 1" x 9' 10" (4.01m x 3.02m)

Vinyl flooring, uPVC stable door to carport and front door with glass panel, radiator, ceiling light and pantry store housing the consumer unit.

Bedroom One

12' 0" x 10' 4" (3.66m x 3.16m)

Fitted carpet, uPVC double-glazed window, coving, ceiling light, radiator and multiple sockets.

Bedroom Two

10' 4" x 10' 0" (3.16m x 3.05m)

Fitted carpet, uPVC double-glazed window, coving, ceiling light, radiator and multiple sockets.

Shower Room

6' 10" x 5' 4" (2.09m x 1.63m)

Tiled flooring and walls, obscured uPVC double-glazed window, rectangular shower tray with glass screen, mixer shower, Vanity wash hand basin, back-to-wall toilet, heated towel rail and ceiling light.

Floorplans

SINGLE STOREY
1619 sq.ft. (150.4 sq.m.) approx.



TOTAL FLOOR AREA : 1619 sq.ft. (150.4 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F		
1-20	G		



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