



LARKRISE

FIND YOUR NEST, MAKE YOUR HOME



A development of six purpose built homes in the heart of the village, Larkrise offers a choice of bungalows and houses which should be viewed to be appreciated.

The excellent specification continues throughout and will particularly appeal to those mindful of future proofing such as the flush fitting solar panels, preparation to fit an electrical vehicle, and carefully selected traditional building materials such as the galvanised 100% recyclable downpipes. There are small and carefully chosen touches such as the Proboil boiling water tap, NEFF appliances and AUK alarm system.

Ready to move straight into and with a warranty for peace of mind, whether you are looking for single storey living or two storey space, Larkrise will be somewhere you will be proud to call home.

THE EGRET PLOTS 1, 2 & 6



Small Development of Similar Properties

Ready to Move Into

Excellent Specification Throughout

Two Double Bedrooms and Large Single Bedroom

En-Suite, Bathroom and WC

Kitchen/Breakfast Room

South Facing Garden

Zoned Underfloor Heating Downstairs

6 Year Warranty

The detached bungalows offer a principal bedroom with en-suite and fitted wardrobes, a second double bedroom also with fitted wardrobes and a third large single bedroom which could also be used as a study. There is a triple aspect sitting room and at the heart of the home is the splendid kitchen/dining room specified to make the property stand out from the crowd.





