



Plot 3 Happisburgh Road, North Walsham, NR28 9HB



welcome to

Plot 3 Happisburgh Road, North Walsham

William H Brown are proud to market this exclusive development of four Brand New, executive detached properties set back from the highly sought after Happisburgh Road and within walking distance of North Walsham town centre.

Description

Situated in a private development of 4 units set back off Happisburgh Road, this property is being built to comply with the latest 2023 building regulations, offering the highest specification with a wealth of eco-friendly and economic features. The construction is a blend of traditional quality masonry under clay pantile roofs, with beautifully planned

and spacious interiors designed to maximise natural daylight. Only rarely do secluded sites become available in this

sought-after area, with access to all local amenities and public transport, yet only a short drive to the Norfolk coast and countryside that make this area of Norfolk so popular. Each property also features fully automated and highly efficient under-floor central heating and domestic hot water. This is provided by an air-source heat pump offering the optimum in economy and flexibility, each room being fully and individually controllable. These systems are currently regarded as state of the art, as they offer the most efficient and economic form of heating currently available.

Interiors

The interior specifications are flexible, and purchasers are given an allowance with which they can choose their kitchen and utility fittings, sanitary ware, ceramic tiling etc. The allowances for these are given in a separate specification and price sheet, please enquire for more details. The interior finish is also contemporary with a subtle blend of natural light oak internal doors, matching light oak window boards, a highly comprehensive electrical specification to include LED ceiling spotlights, chromium window and door furniture, contemporary skirting and architrave's etc.

Entrance Hall

Kitchen / Diner

20' 8" x 9' 7" (6.30m x 2.92m)

Living Area

20' 6" x 15' 5" (6.25m x 4.70m)

Utility Room

7' 8" x 5' 5" (2.34m x 1.65m)

Family Bathroom

Bedroom Two

14' 5" x 12' 2" (4.39m x 3.71m)

En-Suite Shower Room

Bedroom Three

14' 7" x 12' 4" (4.45m x 3.76m)

First Floor Landing

Master Bedroom Suite

14' 11" x 13' (4.55m x 3.96m)

The master bedroom suite covers the whole of the first floor with a spacious double bedroom measuring 14'1 x 11'8, walk in wardrobe area measuring 14'1 x 12'5 and a sitting room area measuring 15' x 12'9

En-Suite Shower Room

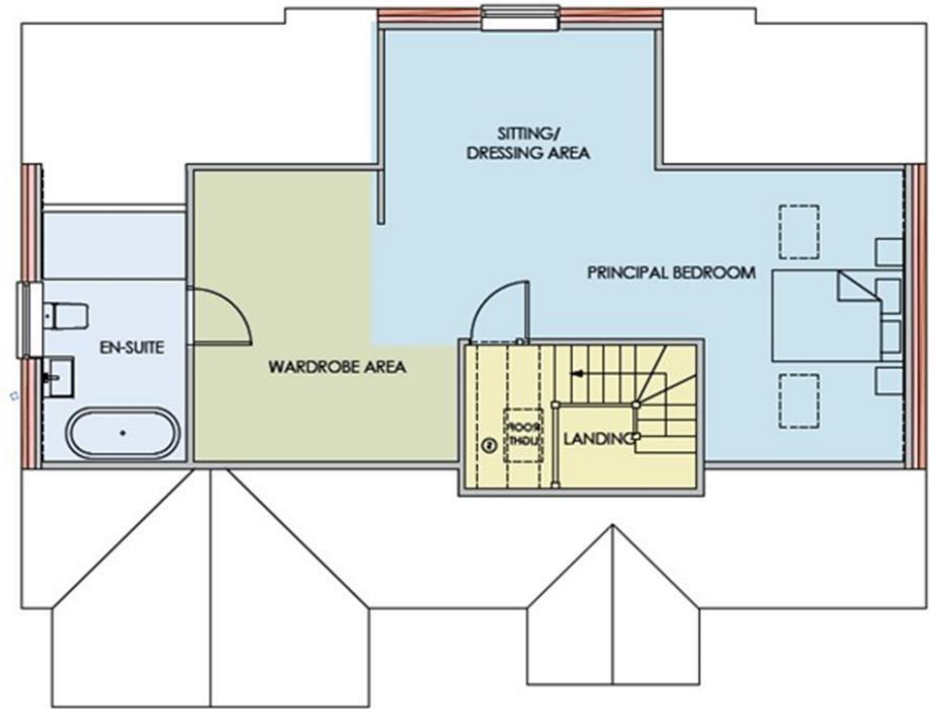
Exterior

Externally, this property boasts an extra wide single garage, giving space for a vehicle together with a valuable storage area. At the rear of the property is an enclosed garden.

Agent's Note

The quoted dimensions have been taken from architectural plans and may be subject to minor variation during construction. Prior to exchange of contracts, the developer reserves the right to vary the specification, design and/or allowances. Completions are expected in September 2024. Copies of planning approval, plans and further information can be downloaded from the Local Authority website or available from us on request. The images and illustrations have been carefully taken from the plans; however, the planting, furniture, lights and furnishings are for illustration only. The properties are offered for sale freehold. Each property will include a 10-year structural warranty.





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Plot 3 Happisburgh Road, North Walsham

- Completion due September 2024
- Exclusive Development of Four Units
- High Specification Throughout
- Three Double Bedrooms and Three Bathrooms
- of which the Master Bedroom Suite comprises the whole of the first floor
- Extra Wide Garage and Driveway Parking

Tenure: Freehold EPC Rating: Exempt

£489,500



Awaiting Photograph

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Property Ref:
NWM108781 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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