



Hollyhock House, Norwich Road, Hedenham - NR35 2LB





## Norwich Road

Hedenham, Bungay

Immerse yourself in LUXURIOUS LIVING with this BRAND NEW HIGH SPECIFICATION family home, boasting a 0.37 ACRE PLOT and over 1980 sq. ft (stms) of accommodation. Every detail exudes BESPOKE LUXURY, from the GATED DRIVEWAY, heritage-style build featuring intricate brick detailing and traditional styled rainwater goods. Internally, the ENGINEERED OAK WOOD FLOORING and underfloor heating via an AIR SOURCE SYSTEM adds to the contemporary feel, complemented by a cosy WOOD BURNER in the sitting room. The HALL ENTRANCE includes storage, with doors to the W.C, and SITTING ROOM, with its engineered OAK WOOD HERRINGBONE STYLE FLOORING, and BI-FOLDING DOORS which open to the garden. A ground floor GUEST DOUBLE BEDROOM includes attractive GARDEN VIEWS and FRENCH DOORS leading out, along with a LUXURY EN SUITE SHOWER ROOM. Culinary enthusiasts will adore the WREN KITCHEN, complete with QUARTZ SURFACES and a range of INTEGRATED APPLIANCES, adding to the allure of this exquisite property - with room for a table or soft furnishings where BI-FOLDING DOORS open to the patio. The UTILITY ROOM is finished in a matching style, with a WATER SOFTENER. Upstairs, THREE BEDROOMS include the main bedroom with a VAULTED CEILING and 'Juliet Style' BALCONY with PANORAMIC COUNTRYSIDE VIEWS - complemented by a luxury BATHROOM and EN SUITE with CONTRASTING TILING and RAINFALL SHOWERS.



The fully LANDSCALED GARDEN delights with meticulous attention to detail at every corner, offering a rear garden predominantly laid to lawn with a full-width patio seating area. Alongside ample parking and access to the DETACHED DOUBLE GARAGE, a lean-to storage space offers further storage with useful outside W.C.

Council Tax band: TBD

Tenure: Freehold

- Brand New High Specification Family Home
- Over 1980 Sq. ft (stms) of Accommodation with a Bespoke & Luxury Finish
- Gated Driveway & 791 Sq. ft (stms) Garage Building with Electric Hormann Doors
- Engineered Oak Wood Flooring & Underfloor Heating via an Air Source System
- Wren Kitchen with Quartz Surfaces & Range of Appliances
- Heritage Style Build with Brick Detailing & Rainwater Goods
- Easy to Maintain & Fully Landscaped Gardens Providing a Turnkey Move
- Panoramic Countryside Views to Rear

Hedenham is a sought after semi-rural village just off the main road linking Norwich and Bungay. Various local amenities exist within the surrounding villages, including a village shop, café, churches, village hall, public house & primary school. The closest town being Bungay which is only 3 miles away which offers a good range of independent shops and foodie destinations as well as everyday amenities including a variety of shops, leisure centre, schools and restaurants.





## SETTING THE SCENE

Elevated from the road, a gated entrance with brick pillars and a pedestrian gate opens to the main shingle driveway. With ample parking and turning space, raised timber sleeper beds run down the driveway, with a range of planting. Timber post and rail fencing enclose the front lawned garden, with a paved footpath taking you to the oak framed porch and rear garden. The front garden is private and non-overlooked, with a Portuguese Laurel hedge recently planted, patio area and a sunken wildlife garden with further planting.

