



Leylandii Aslacton Road, Forncett St. Peter
Norwich



Minors & Brady

Leylandii Aslacton Road

Forncett St. Peter, Norwich

Set within the well-regarded village of Forncett St Peter, this property is a detached bungalow offering well proportioned single storey accommodation, positioned within a generous plot and enjoying open field views to the front. The property sits in a pleasant rural setting, with mature gardens to the front and back providing a sense of privacy while still remaining within easy reach of surrounding villages and nearby market towns.

The layout and scale of the home make it suitable for a variety of buyers, including those seeking ground-floor living, family accommodation, or a property with scope to adapt over time.



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Forncett St. Peter, Norwich

- Four bedroom detached bungalow offering well proportioned accommodation throughout
- Single storey living, ideal for a wide range of buyers seeking practicality and accessibility
- Situated within a village location with a strong sense of community
- Enjoying open field views to the front, creating an attractive outlook
- Mature and established gardens providing a generous and private outdoor setting
- Multiple reception rooms including a sitting room, dining room and sun room, offering flexible living space
- Kitchen/breakfast room supported by a utility room and pantry for everyday convenience
- Two bathrooms, arranged to comfortably serve family living and visiting guests
- Off road parking alongside an attached garage, providing secure parking and storage

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Location

Aslacton Road is found within the well-regarded village of Forncett St Peter, offering a rural setting with strong connections to nearby towns and amenities. The village benefits from a local primary school, village hall, church, and access to countryside walks, while neighbouring villages and market towns provide additional shops, pubs, and everyday services. Wymondham and Long Stratton are both within easy reach, offering supermarkets, cafés, leisure facilities, and schooling options, along with regular rail services from Wymondham to Norwich and Cambridge.

The location provides convenient access to the A11 and A140, making travel towards Norwich, Diss, and the wider Norfolk and Suffolk area straightforward, while still enjoying the quieter pace of village living.

Aslacton Road

The internal accommodation is arranged to allow a natural and practical flow between rooms. A central hallway provides access to the main living areas, including multiple reception rooms that offer flexibility for everyday living, entertaining, or quieter use. These include a spacious sitting room, a separate dining room, and a sun room that enjoys views over the garden and brings additional natural light into the home.



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The kitchen/breakfast room is well sized and supported by a utility room and pantry, creating a functional space for day to day use with good storage options. The boiler is regularly serviced, offering reassurance from a maintenance perspective. There are four bedrooms in total, all positioned on the ground floor and served by two bathrooms, allowing the layout to suit family living, visiting guests, or home working requirements.

Externally, the property benefits from mature gardens that provide a high degree of privacy, along with off road parking and a garage. The front of the property enjoys attractive field views, while the rear garden offers space for seating, planting, and outdoor use. An annex is present within the grounds, with the roof noted as requiring repair, offering potential for improvement or alternative use subject to a buyer's requirements.



