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Bespoke.



Bay Field

East Tuddenham, NR20

“This has offered us everything we’ve wanted in a family home and we’ve loved living here.”

From our sellers





Introduction

Originally constructed by design-led developer Fleur Homes, this four-bedroom property combines all the perks of a contemporary build with a more traditional style. It's nestled in an exclusive development and comes complete with good-sized lawned gardens, a patio, private driveway and a double garage

Inside

There's a real heritage feel to the interior spaces, which combine a refreshing yet neutral colour palette with statement details such as decorative wood panelling and a large, semi-exposed fireplace.

The ground-floor is dominated by two large reception rooms, the kitchen is both stylish and functional and there is a well-lit study which is ideal for buyers who require space to work from home.

Upstairs, a central landing leads on to four double bedrooms and a family bathroom.

Outside

The property occupies a surprisingly large plot, with an area of the lawn to the front and a gravel driveway, which offers ample off-road parking space and leads to a double garage.

At the rear there is a further lawn and a patio, plus a useful sheltered area which provides an all-weather space ideal for al fresco dining.

A number of trees and shrubs are positioned to the rear boundary, creating a lovely feeling of privacy and seclusion.





Reception Rooms

The living room is spacious and beautifully finished, with elegant wood panelling adorning the walls and an exposed brick fireplace housing a cosy woodburner. A set of French doors opens into the rear garden, which floods the room with natural light and offers an easy, seamless transition between the indoors and the out.

A second set of French doors is located to the side and opens into the eat-in kitchen. An effortless mix of function and style, it comprises a modern and fully fitted kitchen with a good-sized dining space. A second set of French doors lead outside and on to a patio at the rear.

Bedrooms and bathrooms

Four double bedrooms are accessed off a central landing on the first floor, along with a modern family bathroom featuring a panelled bath with a shower over the top.

The principal bedroom has a large walk-in wardrobe which leads to an en suite shower room, and there's a further en suite in the guest bedroom, too.

A convenient cloakroom is also located on the ground floor.

Features

The four upstairs bedrooms are ideal for large families or those who like to entertain, offering a real sense of luxury with the two en suites and use of a good-sized family bathroom.

It's rare to see a new-build with quite so much space, and the property also has the added benefit of a large driveway, well-placed garden and a double garage.

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.

Practicalities

The kitchen is large and well-fitted and includes a good range of worktop and storage space. Navy blue cupboards contrast beautifully with the bright worktops, extensive built-in appliances are included, as well as a wine cabinet, and there's plenty of space for a dining table and chairs - all of which make it the perfect space to host and entertain.

A utility room is set off the kitchen and there is a cloakroom towards the front.

Off-road parking is provided by a large driveway and double garage.

Services

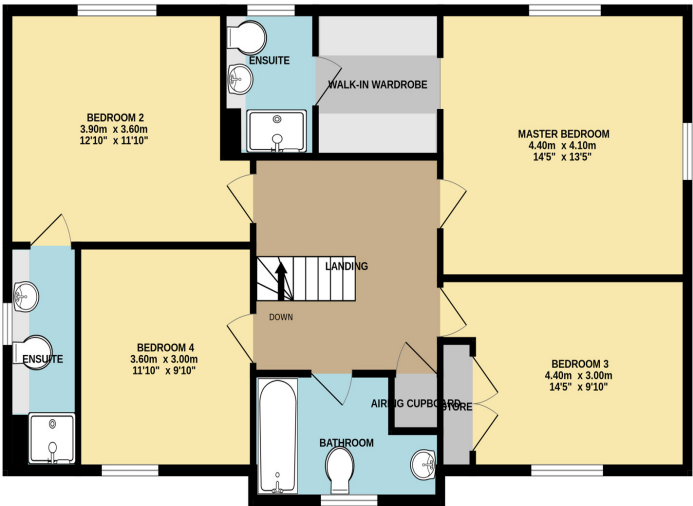
Connected to mains services. Heating and hot water is provided by an air source heat pump.

EPC Rating - C

GROUND FLOOR
101.5 sq.m. (1092 sq.ft.) approx.



1ST FLOOR
89.4 sq.m. (962 sq.ft.) approx.



TOTAL FLOOR AREA : 190.9 sq.m. (2055 sq.ft.) 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.

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Location

Bay Field is part of a small and exclusive development in East Tuddenham, a quiet Norfolk village located just over ten miles to the west of Norwich.

It's within easy reach of the A47, which connects it to the city centre and its suburbs, as well as the market towns of Dereham and Swaffham.

The North Norfolk coast is around an hour away by car.

Families

The property benefits from a good-sized garden and is tucked away on an exclusive development, which offers a good deal of privacy.

The village itself offers a number of regular sporting activities in the village hall, as well as tennis courts and a children's playground. The village is also a popular spot for walkers; there are several footpaths and circular walks around the village and the 12-mile walk from East Tuddenham to Mattishall is a popular route.

The nearby village of Honingham is home to The Goat Shed Farm Shop and Kitchen and the Honingham Buck pub.

The nearest primary schools are located in the surrounding villages of Mattishall, Hockering and Yaxham and secondary schools can be found in Dereham, Taverham and Reepham.

Local Authority

Breckland



Our agent's view

"There's so much to love about this four-bedroom home, which combines traditional building techniques and decorating styles with all the perks of a relative new-build.

The kitchen dining room is sociable and well-designed, making it ideal for both family life and for entertaining.

As a developer, Fleur Homes is award-winning, well-respected and has a great reputation. Even when they're being sold on, like this one, they remain really sought-after and I doubt it will stay on the market for very long. Interested buyers will need to act quickly."

Samuel Le Good | Partner





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Agent's Details



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