

abbotFox



Near Wymondham College
Guide £700,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox Land & New Homes presents The Pastures, a private development of just eight exclusive properties, set on the edge of Besthorpe, ideally placed for both Wymondham and Attleborough, and within catchment for the renowned Wymondham College.

Crafted with meticulous attention to detail, each home within The Pastures has been individually designed to combine striking architecture with modern living.

Plot 1 offers a generous and thoughtfully planned layout, designed to maximise natural light and offer flexibility for growing families or those seeking space to entertain. The ground floor welcomes you with an impressive reception hall, a dedicated home office, a formal sitting room and a superb open-plan kitchen/dining/family room – the heart of the home. A separate utility room and cloakroom complete the ground floor.

Upstairs, four well-proportioned double bedrooms are arranged off a central landing. The principal and guest bedrooms both benefit from stylish en suites, while an impressive family bathroom serves the remaining rooms.

A highlight of this home is the detached double garage with room above, accessed via an external staircase.

Specification:

Internal:

- Electric air source heating
- Underfloor heating to the ground floor
- Cat 6 network cabling throughout
- Chrome sockets and switches
- Sealed unit double glazed windows and doors

Kitchen:

- Bespoke designed kitchen
- High-end Neff appliances
- Acrylic or quartz work surfaces

Bathrooms:

- Quality sanitary ware throughout
- Built-in vanity units
- Heated towel rails

External:

- Generous paved patios and pathways
- Turfed front garden
- Rear garden levelled and seeded
- Electric garage doors





THE HIGHLIGHTS____

- Final release
- Four double bedrooms (two with en suites)
- Home office
- Kitchen dining family room
- Sitting room
- Dining room
- Detached double garage with a room above accessed via an external staircase
- Guide £700,000-£725,000



Ground Floor 101sqm
 First Floor 97sqm
 Home Office 17sqm
 Total 215sqm (2314sqft)
 Garage 30sqm

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.