



THE STORY OF  
**Meadowlands**

*Colney, Norfolk*

**SOWERBYS**





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THE STORY OF

# Meadowlands

Old Watton Road, Colney, Norfolk  
NR4 7TW

Luxurious New Home

Stunning Interior

Contemporary Kitchen

Incredible Views

Cinema Room

Four Bedrooms

Three Bathrooms

Air Source Heating

1.25 Acres (stms)

Prime Location

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“A home where we’ve really been able to enjoy watching the colours of the changing seasons.”

Meadowlands was built in 2021 to a stunning bespoke design and set on an elevated plot with incredible views.

As you reach the property, via the electric gates, there is an abundance of parking and access to the garage.

From the moment you enter through the front door, you get the immediate sense of sheer luxury and quality. The staircase is a real statement with its contemporary design, complemented by the polished marble floor and abundance of natural light.

The home is set over three floors and the floor on which you enter serves three bedrooms, a luxury bathroom and ensuite. It really is similar to those found in

a boutique hotel.

To the lower level, the incredible kitchen, breakfast and sitting room provides a superb entertaining and socialising space. The kitchen itself has contemporary lines and for those who love the finer things - a bottle of Champagne maybe - there is an in-built cooler, high-end appliances and stone worktops. The spacious seating and dining area is a perfect place to relax with great views and a true sense of luxury. And who needs to go out to the cinema when you have your very own? With its own cinema room you can watch the latest blockbusters from the comfort over your own home. This floor is completed with a utility room and cloakroom.











