



SAXON DRIVE  
WINFARTHING ROAD, SHELFHANGER, IP22 2EQ







A superb new and exclusive development of just five luxury bungalows in a delightful semi-rural position between Shelfanger and Diss. Great attention to detail has been paid to the layouts and finishes together with the landscaping such as the inclusion of brick walls rather than just fencing.

#### SERVICES

Each property has underfloor heating from air-source heat pumps and their own private drainage treatment plants plus EV charger. Mains electricity and water. (Durrants have not tested any of the services nor appliances).

#### LOCATION

The property is located in a semi-rural position off Winfarthing Road between Shelfanger and Winfarthing. Winfarthing has a primary school and pub and Diss is 2.9 miles with its mainline station to London and Norwich, wide array of shops, schools and local amenities.

#### LOCAL AUTHORITY

South Norfolk District Council

#### COMPLETION

The properties are nearing completion and will be ready for occupancy Spring 2024.

#### WARRANTY

There is a 10 year Buildzone Warranty.

#### VIEWING

Please contact the Diss office on 01379 642233. All viewings are by prior appointment.

#### AGENTS NOTE

1) There will be a nominal annual service charge for the maintenance of the road. Amount tbc.



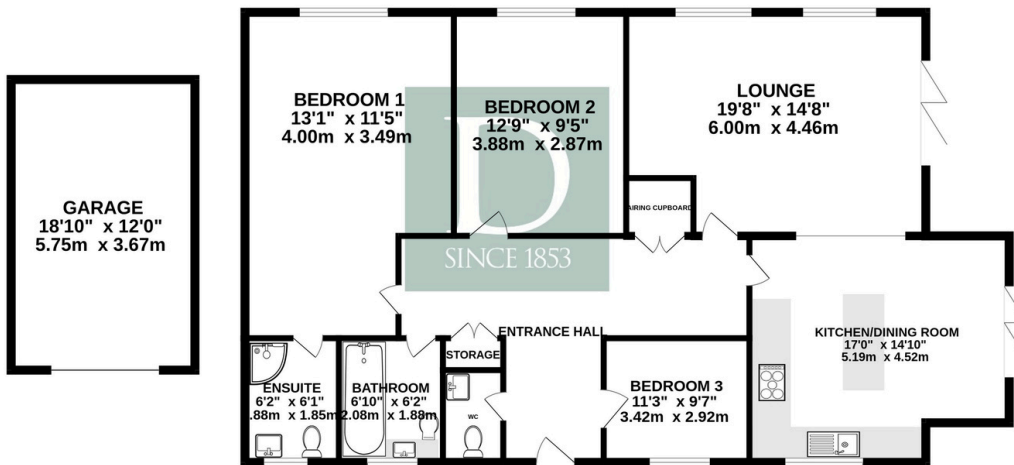


## Plot 1

The front door opens to the entrance hall. A Karndean flooring will run through the hall and into the bathrooms. There is a double aspect sitting room with bi-folding doors to the garden and it also opens to the spacious kitchen/breakfast room. It has been fitted with a shaker style kitchen with island, integrated AEG and Bosch appliances and Quartz worksurfaces. The dining area also has bi-folding doors to the terrace, Off the hall is a cloakroom and bedroom three which could be used as a study. The principal bedroom has an ensuite shower room and there is a further double bedroom and main bathroom. The property has a detached garage and a brick weave driveway in front providing additional off road parking. The garden is a superb feature of the property being an excellent size for a new home. There is a terrace for alfresco entertaining.

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**GROUND FLOOR**  
1613 sq.ft. (149.8 sq.m.) approx.



TOTAL FLOOR AREA: 1613 sq.ft. (149.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 10/2024



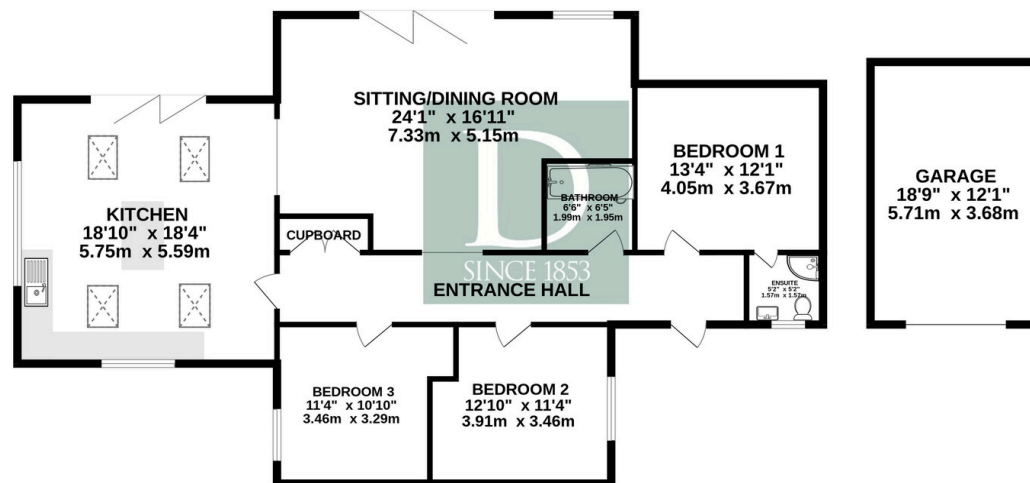


## Plot 2

The front door opens to the entrance hall. A Karndean flooring will run through the hall and into the bathrooms. There is a spacious sitting room with bi-folding doors to the garden and it also opens to the stunning vaulted kitchen/breakfast room. It has been fitted with a shaker style kitchen with island, integrated AEG and Bosch appliances and wooden worksurfaces. The dining area also has bi-folding doors to the terrace. The principal bedroom has an ensuite shower room and there two further double bedrooms and main bathroom.

