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Bespoke.



Field view

Little Dunham, PE32

“This bespoke development is really high-end and great value for money.”

From our seller



Introduction

This four-bedroom home is one of four new and executive-style homes being built on an exclusive development in a rural Norfolk village, combining all the quality and charm of a traditional build with sleek and modern living spaces, a first-floor balcony and off-road parking.

Inside

Accommodation will be neatly arranged over two floors and includes an open-plan living and dining area on the ground floor, including a modern fitted kitchen, and a separate sitting room and study.

Upstairs there will be two en suite bedrooms, along with two smaller bedrooms, and an impressive family bathroom.

Outside

The property will be accessed off Necton Road and include off-road parking to the front as well as an attached double garage.

Two pathways will approach the property, with one leading to the front porch and entrance to the house and another leading round to the side of the garden.

The rear garden will comprise a good-sized lawn and patio and will be enclosed by a combination of close boarded fencing to the sides and a 1.2m post and rail fence to the rear.

Reception Rooms

The ground floor will be divided into two good-sized reception spaces. The main living and dining area will be located at the rear of the house and be open-plan, with bi-fold doors letting in lots of natural light and providing easy access to the garden. The space will be ideal for entertaining, for friends or family, and also feature a modern kitchen area with a good-sized island in the centre.

Elsewhere, and off the main entrance hall, will be a more formal sitting room. This will provide a cosier space in which to relax and unwind, with one window overlooking the front of the property and bi-fold doors providing access to a paved terrace at the rear.

Bedrooms and bathrooms

All four bedrooms will be situated off a central landing on the first floor. The principal bedroom will be particularly luxurious and include its own dressing room, en suite with walk-in shower and a modern, glass balcony providing lovely views over the gardens and beyond.

A second en suite shower room will serve a guest bedroom, while the two other bedrooms will share access to the family bathroom, which will have a panelled bath and a separate corner shower.

There will also be a useful cloakroom downstairs.

Features

Once complete, the property will be ready and waiting for new owners to make their mark, and buyers who reserve early will also be able to have their choice of finish in the kitchen.

The master bedroom, with its stylish balcony, dressing room and luxury en suite, offers that little bit of luxury, while the remaining three bedrooms are ideally suited for family life. One could even be converted into a cinema room or snug, if desired, or perhaps even a second home office or study.

The air source heat pump is a great addition to the build, providing an intuitive, energy-efficient system that's perfect for buyers worried about increasing energy costs or their carbon footprint, and extensive solar panels will be fitted too.

Practicalities

The open-plan kitchen and living area is a great family space and will be fitted with all the mod-cons a keen cook could need, including integrated appliances such as a full-size fridge and full-size freezer, washing machine and dishwasher, plus a mid-level double oven with built-in microwave over the top.

Plenty of storage space will also be provided, and the central island adds extra worktop space or could perhaps, if fitted with stools, even be used as a place to dine.

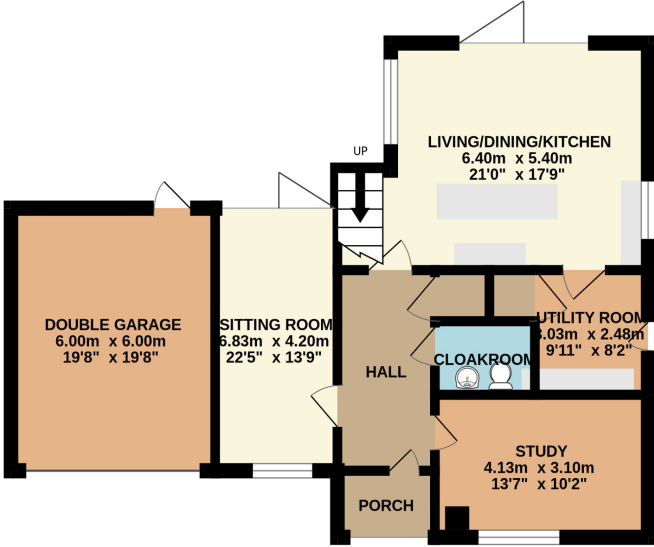
A small cloakroom and good-sized utility space is also included in the layout, which is useful for any busy family, and there's a good-sized study for those who need to study or work from home.

Off-road parking is provided by a driveway, there's an attached double garage and the garden is enclosed.

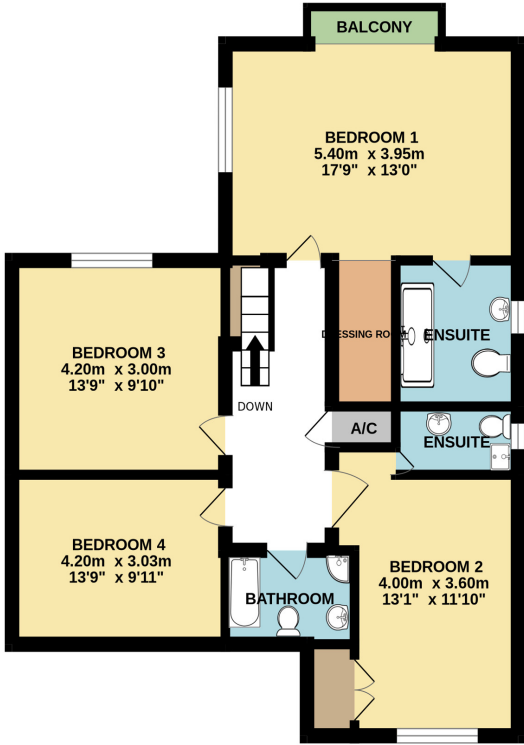
Services

Mains water, mains drainage, mains electricity. Heating and hot water is provided by an air source heat pump.

GROUND FLOOR



1ST FLOOR



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.
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Location

This four-bedroom property is part of an exclusive development of just three others in Little Dunham, a rural village located around six miles from Swaffham, which is to the west of Norwich.

Families

The area offers a typical rural way of life, with few mainstream amenities, lots of idyllic but undeveloped agricultural land and a 13th century church. The neighbouring village of Little Fransham also has a very good farm shop.

Dereham and Swaffham are the nearest towns, reached by car in around 10 minutes. They offer much more in the way of facilities, including three major supermarkets, libraries, and healthcare facilities, and each host popular weekly markets. Fakenham is also considered the gateway to North Norfolk, offering easy access to the coast.

Castle Acre, a well-known tourist attraction, is around a 10-minute drive away and the historic town of King's Lynn can be reached by car within 30 minutes.

Primary schools can be found in the surrounding villages, including in Great Dunham, Necton, Sporle and Castle Acre. There are also a number of high schools and sixth forms in the area, including in the nearby towns of Swaffham, Fakenham and Dereham.

Local authority

Breckland



Our agent's view

"Buyers will be in for a treat when these new homes are complete. They're part of a bespoke and very exclusive development in one of Norfolk's quieter villages.

The combination of open-plan living spaces with the more private sitting room will tick boxes for a lot of buyers, and the principal bedroom is sure to be a really luxurious space - with the added benefit of a lovely balcony over the garden."

Samuel Le Good | Partner





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Agent's Details



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