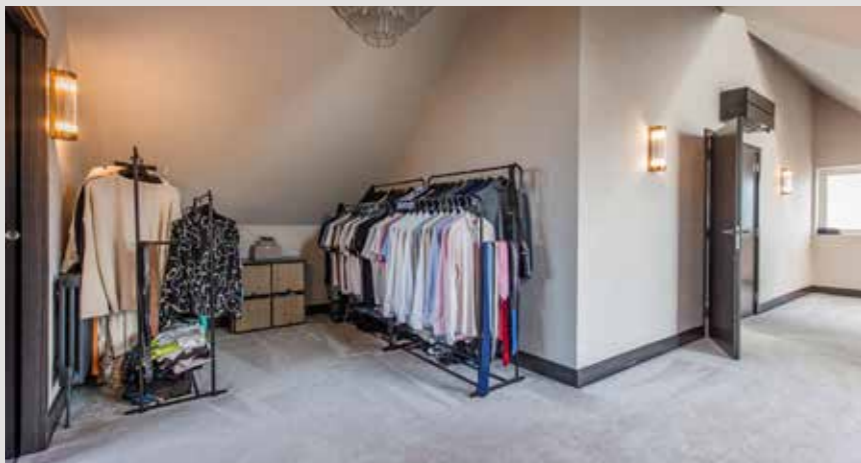




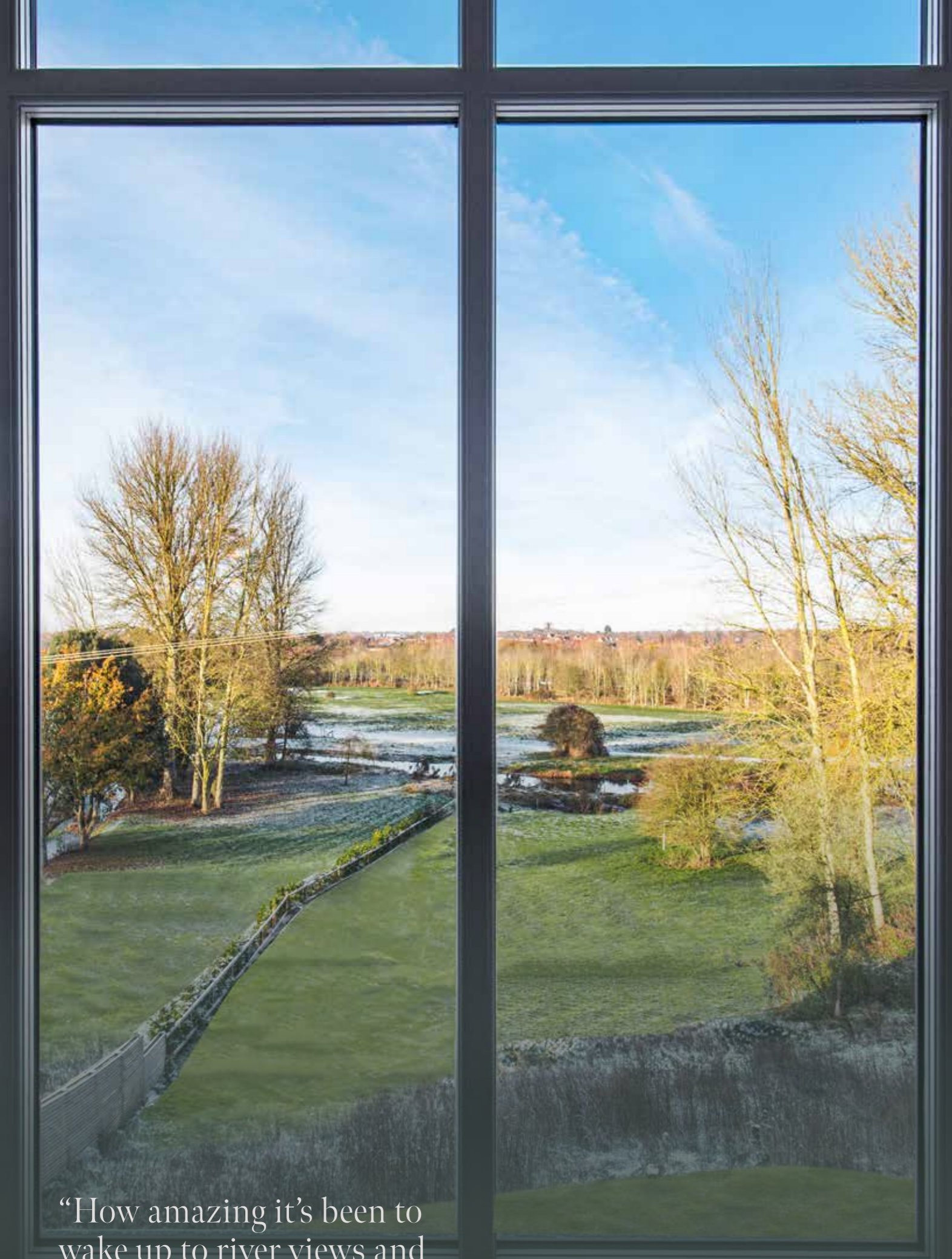
The top floor has the really has the WOW factor. With the principal bedroom you are instantly drawn to the window which fills the room with light and views over the rolling countryside and river. Simply sublime. There is also a dressing area and another superb high-end en-suite bathroom.

“A private, peaceful and luxurious home.”