## THE GRAND TOUR

Engineered oak wood flooring in a herringbone style complete with under-floor heating runs underfoot. Stairs rise to the first floor, with storage under and a further double built-in airing and storage cupboard. On your left, the ground floor W.C has been fitted with a contemporary two piece suite including storage under the hand wash basin and tiled splash-backs. The kitchen/dining room enjoys garden and countryside views, with your eyes immediately drawn to the bi-folding doors which open to the patio. The kitchen itself is a high specification Wren product with Quartz surfaces, including a feature inset twin ceramic butler sink, with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven. A dishwasher is integrated, with a freestanding wine cooler and American style fridge freezer included. Tiled flooring and underfloor heating runs underfoot, with a door to the utility room - finished in a matching style and solid wood work surfaces. A stable door leads to the driveway, with a washer/dryer and water softener integrated. The formal sitting room enjoys a central wood burner, which creates a focal point to the room. With dual facing views and bi-folding doors, herringbone style engineered oak wood flooring runs under foot, with under-floor heating. Ideal as a guest bedroom or further reception space, the final room is finished in a similar style, along with full height windows and French doors opening to the front garden. A private en suite shower room includes a vanity style unit with storage, attractive tiling, underfloor heating and a rainfall shower.

Upstairs, the bespoke stairs include eye catching twisted spindles, whilst excellent natural light floods the room, and doors lead to the three bedrooms. Sitting under a vaulted ceiling, the main bedroom includes a 'Juliet Style' balcony which features panoramic countryside views, with fitted carpet underfoot and ample space for wardrobes or a dressing area. The private ensuite includes a part vaulted ceiling, with eye catching tiled flooring and walls, with a bespoke vanity unit including storage and contrasting inset shelving. The velux window ensures a light and bright feel, with a large walk-in shower cubicle including a luxury rainfall shower. The two further double bedrooms are carpeted and ready to occupy. Completing the property, the family bathroom include storage and a heated towel rail, with a separate bath and Rainfall shower.

