

INTRODUCING



CREATED BY





THE STORY OF

Meadowview

Bushy Common, Norfolk,
NR19 2PA



Countryside Setting with Views Front and Rear

Large West Facing Fully Turfed Gardens

Four Double Bedrooms

Incredible Unmatched Specification

Two En-Suites

Driveways and Garages with Car Charging Ports

Three Reception Rooms

Underfloor Heating Downstairs

Breathtaking Kitchen Dining Rooms

10 Year Warranty



SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



“Two beautiful four bedroom detached executive homes, where contemporary meets traditional”

Meadowview Cottage and Well Cottage are two beautiful four bedroom detached executive homes, where contemporary meets traditional. Built by experienced developer Deerleap Properties, these wonderful properties feature a specification which is hard to match.

The ground floor offers a welcoming hallway, three reception rooms, an incredible kitchen/dining room, utility room and WC. The first floor has four spacious double bedrooms, two en-suites and a bathroom.

The exterior has more driveway than you could ever wish for, a garage complete with car charging port, fully turfed

rear garden and beautiful west facing porcelain tiled patios.

The specification and exemplary quality of finish really needs to be seen to be appreciated. The detailing throughout, such as the framed windows and door furniture, takes this style of home to a whole new level. For further details of specification please see page 5.

Everything has been provided to make Meadowview Cottage and Well Cottage dream homes. It is easy to see the love and attention to detail the developer has for building beautiful homes. But don't just take our word for it - come and see for yourself and prepare to fall in love with these wonderful properties.



Specification

Exterior

- Traditional brick and block construction
- Zinc coated drainpipes and guttering
- Electric garage door
- Flush uPVC casement windows and composite external doors
- Outside lighting and tap
- Close board fencing combined with oak gates
- Turfed rear lawn
- Porcelain tiled patio
- EV charging point (in garage)
- Approximately one third of an acre plot (STMS)
- Generous sized driveway for numerous vehicles

Kitchen & Utility

- British made high quality shaker bespoke kitchen
- Bosch eye level ovens
- Bosch combi oven
- Bosch integrated warming drawer
- 60/40 integrated fridge freezer
- Integrated dishwasher
- Bosch 800mm 5 ring induction hob with Bosch extractor above
- Porcelain undermount sink
- Quartz worktops and upstands
- Integrated bins
- Tiled splashback
- Matching utility room with two spaces for appliances

Bathrooms & En-Suites

- High quality white sanitary ware with fitted furniture
- Shaving points
- Mirrors with LED backlighting
- Heated towel rails
- Inset shelving for baths and showers
- Tiled splashbacks
- Rainfall showers with separate handsets
- Vanity unit sinks

General

- Air source heat pump with zoned under floor heating to ground floor
- Traditional white interior doors with chrome ironmongery
- Carpet to reception rooms, bedrooms, hallway, landing and stairs
- High quality LVT flooring to kitchen, utility room and all bathrooms
- Framed window interiors
- Energy efficient downlighters and LED lamps
- Stainless steel plugs and sockets throughout
- Fitted alarm system
- 10 year warranty





