



Paddock View

Walpole St Andrew

BROWN & CO





PLOT 2

Approximate Area =
2905 sq ft / 269.8 sq m

For identification only - Not to scale

Location

Walpole St. Andrew is a small village in Norfolk, England, located within the wider civil parish of Walpole. Farmland views surround the village where agriculture has long been part of its history along with a relaxed pace of life. The village is home to St. Andrew's Church, a historic building that dates back to medieval times. The neighbouring village is also noteworthy, nearby Walpole St. Peter has a unique claim to fame. At its heart stands the iconic Walpole St. Peter's Church, a magnificent medieval masterpiece renowned for its majestic tower and noted as King Charles III favourite in the country, also subject to one of his paintings. This historic church, with its stunning architecture and exquisite stained glass windows, has captivated visitors and locals alike for generations. Adding to its appeal, Walpole St. Andrew is conveniently located, having easy access to the towns of King's Lynn offering a wide variety of shopping and amenities and Wisbech, a historic Georgian market town. Also proximity to the local railway station, in Watlington, is just 9 miles which offers direct services to Ely, Cambridge and Downham Market. The popular Wisbech Grammar School is a short drive, just 7 miles. West Norfolk's attractions such as Sandringham Royal Estate and beaches are all within easy driving distance.

The Developer

Lavish Estates Ltd is an established house builder in the area, with an ever increasing portfolio of former developments and having recently completed a site of ten houses in West Norfolk. They have built up a reputation in the building industry as a reliable construction firm, delivering quality homes, on time, in the area. They specialise in larger, first class, contemporary family homes. The company's directors adopt a 'build as if for themselves' approach.

The Setting

Each plot at Market Lane is generous in size, accommodating the large family homes comfortably. Each plot is accessed directly from Market Lane and set well back from the roadside. The houses enjoy far reaching views over farmland to the rear.

The Houses

The cleverly designed scheme offers three, executive, substantial, modern family homes in two designs that seamlessly blend contemporary open plan living areas with traditional reception rooms. The properties are all 269m² – 285m² in size and will be finished to an exceptional standard, including all flooring from the developers range. The bedrooms in the house are generous in size with en-suite facilities in two bedrooms as well as some walk in wardrobes. The views over the farmland to the rear are particularly impressive from the first floor.

PLOT 3

Approximate Area = 3078 sq ft / 285.9 sq m

Garage = 282 sq ft / 26.1 sq m

Total = 3360 sq ft / 312 sq m

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PADDOCK VIEW | WALPOLE ST ANDREW





