



- MANOR -
GREEN



INTRODUCING
HADDISCOE HOUSE

SOWERBYS



HADDISCOE HOUSE

3 Castell Loke, Hales, Norfolk
NR14 6AB

Five Bedroom Detached Home

Three Reception Rooms

Spacious Kitchen Dining Room

Large West Facing Rear Garden

Two En-suites and Separate Utility Room

Detached Double Garage

Air Source Heating

10 Year Warranty

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Haddiscoe House was originally one of the show homes at Manor Green, built by the well-regarded Norfolk developer FW Properties, and offers spacious, well-designed family accommodation throughout.

The ground floor provides three versatile reception rooms centred around a stylish kitchen/dining room. A dual-aspect sitting room features an attractive brick fireplace with stove, while a further front reception room works perfectly as a study or snug. A separate utility room also offers external access.

Upstairs are five bedrooms, including a principal suite with dressing area and en-suite, plus a second en-suite bedroom and a modern family bathroom.

Outside there is a driveway, double garage and a west-facing garden ideal for evening sun.

The property sits within catchment for Hobart High School in nearby Loddon, with the market towns of Beccles and Bungay close by. Norwich is around 11 miles away, with the coast approximately 13 miles distant.





A LEVEL OF QUALITY WHICH SPEAKS FOR ITSELF

KITCHEN

- Classic shaker style kitchen with timber doors and soft close mechanisms
- Large format floor tiles
- Integrated dishwasher
- Stainless steel sockets at worktop level
- Recessed downlighters to ceiling
- Siemens built-in oven in tower unit
- Siemens built-in combination microwave oven/grill in tower unit
- Siemens 5 ring induction hob
- Siemens built-in dishwasher
- Siemens brushed steel extract hood
- Quartz worktops including upstands with 1.5 bowl undermount sink and slim lever swan neck tap

UTILITY ROOM

- Built-in cupboards to match the kitchen
- Square edge laminate worktop and upstand
- Stainless steel sink and swan neck tap
- Large format floor tiles
- Recessed downlighters to ceiling
- Spaces for washing machine and tumble dryer

BATHROOMS, EN-SUITE SHOWER ROOMS & CLOAKROOMS

- Contemporary white sanitary ware and chrome fittings from SANEUX
- Vanity Unit to principal en-suite
- Wall and floor tiling from Porcelanosa
- Thermostatically controlled shower
- Rainfall shower to principal en-suite
- Downlighters to ceiling
- Chrome towel rails

FINISHING TOUCHES

- White satin painted stairs, oak balustrade and oak newel cap
- Cupboards to bedrooms where shown
- Oak veneered Dordogne style internal doors
- Polished chrome door furniture
- Walls painted white
- Ceilings – smooth finish painted white
- White satin skirting and architraves

GENERAL

- uPVC double glazed windows with grey external finish
- TV points located in living room and all bedrooms
- Double sockets throughout
- USB sockets in each property
- External tap
- External lighting on PIR sensors
- West facing garden with turfed front and rear lawns
- Double garage with lighting, power and pedestrian door
- External parking
- Patios and paving around the house
- Smoke detectors installed in the hall and landing
- Fibre cable to the premises providing Broadband capable of speeds up to 1Gbps

ENVIRONMENTAL

- Heating and hot water supplied via an air source heat pump
- Underfloor heating to ground floor
- Parkray contemporary style wood burning stove

WARRANTY

- 10 year Build-Zone new build warranty



First Floor



Ground Floor

GROUND FLOOR

Kitchen/Dining Room	21'9" x 12'7" (6.62m x 3.83m)
Formal Dining Room	15'3" x 9'10" (4.65m x 3.00m)
Living Room	23'6" x 12'0" (7.16m x 3.65m)
Utility Room	11'4" x 6'7" (3.45m x 2.01m)
Study	11'10" x 6'11" (3.61m x 2.12m)

FIRST FLOOR

Bedroom 1	13'1" x 12'2" (4.00m x 3.70m)
Bedroom 2	13'5" x 13'0" (4.10m x 3.95m)
Bedroom 3	12'2" x 9'10" (3.71m x 3.00m)
Bedroom 4	13'5" x 8'6" (4.10m x 2.60m)
Bedroom 5	10'2" x 8'3" (3.11m x 2.51m)

Total Approximate Floor Area 2,197 Sq. Ft. / 204.1 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2026 | www.houseviz.com



Creating Signature Developments

ABOUT THE DEVELOPER

FW Properties is a distinguished property developer based in Norwich, specialising in crafting exceptional contemporary properties in Norfolk and Suffolk. Founded in 2011 by Ian Fox and Julian Wells, they take pride in completing every home with finesse and flair to rigorous standards. With a combined experience of over 45 years in national and international property development, asset management, and investment, they oversee every aspect of the development process.

What sets FW Properties apart is their customer-centric approach. They understand that each client is unique, and thus, they start each new project from scratch, avoiding standardized templates. They carefully select architects who are best suited for the job, ensuring that every new home is custom-designed to accommodate modern living, boasting luxurious construction values and impeccable finishes.

Their commitment to responsible development and renovation is evident in their efforts to seamlessly integrate their developments with the local environment. Whether it's overlooking the River Deben in Woodbridge, nestled in Norwich's historic heart, or tucked away in the Norfolk countryside, they aim to maintain the integrity and character of each location.



A new home is just the beginning

VILLAGE LIFE IN RURAL NORFOLK

Hales is a tranquil village nestled amid the picturesque Norfolk countryside, surrounded by lush green fields, ancient oak trees and an abundance of wildlife.

The area is well known for the stunning Raveningham Estate, where gardens open to the public from as early as February. Highlights include the 'Time Garden', designed around essays on the passage of time written by Sir Francis Bacon.

A visit to St Margaret's Church, set within an isolated countryside location, feels like stepping into a 12th-century Norman world, with beautiful stained-glass windows and a finely carved medieval entrance door. Life in Hales moves at a gentle pace, offering ample opportunities for leisurely walks and rural calm.

Just over a mile from Hales and lying on the River Chet, Loddon is a small market town with much to offer, including local shops, eateries, pubs and scenic walks. There are numerous schools nearby, including the renowned Langley School, and Hales also falls within the catchment area for Hobart High School. Loddon lies within The Broads National Park, the largest protected wetland in Britain.

Travel southeast from Hales for just six miles and you arrive at the vibrant market town of Beccles, where amenities are plentiful, including independent shops, restaurants, pubs, a swimming pool, museums and the historic bell tower. Beccles Drop Zone and Ellough Park Race Circuit add further appeal.

Hales is well positioned for reaching destinations across both Norfolk and Suffolk, with the historic city of Norwich just a 30-minute drive away.



Note from Sowerbys



“Space to gather, room to grow and a west-facing garden that catches the evening sun.”



SERVICES CONNECTED

Mains water, drainage and electricity. Air source heat pump (underfloor heating to ground floor).

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 9330-3273-0090-2707-2611

To retrieve the Energy Performance Certificate for this property please visit <https://findenergy-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: ///replace.coasted.horseshoe

AGENT'S NOTE

Some photos have been virtually staged to represent how the property
.....may look once furnished and are for representation only.....

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SOWERBYS

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