The Developer & The Warranty

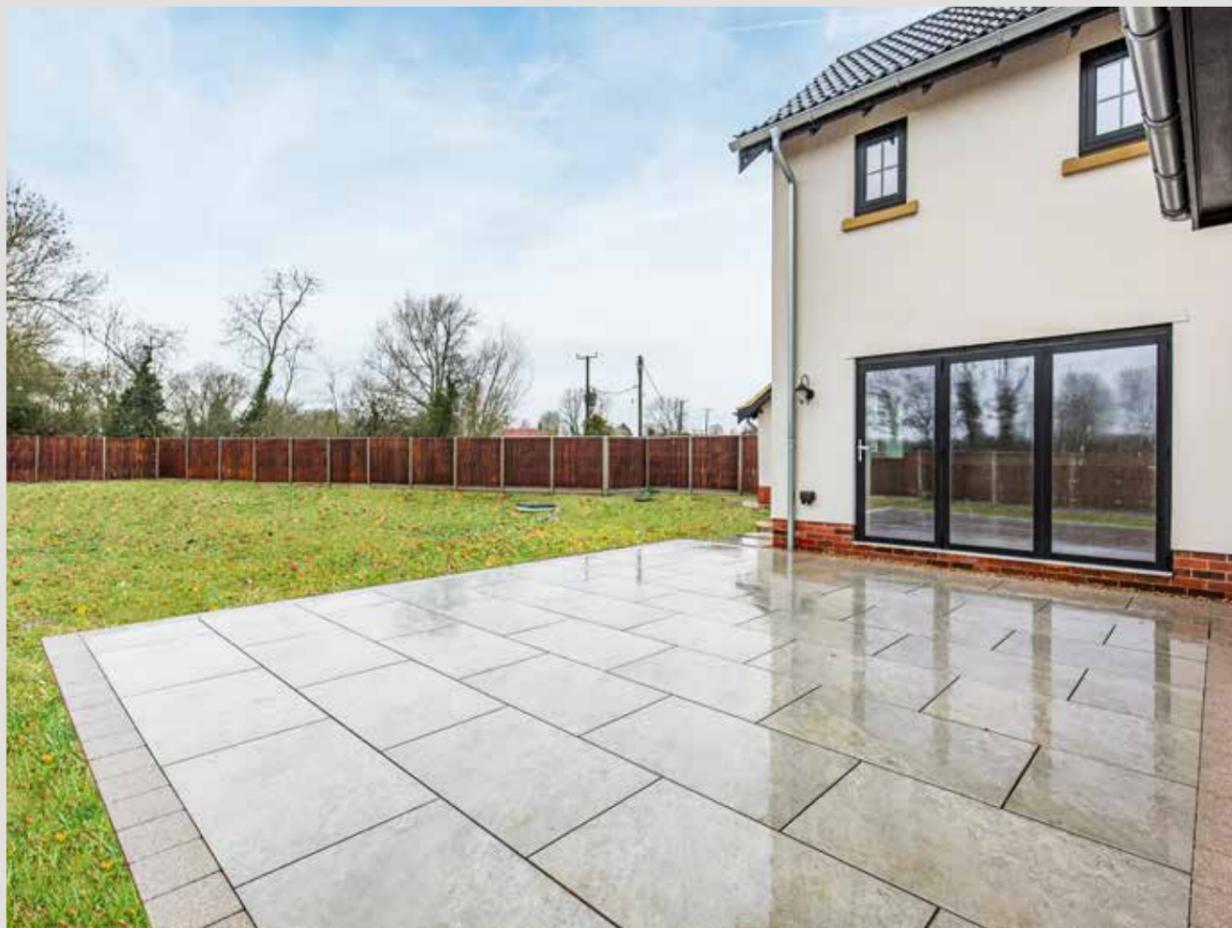
Deerleap have been building stunning homes for more than 35 years. They are a family business based in Norfolk who pride themselves in their craftsmanship, and have been at the heart of building some extraordinary properties in the UK.

Attention to detail, quality of finish and premium specification is all as standard when you purchase a property built by Deerleap. And when you view their homes it is easy to see why they can be rightly proud of their product.

Each property comes with a 10 year Buildzone warranty as standard. If any snagging is required across the first two years this will be promptly attended to by Deerleap. Another great advantage of purchasing a home from a local developer who is so proud of their product.







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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Bushy Common

IN MID NORFOLK
IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven

with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop

Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



The high quality white sanitary ware.

SERVICES CONNECTED

Mains electricity, borehole water supply, water treatment plant, air source heat pump with zoned under floor heating to ground floor. Fibre broadband available.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///instructs.bunks.reckoned

AGENT'S NOTES

The images and floorplan used are of Meadowview Cottage (Plot 1). Well Cottage (Plot 2) is handed and is of the same specification.

Some internal photographs have been virtually staged to show how the property could look once furnished.

Turf has been added virtually.

Well Cottage (Plot 2) has planning permission for a detached double garage.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Land & New Homes Specialists

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton,
Norfolk, PE36 5EL