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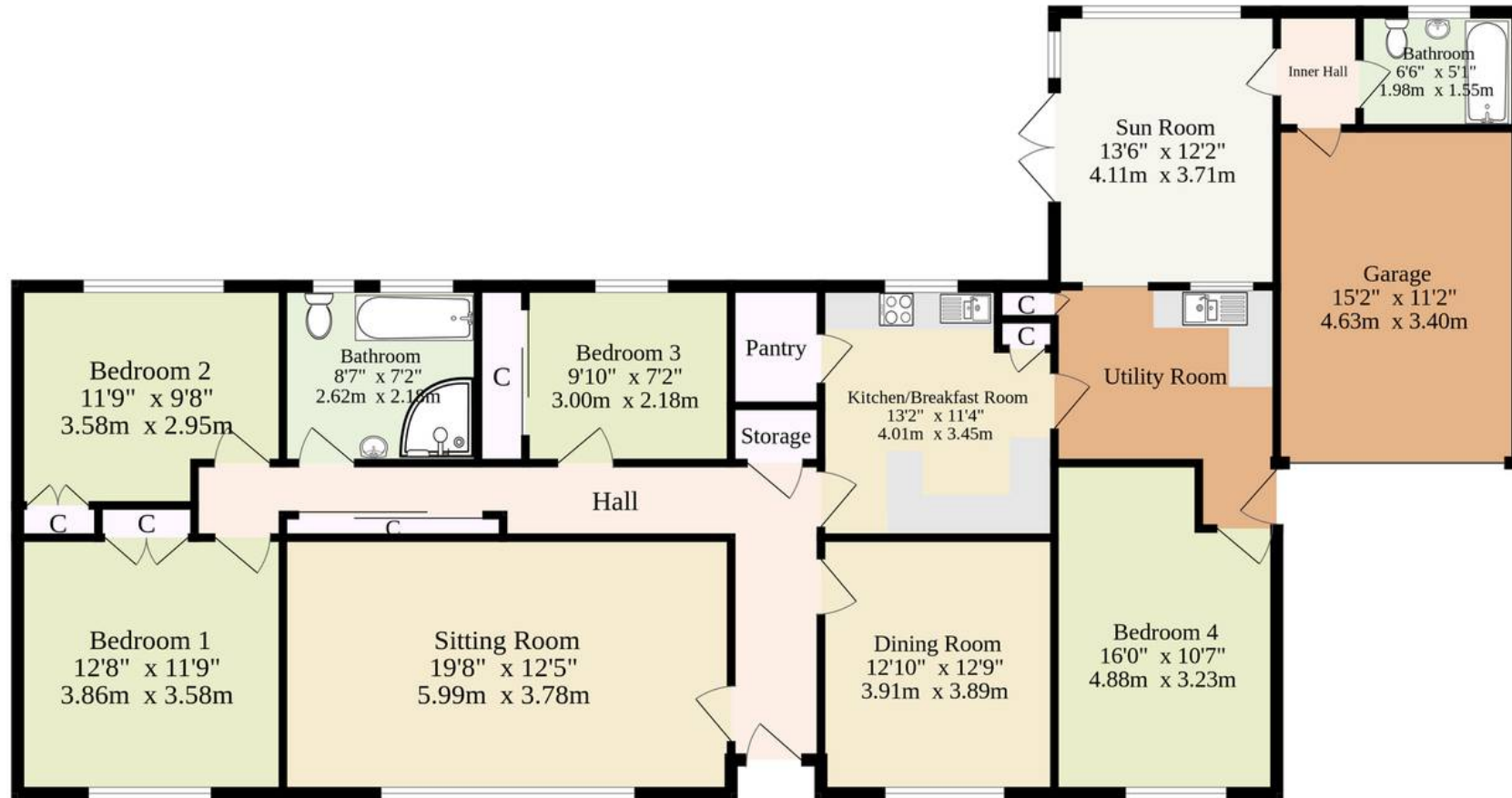
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Ground Floor 1826 sq.ft. (169.6 sq.m.) approx.



TOTAL FLOOR AREA : 1826 sq.ft. (169.6 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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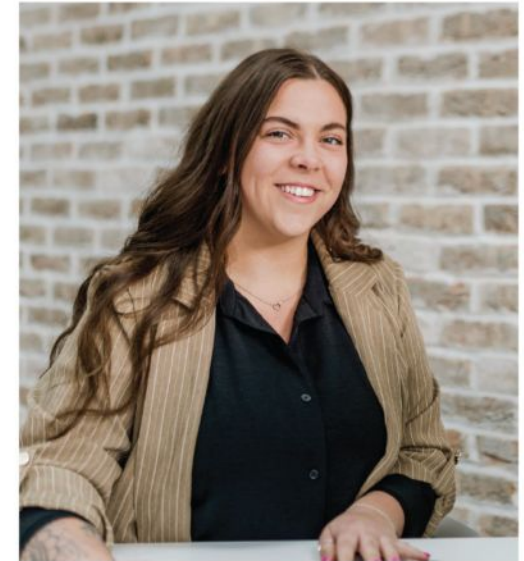
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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