

# Arnolds | Keys



Plot 3, Castle Point, Butt Lane, Burgh Castle, Great Yarmouth, NR31 9AJ

Asking Price £425,000

- STAMP DUTY INCENTIVE (T&C's Apply)
- Single Garage
- Three Bedrooms
- Air Source Pump Heating System
- EPC Rating C
- NEW BUILD Link-Detached House
- Village Location
- 10 Year NHBC Warranty
- Freehold
- Council Tax Band TBC



# Butt Lane, Great Yarmouth NR31 9AJ

\*Stamp Duty Incentive - Please speak with a member of our team to find out more. Terms and Conditions Apply.\*

Designed with consideration and built by craftsmen. This delightful development of 4 desirable high quality rustic farmhouse style properties are made up of 3 and 4 bedroom, detached and link-detached houses with exceptional build quality and finish, while still embracing village life. Fully undertaken by a highly regarded local developer, every attention has been given to the process of delivering a home of modern capacities and efficiency, whilst not compromising comfort and a distinct country style.



Council Tax Band:



Spacious link-detached three bedroom NEW BUILD home with a contemporary design in layout and specification whilst truly embracing the traditional style set in a popular village location.

A delightful development of 4 desirable high quality rustic farmhouse style properties made up of 3 and 4 bedroom, detached and link-detached houses. This link-detached house benefits of a separate modern kitchen and living room. Fully undertaken by a highly regarded local developer, every attention has been given to the process of delivering a home of modern capacities and efficiency, whilst not compromising comfort and a distinct country style.

Impressive feature glass and oak staircases. Ample off-road parking. High Quality Kitchens by "Mulberry" Generous kitchen budget depending on property. Air source heat pump heating with underfloor Heating to ground floor and radiators to first floor.

Completion towards early to mid September 2023.

### **Indicative Guide to Specification**

This specification is intended as a guide, with the developer reserving the right to appropriate substitution of materials. Variation on Kitchen specification may be available dependant on build stage and subject to a cost adjustment on the standard house price.

**Kitchens:** A generous kitchen budget (depending on house type) will be allowed for you to personalise your kitchen. Your budget will allow for:- Design and build by Howdens Kitchens, Contemporary style wall and base units, One and a half bowl sink with Luxurious base mixer tap over, Laminate work surfaces (other styles available depending on budget), Energy efficient lighting, Integrated Fan assisted electric oven, Four Point hob and Extractor over, Integrated Fridge and Freezer, Integrated dishwasher, Splash backs and up stands, Under-unit lighting.

**Utility Rooms:** Fitted wall and base units to match Kitchen, Stainless steel sink and drainer, Plumbing for automatic washing machine, Space for Tumble dryer.

**Reception areas and bedrooms:** Black UPVC Double-glazed windows and composite doors, Underfloor heating to ground floor and Radiators to Bedrooms.

**En-suite and Bathrooms:** Underfloor heating to ground floor WC, Spacious shower areas with glass shower panels and feature tiling, Soaker shower heads, Chrome heated towel rails, Energy efficient lighting, Shaver points, Mixer taps to baths and wash basins.

**Electrical and Data:** Hardwired Smoke and carbon monoxide alarms, Television points to all reception areas and bedrooms, Cat 6 Data points to all reception areas, Power and light to garages.

**Carpentry and Joinery:** Composite double glazed external doors with painted wood effect finish, 125mm modern bevelled timber skirting boards complete with matching architraves, Composite double glazed windows, Glass and Oak feature staircase.

**Water and heating systems:** Domestic hot water feed to the kitchens and bathrooms from pressurised system, Zoned underfloor heating to the ground floor with radiators to the first floor.

**Outside and landscaping:** Tarmac roadway with decorative gravel finish, External power points and lighting, Front landscaping with turfed lawns, Enclosed rear gardens prepared and seeded, Close board timber fence with post and gravel boards, Generous paved patio areas.

**Driveways, Garaging:** Block paved pathways driveways and parking areas, Electric roller shutter doors, Power and light.

### **AGENTS NOTE**

Services: Air source heat pump heating, Mains Drainage, Mains Electricity, Mains Water, BT.

Tenure: Freehold  
Council Tax Band: TBC  
EPC: Exempt

CGI images used and internal images are all for illustrative purposes only.

### **LOCATION**

Burgh Castle - is situated on the east bank of the River Waveney, some 3.7 miles (6.0 km) west of Great Yarmouth and within the Norfolk Broads National Park.

