



3 Austhorpe Gardens, Forncett St. Peter

In Excess of £575,000

3 Austhorpe Gardens

Forncett St. Peter, Norwich

Obtaining its NHBC warranty until 2033, this exquisite detached residence showcases a bespoke design, within the quaint Norfolk village of Forncett St. Peter. Its beautiful façade greets you, with a brick-weave driveway and a double garage. The interior is presented to an immaculate standard, highlighting an open-plan kitchen/dining/living room with premium fixtures and fittings, two versatile reception rooms, four bedrooms, a family bathroom, a luxury principal suite with a dressing room, with a large secluded garden. Acquire this residence to experience the epitome of modern family living, with a close-knit community feel.

Location

Forncett St Peter is a village located in South Norfolk, approximately 10 miles south of Norwich. Situated on the west bank of the River Tas, the village lies about 6 miles southeast of Wymondham and 1 mile northwest of Long Stratton. Conveniently located, it provides easy access to nearby historical sites, as well as the vibrant market town of Diss, just a short drive away. The nearby Norfolk Broads and the stunning Norfolk coastline offer additional opportunities for scenic walks and days out with the family. The warmth of a friendly village community, combined with the breathtaking landscapes, makes Wacton Road the perfect location to call home.



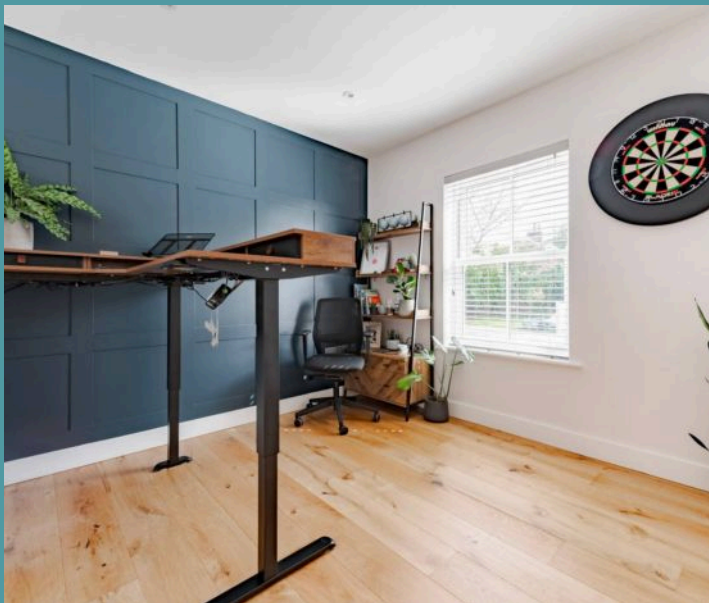


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Be greeted by the exquisite façade that this exceptional family home has to offer, setting the tone for what lies within. The front lawn is well-kept, whilst the brick-weave driveway provides off-road parking for multiple vehicles, with the addition of an EV charging point. Electric doors open into the double garage, with a high vaulted ceiling, offering a secure place to store your vehicles or personal belongings.

Step inside the bright and airy entrance hall, complemented nicely by a convenient WC. Immediately capturing your attention is the incredible open-plan kitchen/dining/living room, thoughtfully designed to accommodate a modern family lifestyle, as well as hosting occasions with loved ones. This expansive area is adorned with premium fixtures and fittings, including sleek wall and base units, Quartz worktops, a central island/breakfast bar and high-spec integrated appliances, to elevate your cooking experience. Complete with a functional utility room for additional storage and laundry essentials. Seamlessly flowing into the reception space, with the presence of a stylish media wall and sliding doors that open out to the patio, connecting the indoor-outdoor spaces. Positioned at the front of the residence are two versatile reception rooms, currently utilised as a comfortable snug and a home office, with the option to be a playroom or additional accommodation if required.