## FIND US

Postcode : NR35 2LB

What3Words : ///computer.veal.scariest

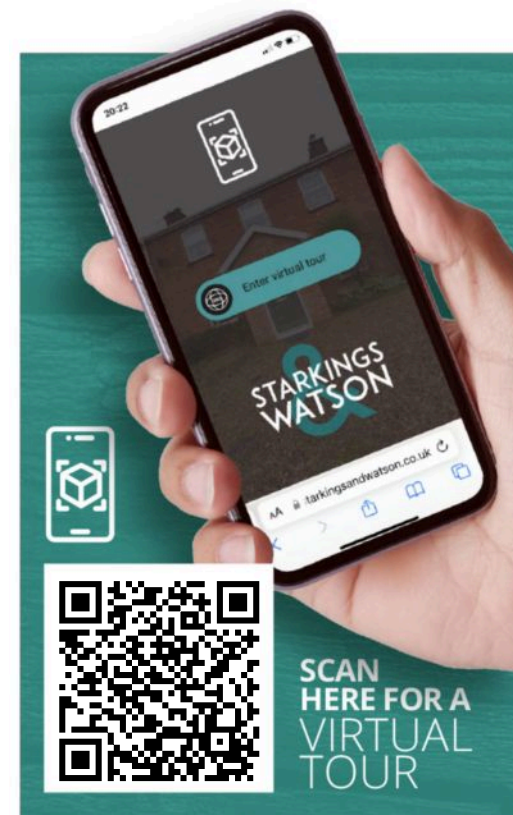
## VIRTUAL TOUR

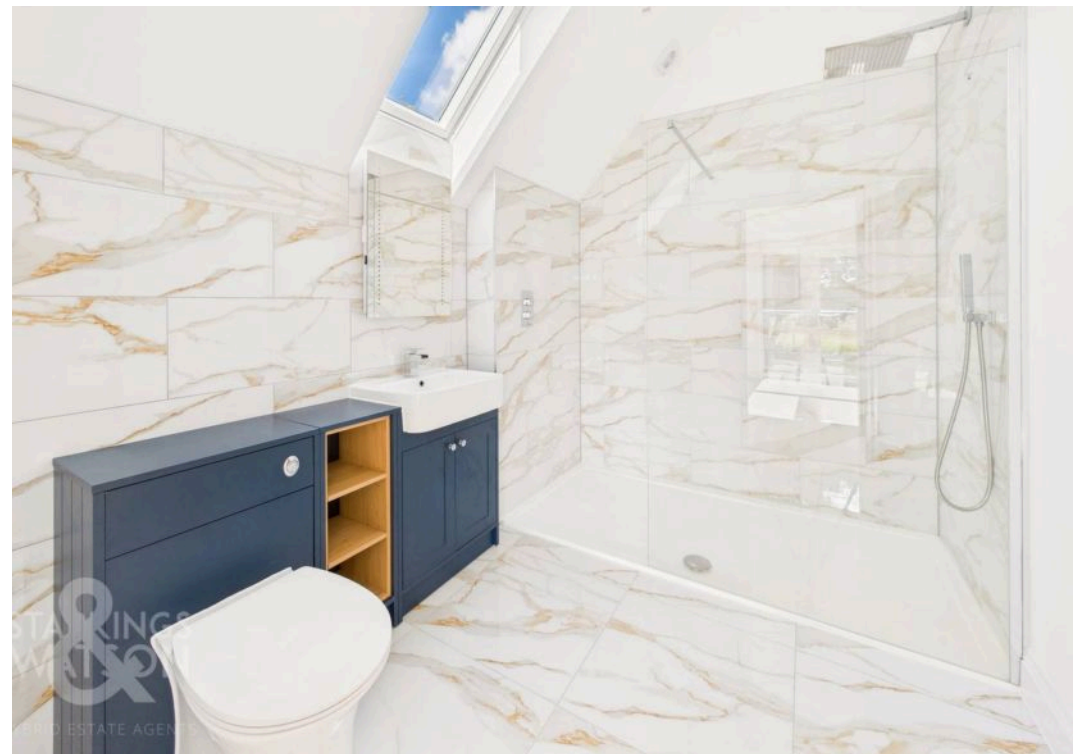
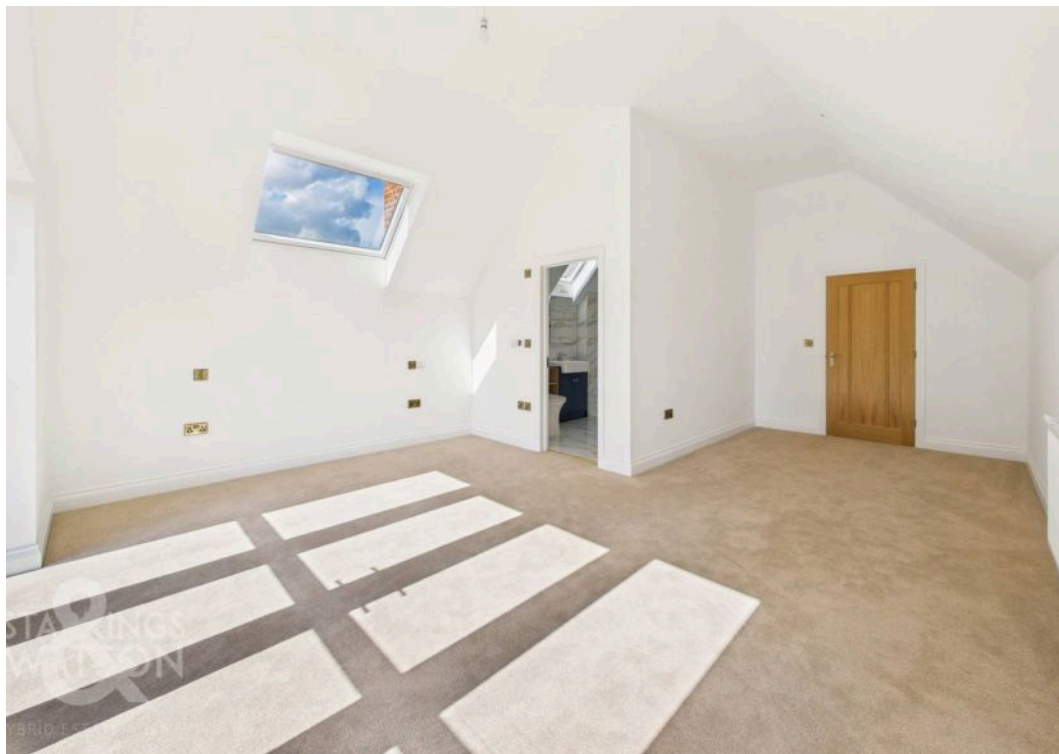
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

A shared access leads to the private driveway.

