



## Plot 14, The Mallows, Brooke

A four bedroom detached house with a double garage and off street parking

**DURRANTS**  
SINCE 1853

# The Development

The Mallows is a stunning new collection of homes, situated in the charming village of Brooke in Norfolk. The phase 2 release comprises a mixture of four bedroom houses and three bedroom bungalows, each benefitting from a double garage and off street parking. With only 6 homes available in this phase, The Mallows is a unique and exclusive development, ideal for those seeking a community feel.

The development has been hand crafted by Vello Homes, a Norfolk based, family run housebuilder with over 30 years' experience. Vello Homes specialise in small scale, high quality, bespoke housing, allowing them to focus their attention on each individual dwelling to create unique qualities and desirable characteristics. They pride themselves on creating energy efficient, low maintenance homes, using only their reputable and dedicated team of tradespeople.



## Local Information

The Mallows is situated in the charming village of Brooke, Norfolk, approximately a 20 minute drive from the heart of Norwich. With its medieval church, sleepy cottages and beautiful meres, Brooke has been named an 'up and coming' location for homeowners. Brooke benefits from a farm shop, butchers, hairdressers, vets, cricket club, bowls club, two pubs, village hall, a garage and a local school. The village is conveniently placed for easy access to Norwich with regular bus services running every hour.

**Tenure**  
Freehold

**Local Authority**  
South Norfolk District Council

**Council Tax**  
TBC

**Service Charge**  
Approximately £386 per annum. Please contact the agent for full details.

**Energy Performance**  
Energy Performance Certificate is available upon request.

**Viewing**  
Strictly by appointment with Savills.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	93	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Specification

Plot 14 comprises a spacious living room with a wood burner and French doors leading out into the garden. The kitchen / dining area also benefits from French doors and follows into the utility room. Completing the ground floor, there is a study and a WC. Heading upstairs, the principal bedroom boasts an en suite and there are a further three bedrooms and modern family bathroom.

## General

- Traditional brick and thermal block construction with cavity insulation
- Clay roof tiles
- UPVC Monndust grey double glazed windows and doors
- Bi-folding or double doors onto patio area
- Modulao LVT flooring to kitchen, diner, hallway and cloakroom
- Carpets in lounge, study and bedrooms
- All internal walls painted Light Grey
- Moulded skirtings and architrave painted white
- Oak panel internal doors with polished chrome fittings
- Staircase with chamfered spindles and hardwood handrail
- 6 Year CML Professional Consultants Certificate

## Kitchens

- Fully fitted kitchen with choice of units, handles and solid quartz worktops \*
- NEFF\* double oven and large Induction hob
- Stainless steel chimney hood
- Fully Integrated frost-free fridge freezer and dishwasher
- Stainless steel 1½ bowl sink with mixer tap

## Electrical, Heating and Lighting

- Energy efficient air source heat pump for heating and hot water
- Underfloor heating throughout ground floor with radiators to upper floor
- Energy efficient lighting throughout
- Slimline white sockets throughout

- Fibre Broadband and CAT 5
- TV Aerial and amplifier fitted
- Intruder Alarm system
- Mains Water, Electric and Drainage
- PV (solar) panel system

## Bathrooms and En Suites

- Contemporary white sanitaryware
- Hansgrohe Chrome taps and fittings
- Vanity units to bathroom and en suite
- Chrome heated towel rails to bathroom and en suite
- Porcelanosa ceramic wall tiling to bathroom, en suite and cloakrooms

## External

- Powered roller shutter garage doors
- Lighting to front and rear
- Landscaped front garden, seeded rear garden (Optional extra for Turfed rear garden)
- Bradstone patio and paths
- Brick weave driveway
- Boundary fencing between properties
- Lighting and power supplied to garages
- Outside tap

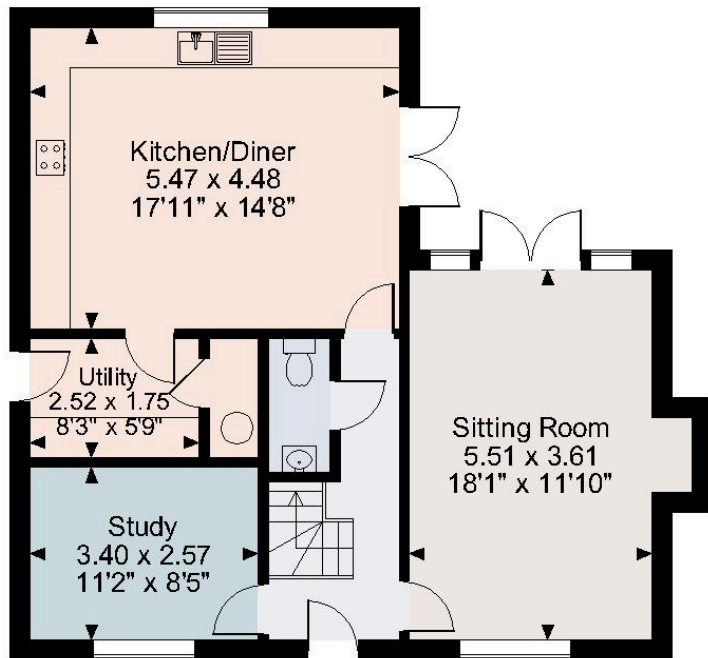
## Agents Note

- Please note that internal images are of Plot 9 and are for illustrative purposes only.

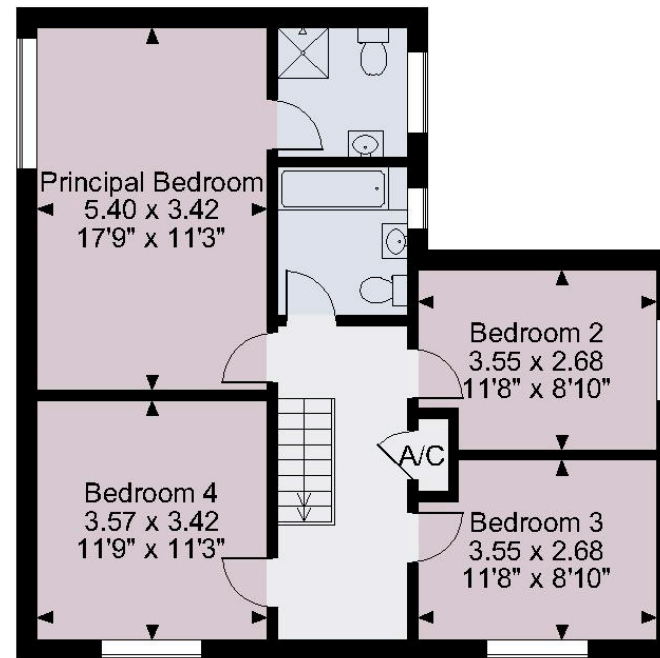




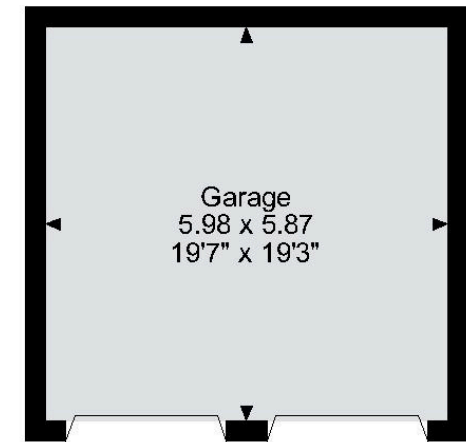
# Floor plan



Ground Floor



First Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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