The village of Burgh Castle has excellent commute links to London, Norwich, Great Yarmouth and Lowestoft. It is surrounded by beautiful open countryside and the wider Broadlands National Park which is a nationally recognised area of outstanding natural beauty renowned for its wildlife and fauna. The nearest city, Norwich, is a modern city with a medieval heritage.

Offering fantastic shopping and entertainment whilst also being compact enough so as to not feel overwhelming. The area is growing in the areas of bio-technical & renewable sciences with excellent employment prospects compared to other cities of a similar size.



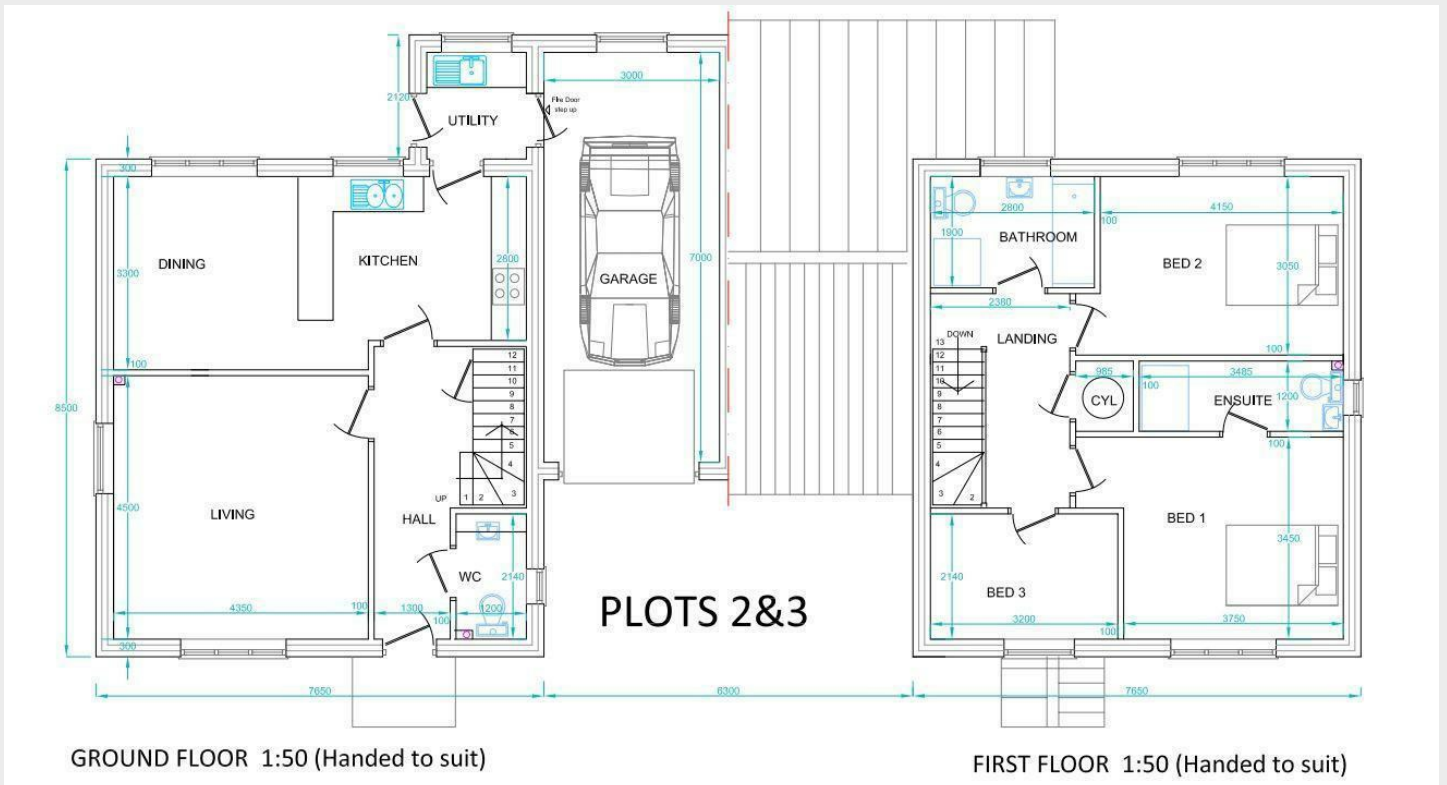
## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.