A Klargestar provides a private sewerage treatment system.





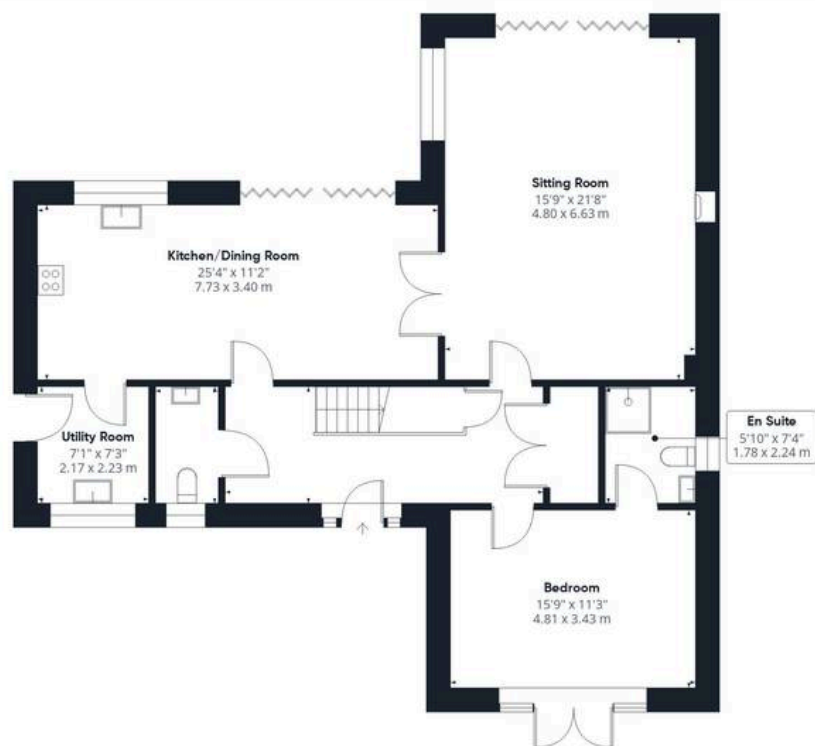




## THE GREAT OUTDOORS

Occupying a 0.37 acre plot (stms) which is elevated from the road, a fully landscaped garden has been created, with attention to detail at every corner. The rear garden is predominantly laid to lawn, incorporating a full width patio seating area, and raised planting within a timber sleeper hand crafted feature decked seating area. With a newly planted hedge running across the rear boundary, panoramic countryside views can be enjoyed, with a variety of mature trees, newly planted trees, outside power and lighting installed. The driveway allows for ample parking, with access to the detached garage. To the rear of the garage a lean to storage space has been created, whilst within the garage twin electric Hormann doors provide access alongside a side door. A kitchenette has been installed, with a useful outside W.C to the corner, large storage loft with a pull down ladder and lighting, along with power and lighting to the main room.

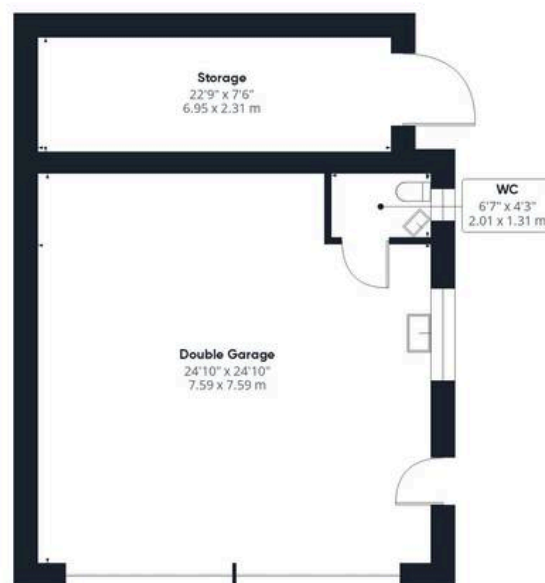




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2773 ft<sup>2</sup>

257.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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