



Barrack Close | East Tuddenham | NR20 3LU  
£425,000

twgaze



# Barrack Close | East Tuddenham | NR20 3LU

Stylish brand new, energy efficient bungalow. 3 bedrooms with en-suite off main bedroom. Luxury, bespoke kitchen with Quartz worktop. Karndean flooring and carpeting. Air source heating system with zone-controlled underfloor heating. Garage and driveway. 10 Year NHBC warranty.

- Energy efficient
- 3 bedrooms with en-suite off the main bedroom
- Oven
- Hob
- Fridge / Freezer and Extractor
- brand new detached bungalow
- Kitchen/diner with quartz worktop
- Microwave
- Dishwasher
- Landscaped garden with generous stone slab patio

## Full Description

### Location

East Tuddenham is a semi-rural village in the parish of Breckland, the village offers a good sense of local community, village hall and a regular bus connection into Dereham and Norwich. Just 2 miles east is the well served village of Mattishall, which hosts an excellent range of 'day to day' amenities, including a pub/restaurant, take away, shop, hairdressers, school, doctors surgery and pharmacy along with other local businesses. The historic and cultural City of Norwich is renowned for its stunning architecture, arts and theatre. There are many affluent bars, restaurants and great independent 'cafe culture' which services a bustling and vibrant student City - with the UEA on the outskirts. Norwich is well connected with transport and there are numerous train and bus services, road links and an International airport flying to various European destinations. The breathtakingly beautiful North Norfolk coast with its array of







sandy beaches and walks can be reached within a 40 minute drive from East Tuddenham.

#### The property

This stylish bungalow has been built with energy efficiency in mind, whilst having a high end finish throughout and 'mod cons' such as zone-controlled underfloor heating throughout. The bungalow is currently under construction by local and well regarded Walnut Farm Developments, who have a reputation from building many excellent properties in and around the Breckland area over many years. The bungalow is built with a 10 year NHBC warranty and will have 'stand out' features such as a luxury quartz kitchen top within the spacious kitchen/diner complete with appliances and thermostatic showers with fixed drencher heads. Karndean floor and carpeting will be included throughout the property.

#### Outside

Gardens will be landscaped with generous size stone slab patio. Garage, outside socket, tap and lights will also be included within the specification.

#### Services

Mains water, drainage and electricity are connected. Air Source heating system with zone-controlled underfloor heating throughout.

#### Viewing

Strictly by appointment with TW Gaze

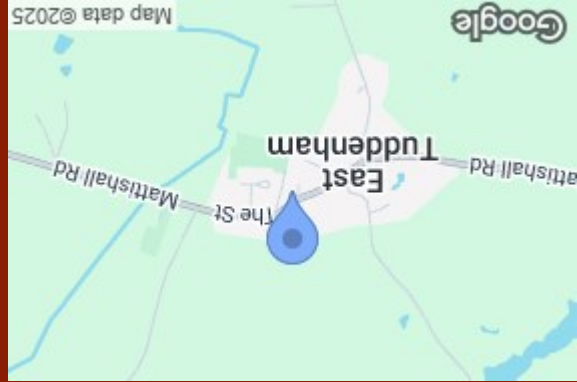
How to get there:

What3words: cherry.adapt.toned

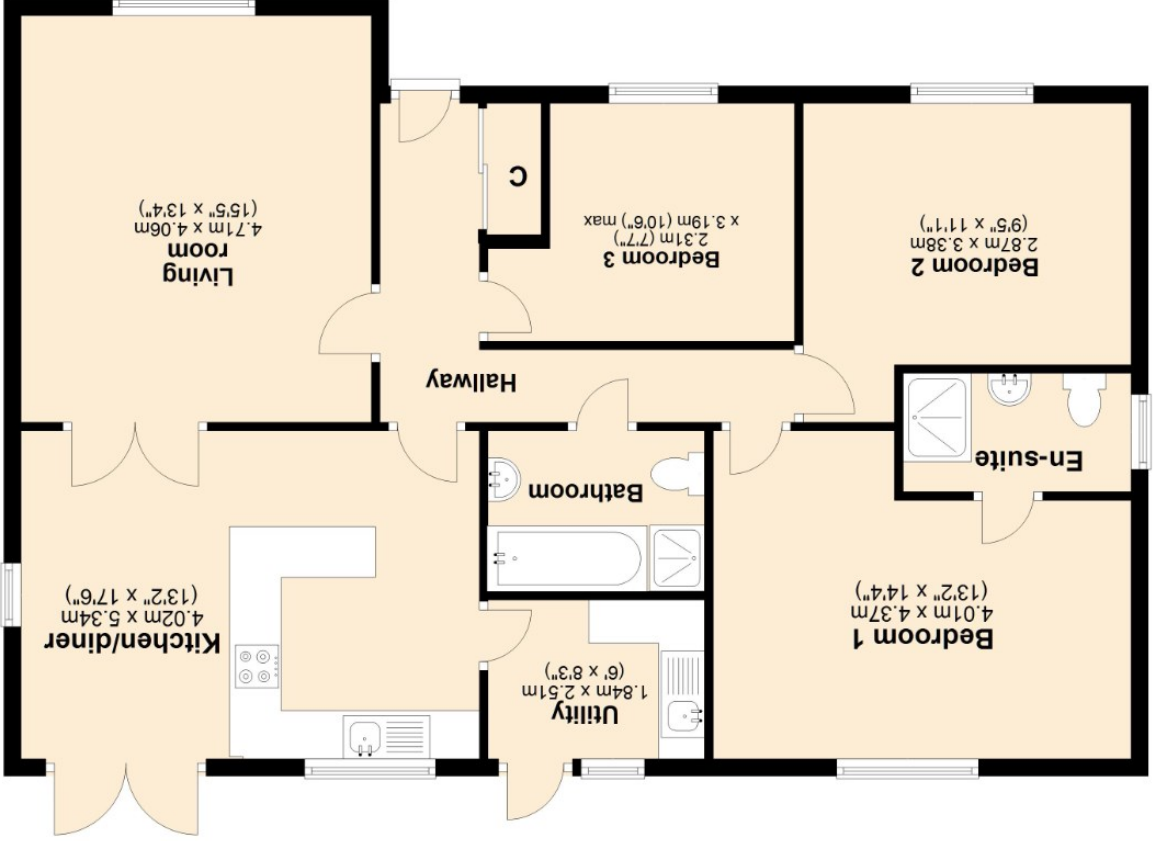
Freehold

Council Tax: TBC

Ref: 2/19411/RM



Energy Efficiency Rating	
Current	Potential
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> <p>Not energy efficient - higher running costs</p> <p><b>G</b> (1-20)</p> <p><b>F</b> (21-30)</p> <p><b>E</b> (31-40)</p> <p><b>D</b> (41-50)</p> <p><b>C</b> (51-60)</p> <p><b>B</b> (61-80)</p> <p><b>A</b> (81-100)</p> <p>Very energy efficient - lower running costs</p>	



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