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Ascend to the first floor, where you will encounter four bedrooms that range in size, each thoughtfully designed to offer the utmost comfort and privacy. The luxury principal suite is a true highlight, flaunting a dressing room and a private en-suite bathroom for added indulgence. The remaining bedrooms share a contemporary family bathroom, ensuring comfort and convenience for all occupants.

Beyond the confines of this home, lies a generous size garden that offers endless possibilities for outdoor activities and enjoyment. Whether that is hosting summer bbqs on the Indian sandstone patio area, relaxing in the afternoon sunshine or if you enjoy gardening during the warmer months, this garden is perfect for all. Overall, it is fully enclosed by a brick-built wall and fencing, so you can enjoy the serene setting in privacy and seclusion.

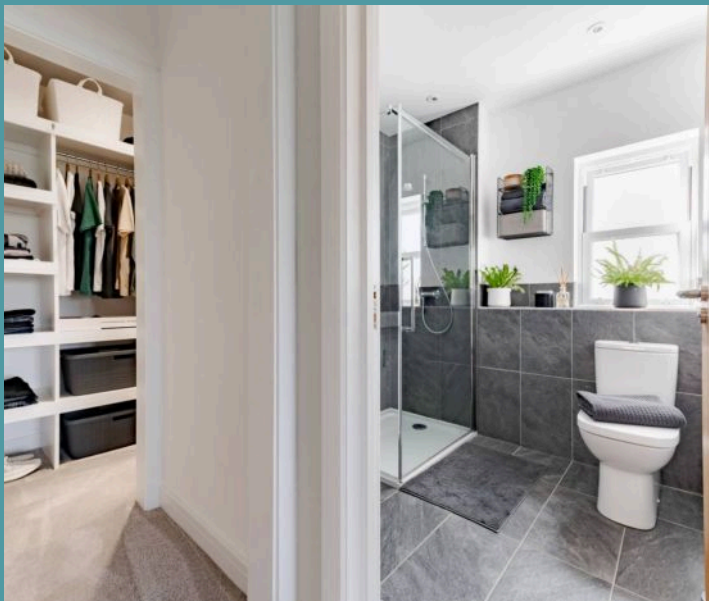
Agents notes

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Air source heating.

Council tax band: E

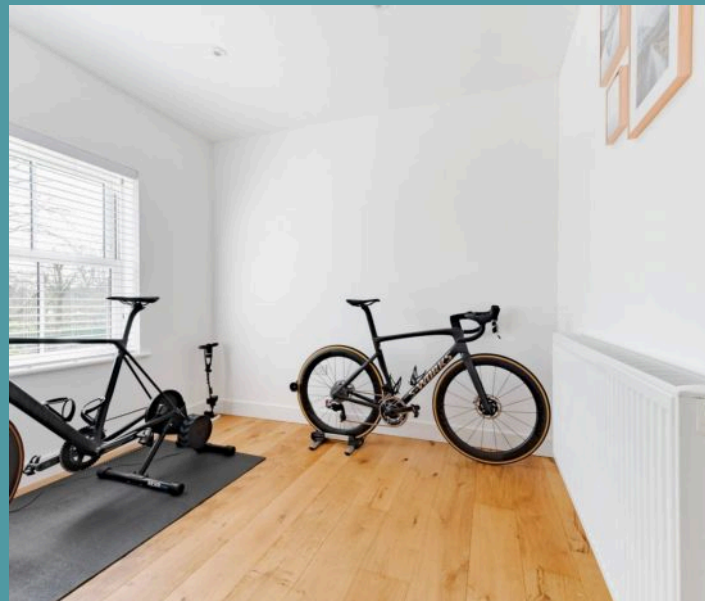
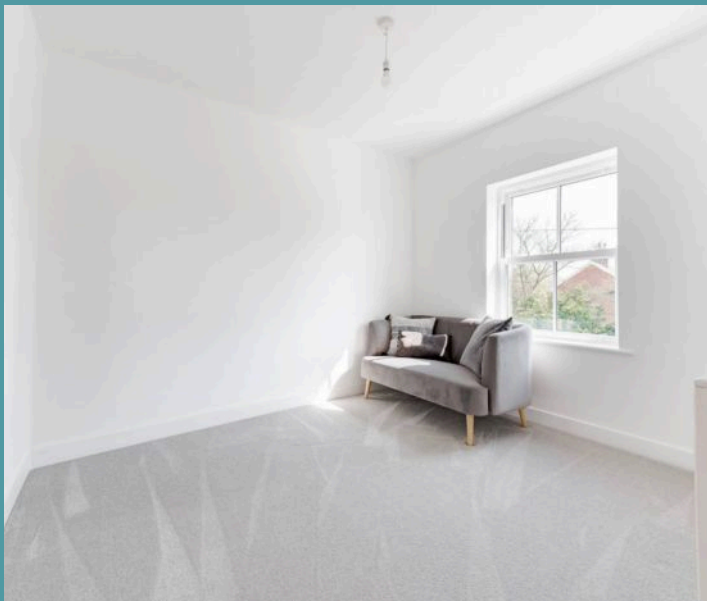