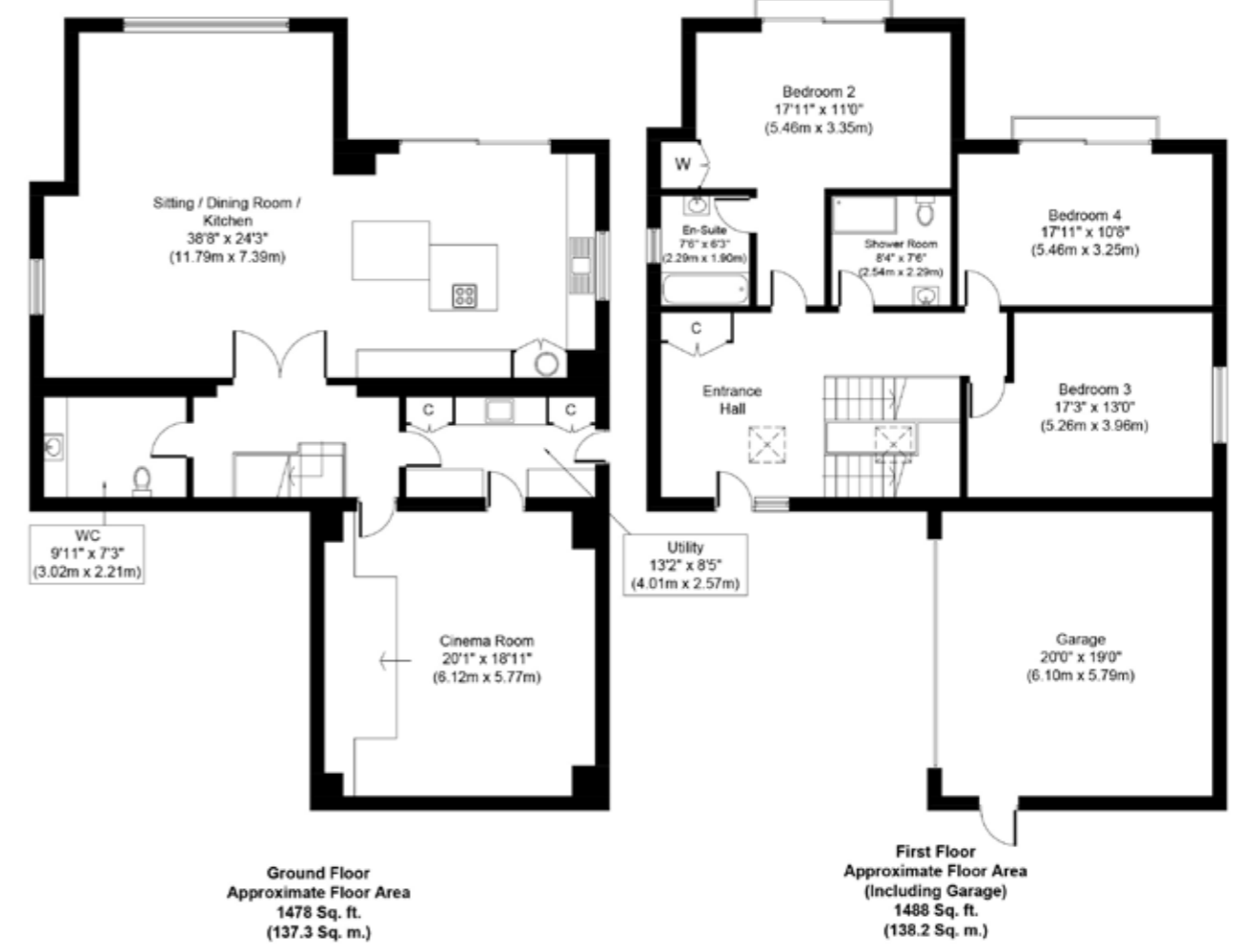
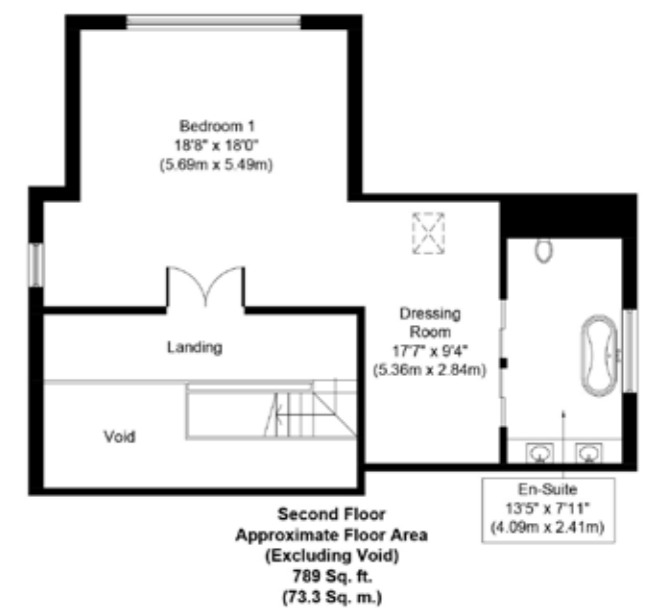
The lower level gives access out onto the raised terrace, perfect for entertaining or simply relaxing with those stunning views. The sweeping lawn provides a blank canvas and leads down to the river where there is an abundance of wildlife and specimen trees.







“How amazing it’s been to wake up to river views and horses in neighbouring fields.”



SOWERBYS — a new home is just the beginning

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 or tenant. 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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ALL THE REASONS



# Colney

IN NORFOLK  
IS THE PLACE TO CALL HOME



To the western outskirts of Norwich, you find the village of Colney.

Located on the A47 southern bypass, it is home to the Norfolk and Norwich University Hospital, a 12 acre woodland park, the Norwich City Football Club training ground, and a round-tower church - St Andrew's.

This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the

coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

Close to Colney, in the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



“Walking our Labrador along the river, watching him swim and run has been so lovely.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Private drainage.  
Heating via an air source heat pump.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

B. Ref:- 0634-3900-5302-5680-7200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

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# SOWERBYS



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