

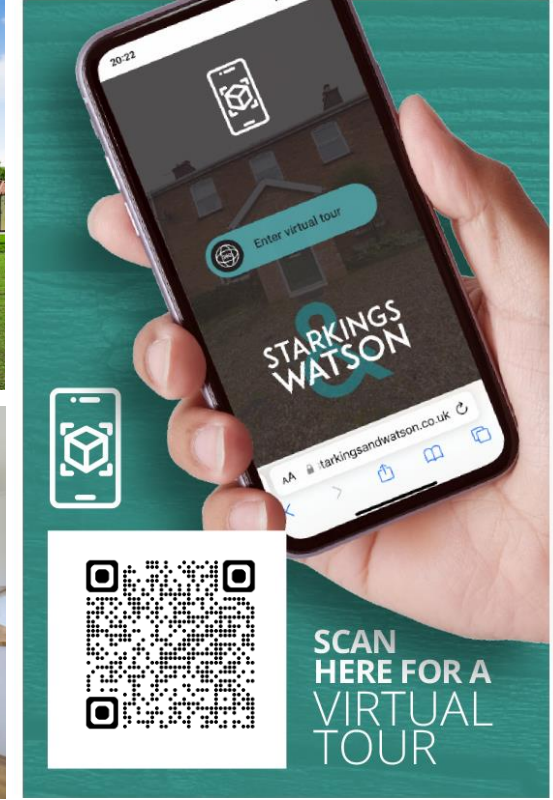
LANGLEY GREEN

Langley, Norwich NR14 6DG

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01508 356456

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STARKINGS & WATSON

- Brand New Modern Home
- Approx. 1800 Sq ft (stms)
- Approx. 0.25 Acre Plot (stms)
- Air Source Heating
- 35' Sitting Room & Study
- Open Plan Kitchen/Dining with Bi-Fold Doors
- Four Double Bedrooms
- Panoramic Field Views with Balcony

IN SUMMARY

This substantial BESPOKE and HIGH SPECIFICATION home offers over 1800 Sq ft (stms) of accommodation, and a PLOT close to 0.25 ACRES (stms), with PANORAMIC FIELD VIEWS to rear. The property is LOADED with a MIX of MODERN CHARACTER including OAK WOOD DOORS and STAIRS, whilst being completed with ENERGY EFFICIENCY in mind - incorporating an AIR SOURCE HEATING SYSTEM providing underfloor heating to the ground floor via SMART THERMOSTATS with WIFI CONTROL. CAT5e NETWORKING has been installed allowing for HIGH SPEED CONNECTIONS, whilst CCTV is already installed. The accommodation comprises a HALL ENTRANCE, STUDY, CLOAKROOM, 35' SITTING/DINING ROOM, utility room, and the HIGH QUALITY KITCHEN with SOLID WOOD WORK-SURFACES and INTEGRATED APPLIANCES. FOUR DOUBLE BEDROOMS lead off the landing including the main bedroom with a 'Juliet' style BALCONY and EN SUITE. The FAMILY BATHROOM includes a RAINFALL SHOWERS and feature CURVED BATH.

SETTING THE SCENE

Timber post and rail fencing opens to a large shingled driveway with an adjacent front garden which has been recently seeded. Timber sleepers enclose the garden, with

timber panelled fencing to both sides of the plot. The open fronted double carport offers parking with lighting on a PIR sensor, along with outside water and power for an EV charger.

THE GRAND TOUR

Heading inside, the front door is mainly glazed to invite the view but also to flood the hall with natural light. Wood effect flooring and under floor heating flows through the space, complimented by the oak wood stairs with glazed balustrades which lead upstairs. Useful storage can be found under the stairs, with oak wood doors to all the main downstairs rooms, along with glazed double doors into the kitchen. The study sits to the front with dual aspect flush fit casement windows which can be found throughout the property. The cloakroom is adjacent, finished with a white two piece suite and useful storage under the sink unit. The sitting room sits opposite, centred on the exposed brick built fire place with a timber beam and inset cast iron wood burner. Wood effect flooring runs under foot with under floor heating, with two windows to front. With ample room for soft furnishings and a dining table, full width bi-folding doors lead onto the patio - creating a stunning panoramic view. The kitchen is open plan, allowing multiple ways of using the space - all with recessed spotlighting above. The kitchen offers an extensive range of units, topped with solid wood work-surfaces and two windows which capture the rear aspect. An inset electric induction hob is recessed, whilst an eye level electric oven and microwave combination are built-in. A dishwasher is also integrated, with room for an American style fridge freezer. The utility room extends the kitchen space, with further storage and a second sink, whilst room is provided for two laundry appliances. Heading upstairs, the four bedrooms are all carpeted and



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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finished with radiators. The main bedroom follows a similar style, whilst French doors open to the 'Juliet' style balcony - with a far reaching field view. The en suite shower room offers a range of storage, with a heated towel rail and double shower with a thermostatically controlled rainfall shower. The main bathroom completes the property with a curved edge double ended bath and a separate shower.

THE GREAT OUTDOORS

The bi-folding doors open to a newly laid patio and the levelled garden which has been recently seeded. With timber panelled fencing to two sides, the rear boundary is open to allow for the panoramic view. Outside lighting and CCTV is installed, complimented by the flush fit casement windows and brick work. Various trees are already planted, with huge potential for a keen gardener.

OUT & ABOUT

The village of Langley is set just ten minutes outside Loddon and offers a wealth of countryside pursuits and walks. Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.

FIND US

Postcode : NR14 6DG

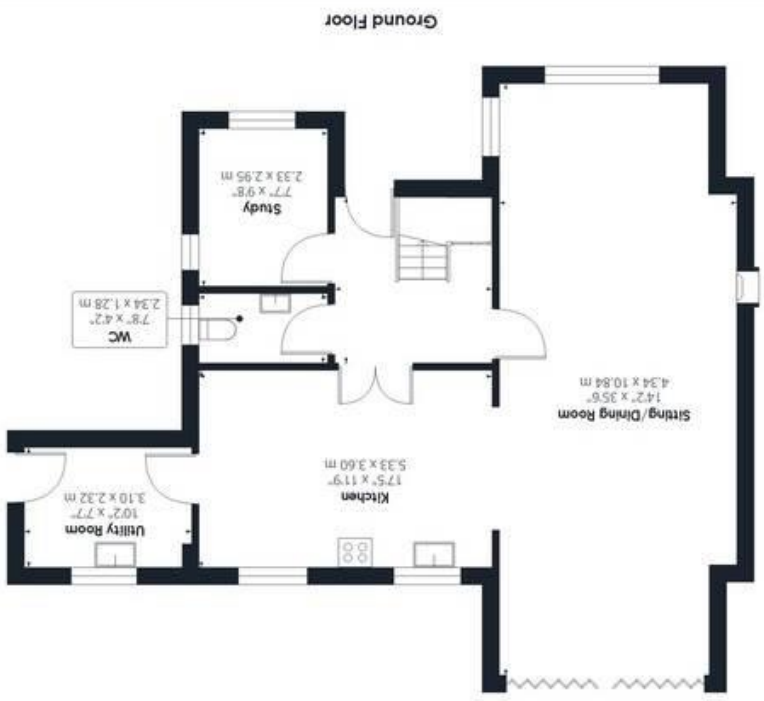
What3Words : ///shape.elevate.wolves

VIRTUAL TOUR

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

AGENTS NOTE

The property utilises a brand new sewerage treatment plant.



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area^m

1828.3 ft²
169.85 m²

