



2 Durrant Close
Whissonett | Norfolk | NR20 5ST

FAMILY HOME IN A QUIET LOCATION



Set within a quiet cul-de-sac in the sought-after village of Whissonsett, this newly built detached property represents the ideal family home.

Finished to an exceptional standard throughout, it offers four bedrooms (two with en suites) and a family bathroom on the first floor while downstairs there is a large kitchen/dining room with bespoke units, a very generous dual aspect sitting room with a wood burner, and a utility room also with fitted units. To the front of the property there is a shingled drive with off-street parking for several vehicles, and to the side and rear the garden is laid to lawn and a blank canvas for the new owner. Early viewing is strongly advised.



KEY FEATURES

- Executive Detached new build Family Home on an Exclusive small development
- No chain and available now
- Rural, modern living at its finest
- Hall, Sitting Room, Open Plan Kitchen, Dining and Living Space. Utility Room and WC
- Four Bedrooms, family Bathroom and Two Ensuites
- Above the Double Garage is a superb Studio area thought to be ideal for a Home Office
- Total Accommodation extends to 2477sq.ft

Fantastic Home

Twenty-one years ago, the developers purchased Talbot House and an adjoining meadow and made it their family home. There was initially no expectation that planning for any development on the plot would be obtained. "But times change and other developments took place out of the building line, so we decided to take advantage of this and build our retirement home. The planners requested more than one dwelling on the site and we finished with five! Two of these have been sold as self-build plots for bungalows. We have loved living here at Talbot House and will be moving to 'Pastures' which in fact is next to 2 Durrant Close in the adjoining meadow."

"Planning for 2 Durrant Close and the other newbuilds took two years. We wanted the houses to be traditionally built with brick and Norfolk flint, and with dormer windows, to match our village setting. So much thought went into the design of 2 Durrant Close; it has a hall with an open staircase leading up to the double bedrooms of which two have en suites and there is also a family bathroom to the front of the property. Downstairs, double doors lead off from the hall to both the kitchen/diner and lounge so that the property is as open plan as we could make it. The lounge is triple aspect with the feature of windows to three sides and we installed with a Clearview wood burner in there. Along with a double garage, the property has a staircase to the loft above to provide some additional storage space."

Rural Idyll

With a setting in the heart of the Norfolk countryside and surrounded by farmland and orchards, the charming, rural mid-Norfolk village of Whissonsett is conveniently located for access to the surrounding towns. "We consider Whissonsett is well situated for connections to King's Lynn, Norwich, Dereham and the A47," the developers said.





KEY FEATURES

“It’s also only a short drive to Fakenham, and a short distance beyond is the coast with so many places to enjoy.” The market towns of Dereham are at approximately nine miles and Fakenham at around five miles, both offering a wide range of amenities. There are a number of schools nearby including Litcham Primary School and the highly regarded Litcham High School, with further ones in Brisley, Colkirk, and Fakenham. Only sixteen miles to the north, the stunning North Norfolk Coast, designated an area of Outstanding Natural Beauty, is hugely popular for its sandy beaches, bird reserves and sailing.

“Whissonsett, where we have lived for many years and where we intend to stay, is a nice circular village with the church standing in the middle,” the developers said. The parish church of St Mary dates in part to the 14th and 15th centuries and features a particularly wide nave, a tower with buttresses and battlements with gargoyles. Whissonsett also has a village hall and playing field and the nearest public house, The Brisley Bell, is a national award-winning ‘Great British Pub of the Year - 2021’ and a popular destination.

“There are many walks in all directions from the property,” the developers said. In addition, there are some exceptional walks to be had in the woods and beach at Holkham, not forgetting Blickling Hall and Felbrigg Hall and Oxburgh Hall.

The nearest mainline railway stations are to be found at King’s Lynn and the Cathedral City of Norwich, located approximately twenty-two and twenty-four miles respectively.





















INFORMATION



On The Doorstep

Both Dereham and Fakenham offer a large range of amenities including two superstores, a newly constructed leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?

No. 2 Durrant Close can be found 5 miles south of Fakenham and 24 miles north-west of Norwich City Centre. Often described as the gateway to the north Norfolk coast the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep, for more information go to www.fakenhamweb.co.uk. The Cathedral City of Norwich offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

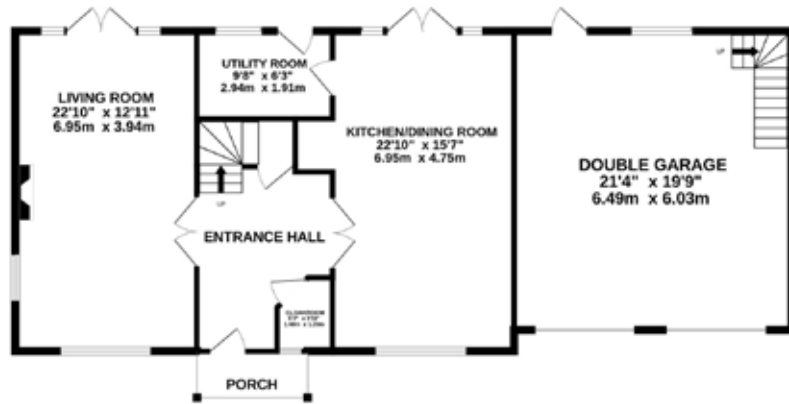
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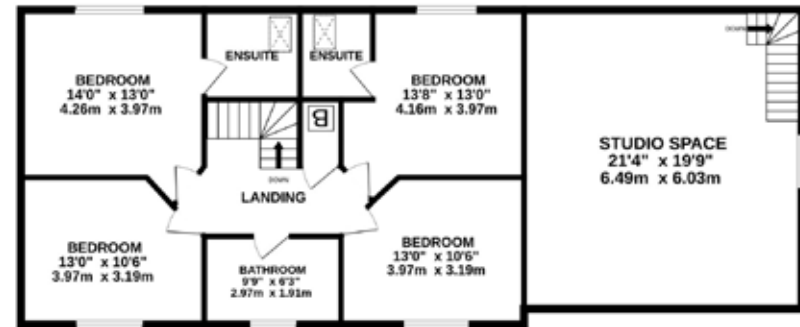
Tenure

Freehold

GROUND FLOOR
1253 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



TOTAL FLOOR AREA : 2477 sq.ft. (230.1 sq.m.) approx.

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Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