THE HERON PLOTS 3, 4 & 5

 1
  3
  2

Small Development of Similar Properties

Ready to Move Into

Excellent Specification Throughout

Three Double Bedrooms

En-Suite, Bathroom and WC

Kitchen/Breakfast Room

Separate Spacious Utility Room

South Facing Garden

Zoned Underfloor Heating Downstairs

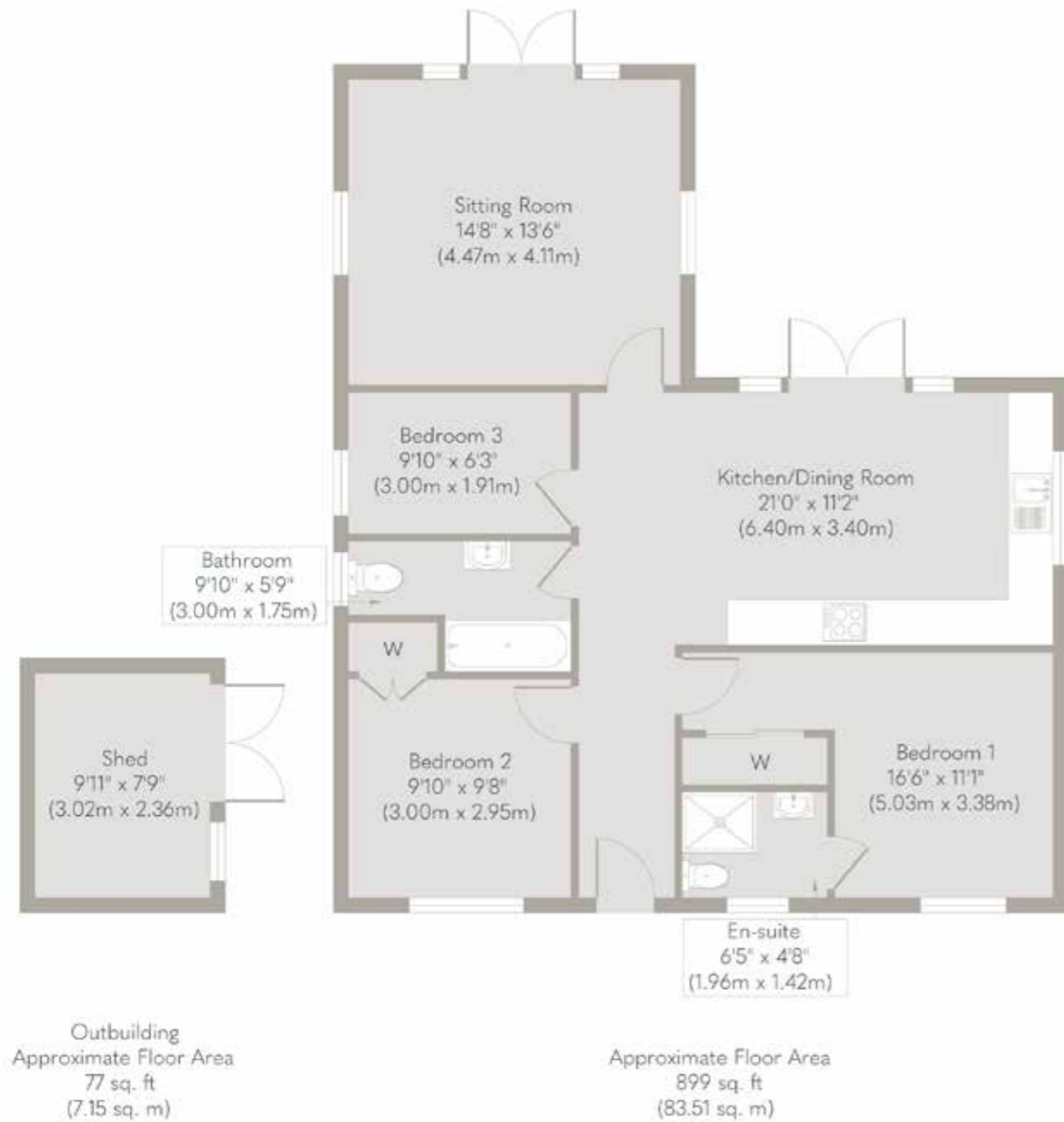
6 Year Warranty



The detached houses offer a principal bedroom with en-suite and fitted wardrobes to the ground floor, double aspect sitting room, kitchen/breakfast room, separate utility room, ground floor WC, and two double bedrooms and bathroom on the first floor. The properties are deceptively spacious and character filled.

THE EGRET
PLOT 1
(PLOTS 2 & 6 ARE MIRRORED)

THE HERON
PLOT 4
(PLOTS 3 & 5 ARE MIRRORED)



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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SPECIFICATION

CONSTRUCTION & FINISH

- Traditional brick & block, pantile roof
- Low maintenance uPVC casement windows
- Composite external doors
- Galvanised steel downpipes and guttering
- Tar and shingle driveway
- Underfloor heating throughout with individual HEATMISER thermostatic controls to rooms
- Mains water, sewage, gas and electric
- Outside lighting and tap
- Front lawn turfed
- Patios to kitchen and sitting room french doors
- Where applicable fencing with concrete posts and gravel boards
- Prepared for electric vehicle charging point
- EPC rating 'B'
- Flush fit solar panels

INTERIOR - KITCHEN

- Quality shaker style kitchen in dove grey with soft close drawers and doors
- NEFF oven and combi oven
- Integrated fridge freezer & dishwasher
- NEFF induction hob with extractor above
- 1.5 bowl sink with PROBOIL boiling water tap

- Integrated washer dryer
- Quartz worktops with matching quartz upstands and glass splashback
- Carousel shelving to corner cupboard
- Integrated bins

INTERIOR - BATHROOM & EN-SUITE

- Contemporary wall mounted vanity units
- Heated towel rails
- High quality sanitary ware
- Glass screen where shower over bath
- Metro style white tiling
- Fixed head and hand held shower attachments
- LED lit mirrors with shaving points

GENERAL

- Tiled floors to bathrooms. Mix of Professional V-Fit Groove laminate flooring and carpet elsewhere
- Large garden shed painted to match windows
- Fitted AUK alarm system
- TV points to all rooms excluding bathrooms
- Fitted wardrobes to bedrooms 1 and 2
- Lamp sockets to principal bedroom
- No-cost optional wall mounted electric contemporary fireplace
- Fibre broadband to properties
- 6 year warranty



AROUND AND ABOUT HORSFORD

A thriving village, Horsford is surrounded by places to walk, jog, or cycle. Both St Faiths Common and Horsford Woods are open to the public and are certainly worth exploring.

Horsford offers many amenities such as a shop with a post office, a bakery, butchers, various takeaways including fish and chips, plus a popular public house, The Dog, which has served the village for many years. There is great access to doctors here with three surgeries available: Horsford, Drayton, and St. Faiths, and various pharmacies.

For those with families, there is a pre-school and a primary school within the village, and Horsford is in the catchment area for both Hellesdeon and Taverham High Schools.

The community is welcoming not only to its residents, but also visitors to the area, hosting various events throughout the year with many organised by Horsford Social Club. One of which being the village festival, where many groups within the community get involved. The Social Club also holds various events throughout the week such as darts, pool, bingo and more.

Horsford Methodist and All Saints Churches both hold regular services. The Church Room at All Saints Church hosts a knitting club, coffee mornings and a toddler group.

Next to the Methodist Church is the Village Hall and Recreation Ground. In addition to the football pitches, there is a play park and outdoor gym equipment. The Village Hall, home to Horsford Social Club, also hosts the Horsford Women's Institute once a month and an amateur drama group. For those looking for a sport to participate in, Horsford has teams for football, cricket and bowls!

Enjoy the convenience of being located approximately 6 miles from the historic city of Norwich, with excellent amenities and rail links, whilst relishing in the comfort of village life.





ENERGY EFFICIENCY RATINGS

To be confirmed.

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.

AGENT'S NOTE

Some internal images have been virtually staged to show how they would look once furnished.

For all enquiries, contact

SOWERBYS

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