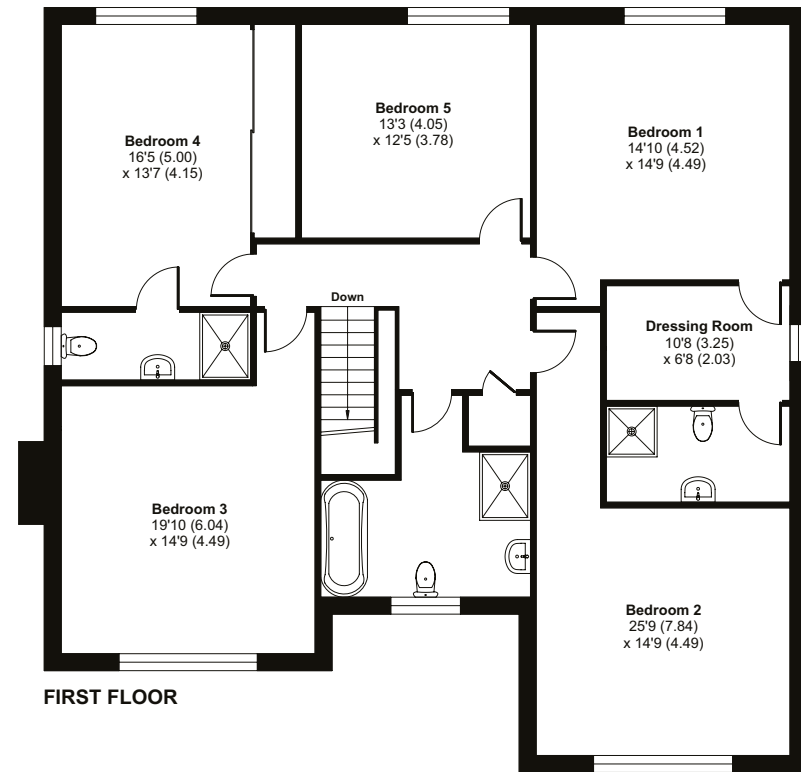
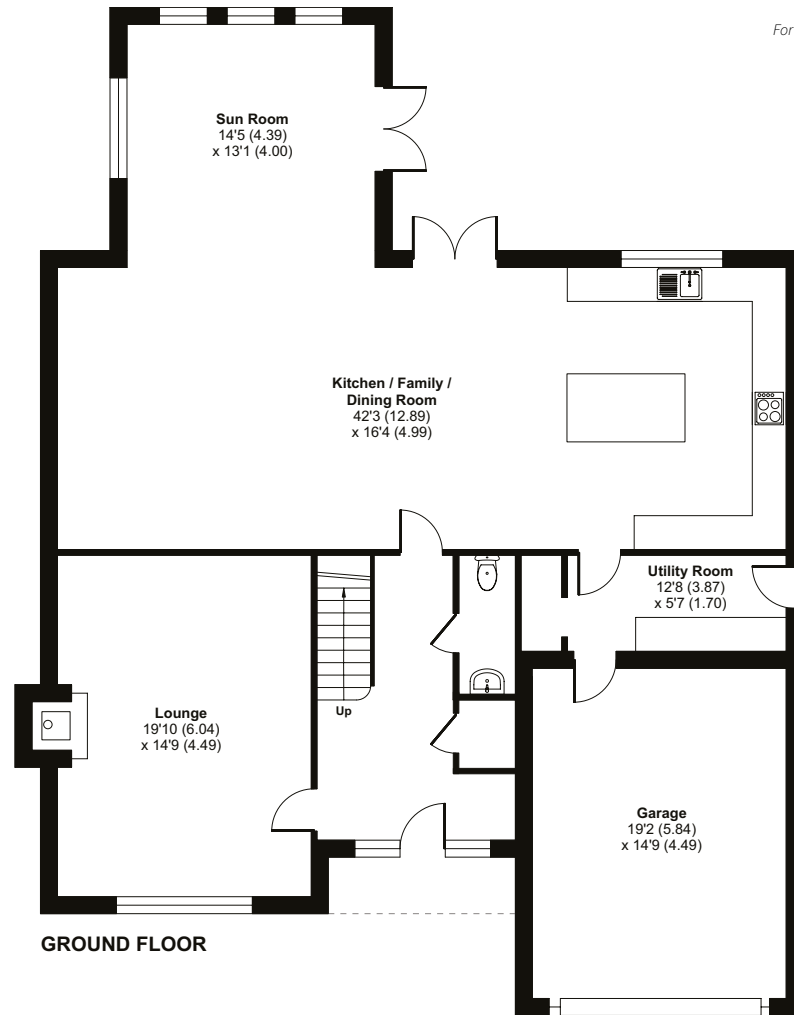
PLOT 4

Approximate Area = 3078 sq ft / 285.9 sq m

Garage = 282 sq ft / 26.1 sq m

Total = 3360 sq ft / 312 sq m

For identification only - Not to scale



Guide Specification

Each house will be finished to the exceptional standard Lavish Estates are known for.

EXTERIOR

- Fencing where appropriate to front, gravel drive, landscaping
- Fenced rear gardens
- Outside lighting and tap
- Colour, high quality, A rated, uPVC windows and composite door
- Slabbed area to front door
- Slabbed patios to rear
- Remotely operated garage doors
- Outside power point
- Tarmac driveway

INTERIOR

- Carpets and flooring from the developers range included at asking price.
- Air source heating
- Contemporary staircase fittings
- Underfloor heating to ground floor, radiators to first floor
- High specification fitted kitchen with integrated appliances and quartz worktop
- Contemporary fitted bathrooms and en-suites with stylish tiling scheme
- New home warranty.





Agents Note

Lavish Estates offer a programme of continuous improvement and specifications are offered as a guide only. Internal and external design and finish, including fixtures and fittings are subject to change without prior notice to the agent and interested parties are advised to check at the time of viewing.

Health & Safety

The properties are under construction on a working building site and under no circumstances are interested parties to visit the site without an appointment, entry will be refused. Any unattended access is strictly forbidden.

Viewers should be careful and vigilant whilst on the property, suitable footwear should be worn when viewing. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

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