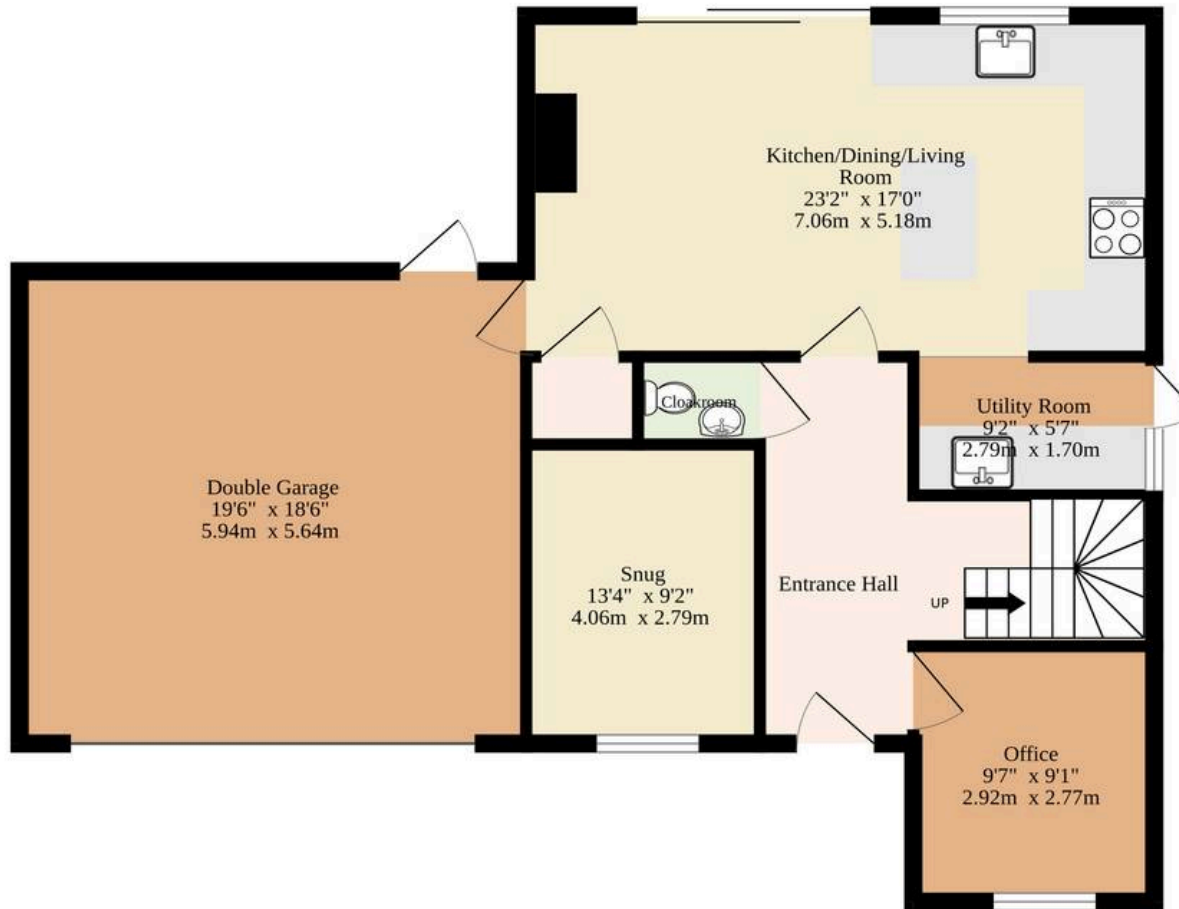
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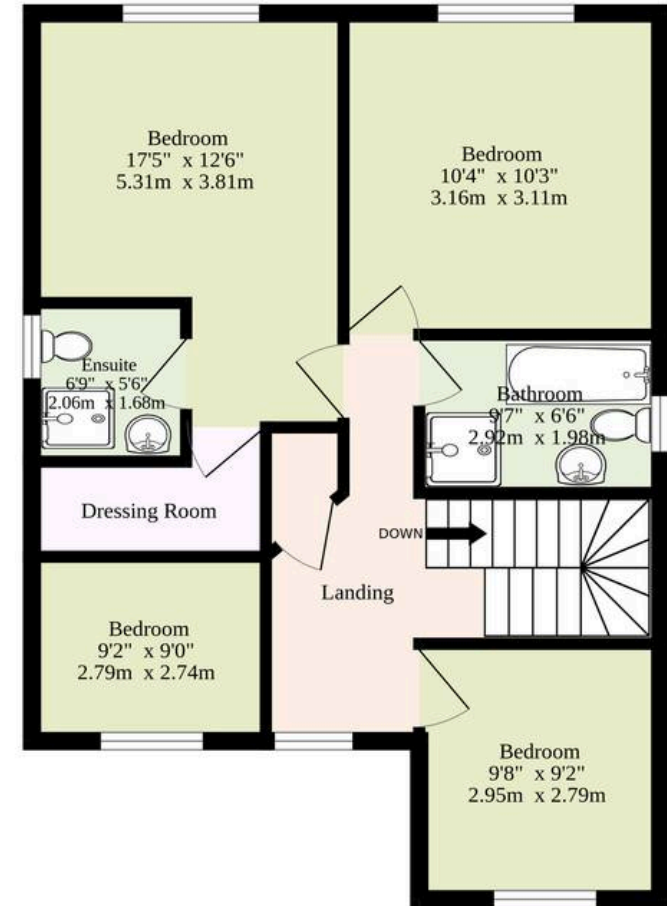
- Chain free
- Exquisite detached residence in the quaint Norfolk village of Forncett St. Peter, with NHBC warranty until 2033
- Beautiful family home presented to an immaculate standard, with spacious and flexible accommodation that can adapt to your own preferences
- Incredible open-plan kitchen/dining/living room, equipped with premium fixtures and fittings, complete with a functional utility room
- Versatile home office and snug, with the option to be a playroom or additional accommodation if required
- Four bedrooms, one of which is a luxury principal suite with a dressing room and private en-suite, whilst the remaining bedrooms share a contemporary family bathroom
- Expansive garden offering endless possibilities for outdoor activities and enjoyment, with an Indian sand stone patio, fully enclosed for privacy and seclusion
- Brick-weave driveway providing ample off-road parking and a double garage for storage options
- Modern upgrades including underfloor heating, hardwood flooring and an EV charging point
- Close to local shops, parks, bus routes, healthcare facilities and scenic walks



Ground Floor
1107 sq.ft. (102.8 sq.m.) approx.



1st Floor
775 sq.ft. (72.0 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1882 sq.ft. (174.8 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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