

abbotFox  
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 with field views and a good-sized garden with plenty of off-road parking.

## **Inside**

Accommodation will extend to around 2,400 sq ft and will be neatly arranged over two floors, with a welcoming entrance hall at the centre and a ground-floor study which looks out over the front of the property.

Living spaces will include an open-plan living and dining room, which includes a modern kitchen area, and a separate sitting room.

There will be two en suite bedrooms upstairs, as well as two further double bedrooms, and an impressive family bathroom.

## **Outside**

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

The house itself will be approached by a path to the front and to the western boundary there will be double rows of freshly laid hedging, comprising hawthorn, field maple, holly, dogwood and hazel.

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, which sit either side of the spacious entrance hall.

On the left, there will be a large, light-filled sitting room with a window to the front, overlooking the front of the property, and bi-fold doors at the rear will provide immediate access to the garden and terrace.

A large kitchen and dining area will be located on the opposite side of the entrance hall, providing sociable, open-plan living space and easy access to the garden.

## 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 a large walk-in dressing room and en suite bath and shower room, positioned over the attached double garage. The main bedroom will also boast a set of French doors opening onto a glass balcony overlooking the garden with field views beyond.

There will be a second en suite shower room in the guest bedroom, and the two other bedrooms will be served by a family bathroom featuring a panelled bath and a separate shower.

Two bedrooms will also benefit from fitted wardrobes and 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 modern 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 provide space for 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 chef could need, including high-spec 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 distinctive U-shape provides plenty of worktop space.

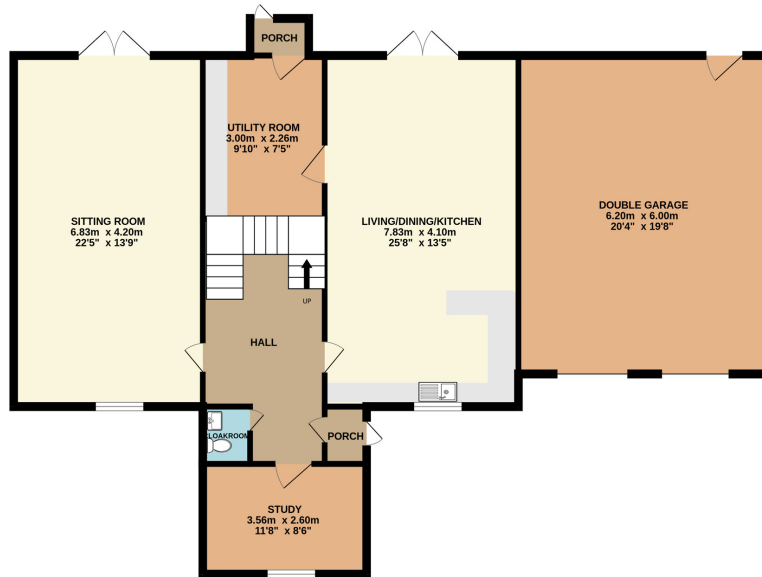
A small cloakroom and good-sized utility space is also included in the layout, which is useful for any busy family, and there's a good-sized study for those who need to study or work from home.

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

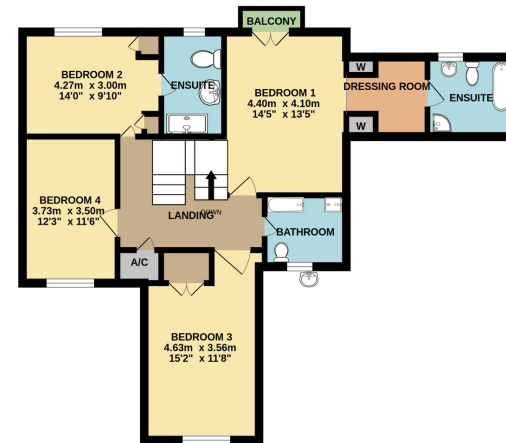
## Services

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.  
 Made with Metropix ©2024

## 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 the market town of Swaffham.

## 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 and provide spacious and versatile living accommodation to suit a real range of buyers.*

*"The combination of open-plan living spaces with the more private sitting room will tick boxes for a lot of buyers, and the master bedroom on the first floor is sure to be a really luxurious space - with the added benefit of a lovely balcony looking out over the garden and fields beyond.*

*"With the utility room, study and downstairs cloakroom, you really have got all you need for busy family life."*

**Samuel Le Good** | Partner







abbotFox  
Bespoke.



## Agent's Details



**Samuel Le Good** | Partner

samuellgood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellgood

Kingsley House  
2a Upper King Street  
Norwich  
NR3 1AH



Disclaimer - In accordance with the Property Mis-descriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy