

# ST. MARY'S COURT

*An Exciting New Development of 23 Two and Three Bedroom Retirement Bungalows*

*North Walsham Road, Spixworth, NR12*

**abbotFox**

## Key features

## SUMMARY

*St Mary's Court is a new retirement development of 23 two and three-bedroom bungalows in a range of sizes and styles set on the edge of the village of Spixworth. Accommodation comprises of fitted kitchens featuring integrated electric ovens, gas hobs, combination washer dryers and dishwashers. Accommodation further benefits from modern three-piece bathrooms and ensuites with heated towel rails and walk-in showers. All of the bungalows offer private gardens and enjoy access to parking. The development is situated a short 5 miles from Norwich with regular bus services into the heart of the city.*

*St Mary's Court offers a village community lifestyle whilst maintaining strong links to the positives of city living. Set out in a courtyard style the development promotes that sought after community feel. Further peace and security is an added benefit of this quiet cul-de-sac location.*

- Two & three bedroom retirement bungalows
- Ensuites in three-bedroom bungalows
- Courtyard setting
- Private gardens
- Off-road parking
- Community living



## EXTERNAL

- Highly insulated timber frame structure
- Low maintenance timber effect cladding
- Traditional painted render finish
- Low maintenance high-grade UPVC entrance doors and windows and rear patio doors
- 6-foot traditional styled timber panel fencing around rear garden
- Patio to rear garden
- Planting and hedging to communal areas
- Solar panels
- Clay pantiles

## INTERNAL

- Gas fired central heating via radiators
- Low power usage LED lighting to bathrooms
- Quality door ironmongery
- All properties Sky Q ready

## KITCHENS

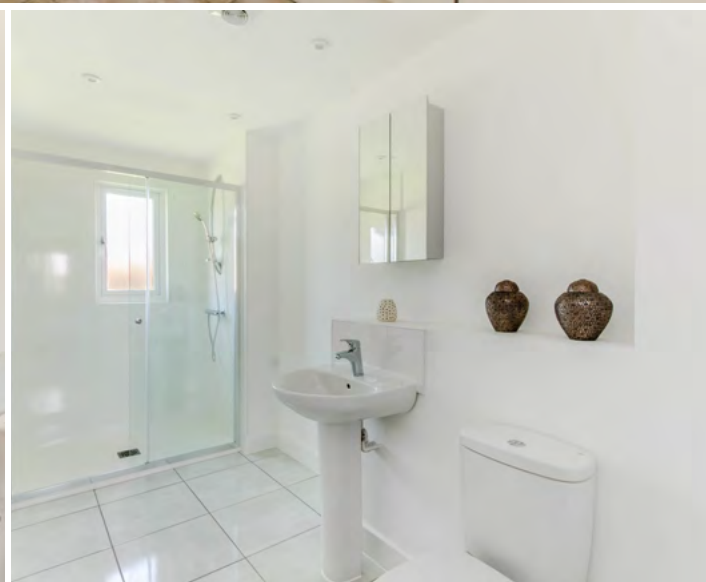
- Crown Lifestyle units
- Waterline sink & taps
- Stainless steel gas hob with stainless steel hood
- Triple A rated 12 place Dishwasher
- Triple A rated Washer/dryer
- Glass splashbacks
- Wood laminate worktops
- Downlights

## BATHROOMS & ENSUITES

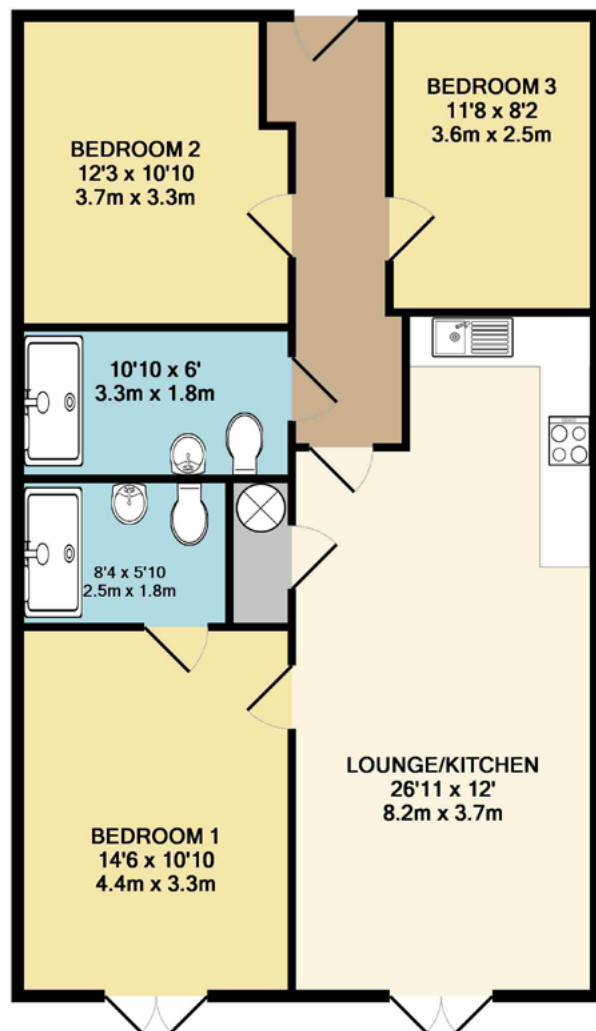
- Roca white bathroom suites
- Chrome heated towel radiator
- Tiled floor with complementing tiled splashback
- Bathroom mirror
- Chrome finish mixer taps

*The exact specification may vary depending on build number. Please check with the sales representative for further details prior to reservation.*





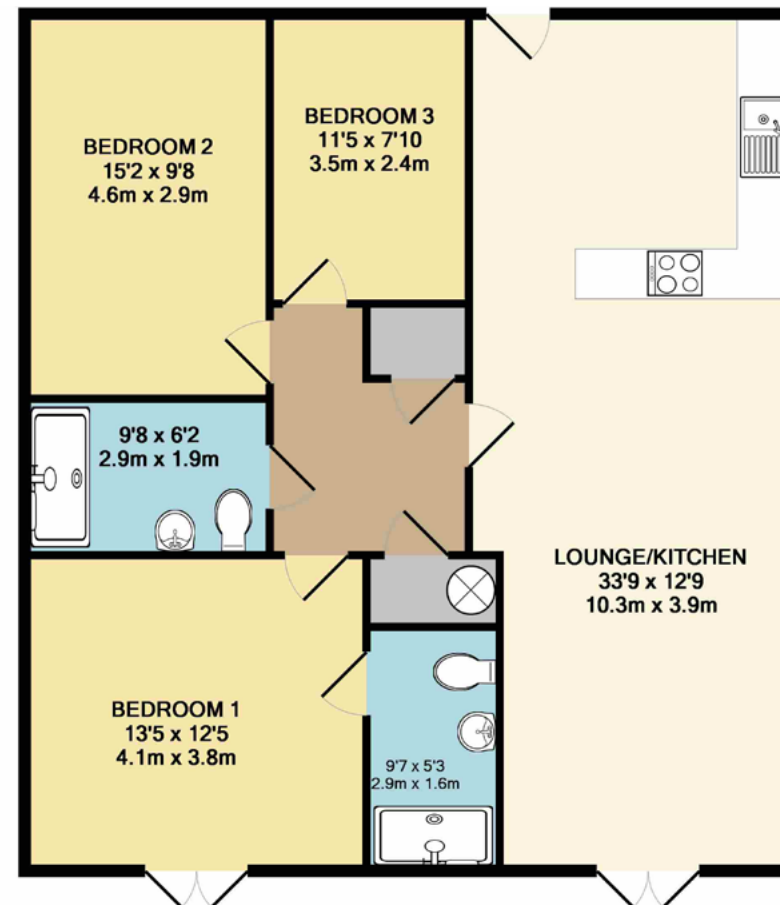
## Plots 1 & 4



TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

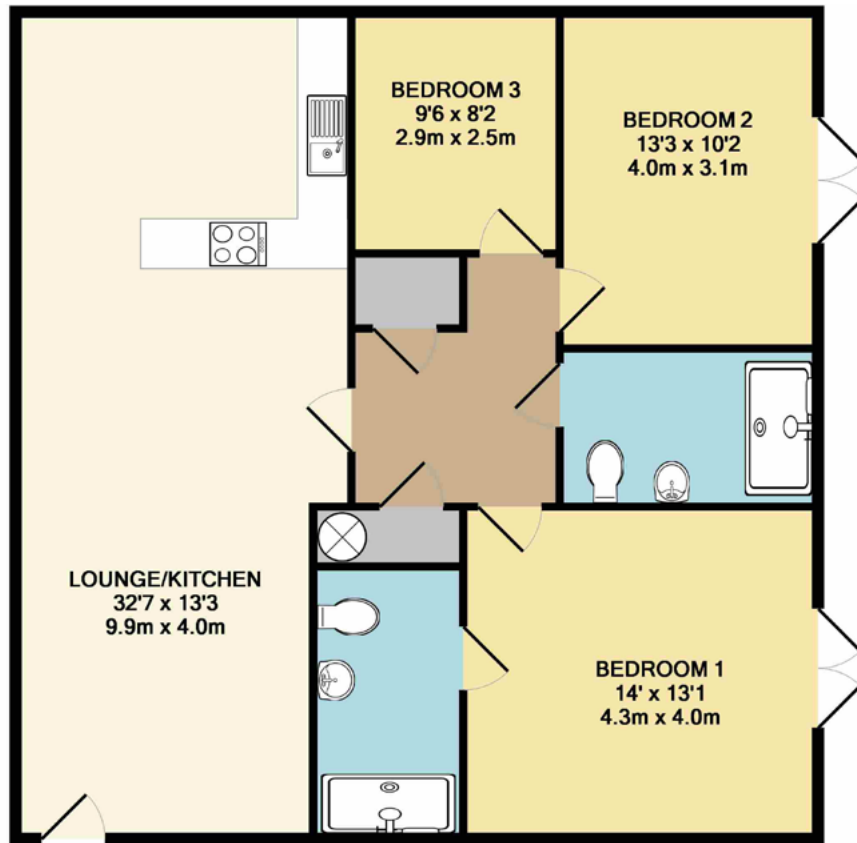
## Plots 2 & 3



TOTAL APPROX. FLOOR AREA 1021 SQ.FT. (94.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

Plot 5

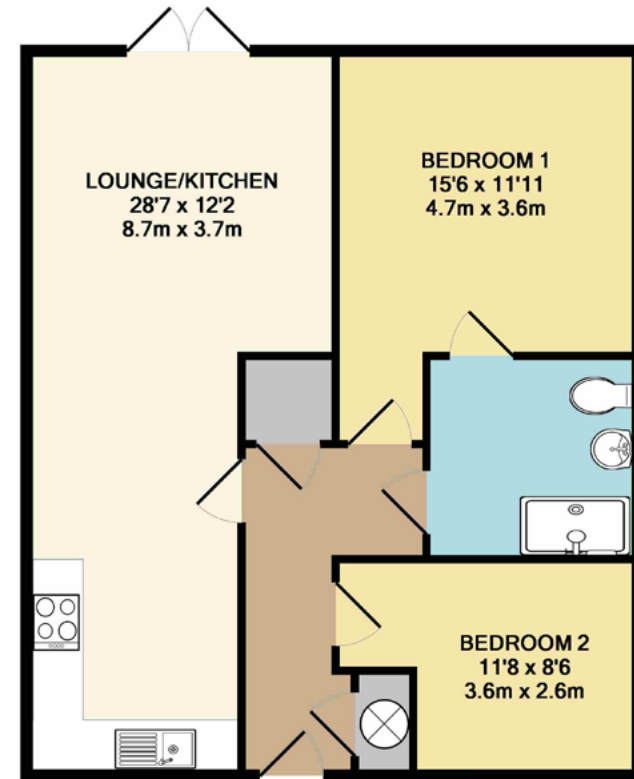


TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

Plot 6,13 & 18

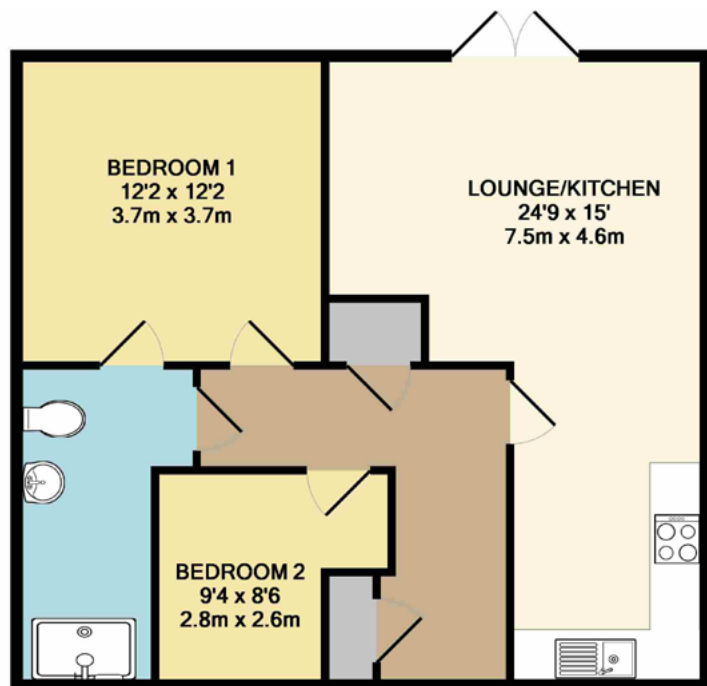


TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

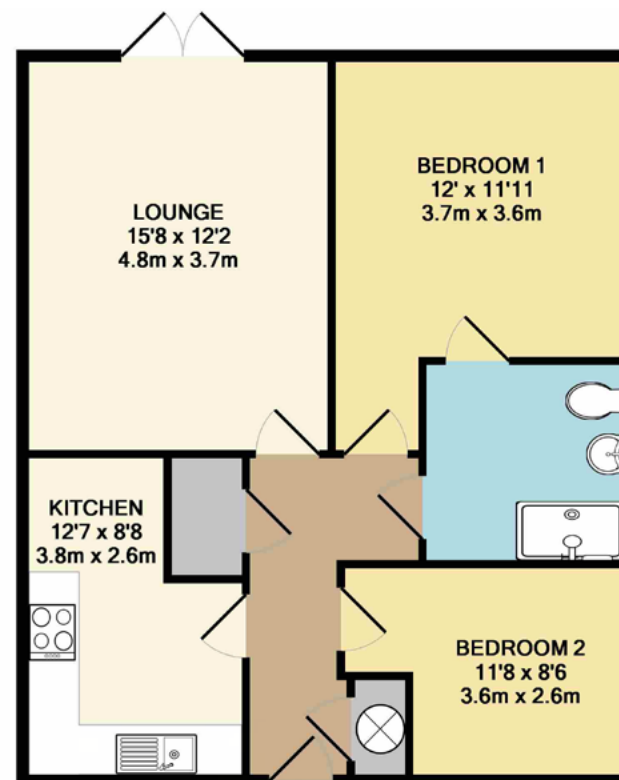
Plot 7, 8, 12, 14, 19 & 20



TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

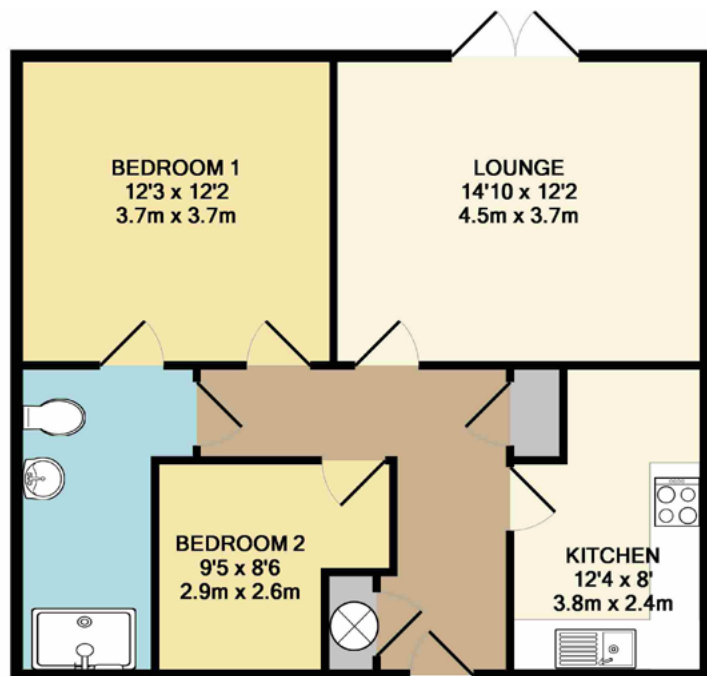
Plots 9, 15, 17, 21 & 22



TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019





TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

## LOCATION

The popular and conveniently located village of Spixworth lies just 5 miles north of the historic and vibrant City of Norwich. Spixworth offers a host of local amenities including a Co-Op Foodstore, public house, a post office, a dentist and doctors surgery, recreational areas and a village hall. There are regular bus services into Norwich City Centre and the Broadland village of Wroxham in the other direction. By car, Spixworth is close to the Northern Distributor Road. Spixworth also benefits from being just 3.5 miles from the Norwich International Airport which offers flights to a variety of domestic and international destinations.

## SERVICES

- Mains water
- Electricity
- Drainage
- LPG Gas

## TENURE

- Freehold

## SERVICE CHARGE

- Approximately £225.00 per annum to include outside lighting and road maintenance

## LOCAL AUTHORITY

- Broadland District Council

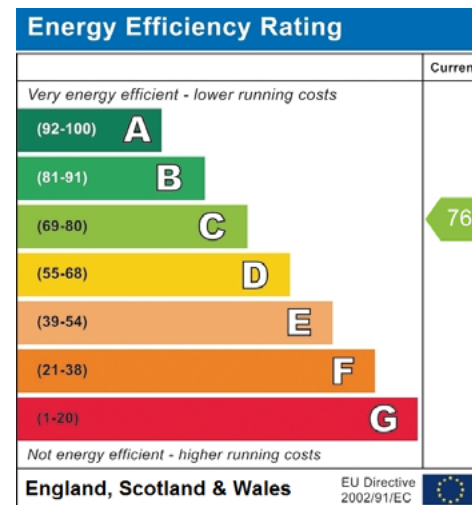
## EPC RATING

- Energy efficiency rating C

## DIRECTIONS

- From Norwich proceed on the B1150 to North Walsham. After approximately 5 miles St Mary's Court can be found on the left-hand side as indicated by the for sale board. For Sat Nav the postcode is NR12 7BZ.

The builder reserves the right to change or amend these details without notice. Please check with the sales representative for further details prior to reservation.



Disclaimer - In accordance with the Property Misdescriptions 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 purchasers do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



**Ian Forrest** Branch Partner  
ianforrest@abbotfox.co.uk



**abbotFox**

01603 660000

[info@abbotfox.co.uk](mailto:info@abbotfox.co.uk)