The property has a detached garage and a brick weave driveway in front providing additional off road parking. The garden is a superb feature of the property being an excellent size for a new home. There is a terrace for alfresco entertaining.

GROUND FLOOR  
1627 sq.ft. (151.1 sq.m.) approx.



TOTAL FLOOR AREA: 1627 sq.ft. (151.1 sq.m.) approx.

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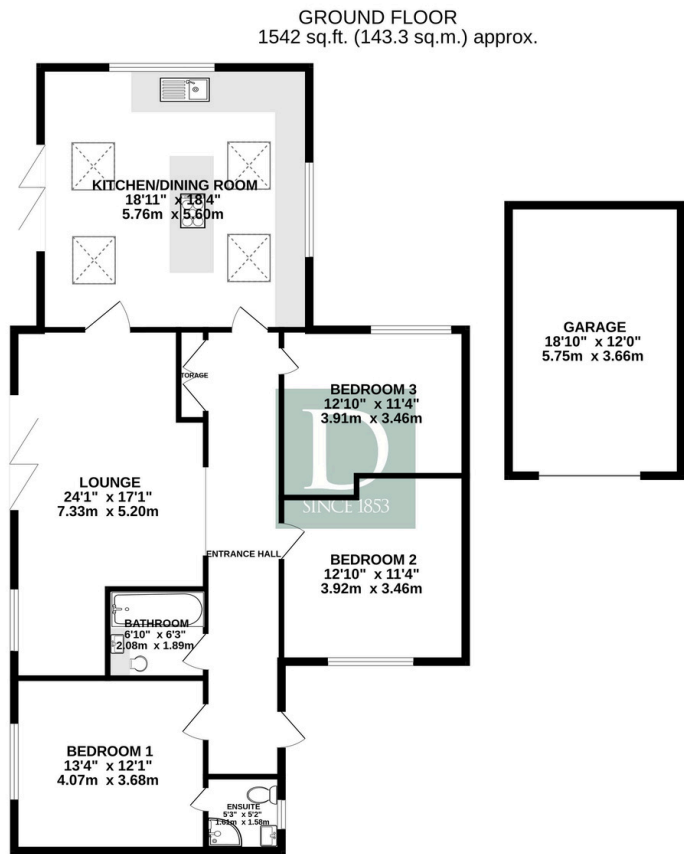




# Plot 3

The front door opens to the entrance hall. A Karndean flooring will run through the hall and into the bathrooms. There is a spacious sitting room with bi-folding doors to the garden and it also opens to the stunning vaulted kitchen/ breakfast room. It has been fitted with a shaker style kitchen with island, integrated AEG and Bosch appliances and Quartz worksurfaces. The dining area also has bi-folding doors to the terrace. The principal bedroom has an ensuite shower room and there two further double bedrooms and main bathroom.

The property has an attached garage and a brick weave driveway in front providing additional off road parking. The garden is a superb feature of the property being an excellent size for a new home. There is a terrace for alfresco entertaining.



TOTAL FLOOR AREA: 1542 sq.ft. (143.3 sq.m.) approx.  
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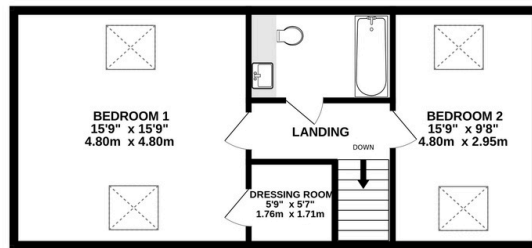


## Plot 4

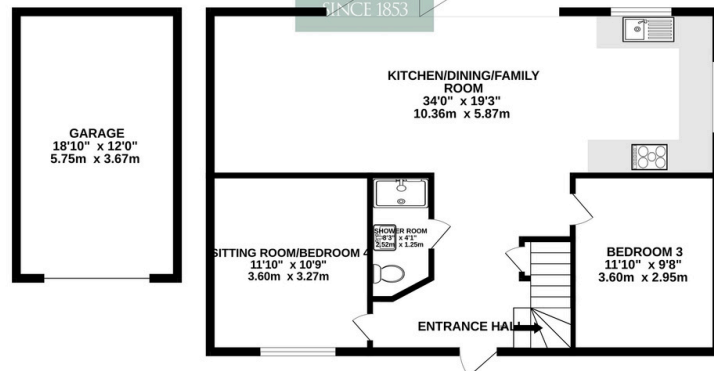
The front door opens to the entrance hall. A Karndean flooring will run through the hall and into the bathrooms. The living space is to the rear and open plan with bi-folding doors to the rear terrace. It has been fitted with a shaker style kitchen with island, integrated AEG and Bosch appliances. The accommodation is extremely versatile and currently set out with two bedrooms on the ground floor with a shower room and two bedrooms and a bathroom on the first floor. However, the rooms can be utilised in a variety of ways.

The property has an attached garage and a brick weave driveway in front providing additional off road parking. The garden is a superb feature of the property being an excellent size for a new home. There is a terrace for alfresco entertaining.

1ST FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



GROUND FLOOR  
968 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx.

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# DURRANTS

SINCE 1853

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## CONTACT US

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