



Fallowfield Loke, Shropham - NR17 1HJ

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HYBRID ESTATE AGENTS



Fallowfield Loke

Shropham, Attleborough

NO CHAIN. This STUNNING MODERN DETACHED BUNGALOW, finished to an exceptional standard in 2023, offers over 1500 SQ. FT OF ACCOMMODATION (stms) including an INTEGRAL GARAGE and is perfectly designed for contemporary living. Step inside to a WELCOMING ENTRANCE HALLWAY leading directly into a BRIGHT AND AIRY OPEN PLAN LIVING SPACE, comprising both SITTING and DINING AREAS with a SLEEK CONTEMPORARY KITCHEN complete with integrated appliances and modern cabinetry. The seamless flow of this sociable space makes it ideal for entertaining or relaxing with family, whilst large windows and bi-folding doors flood the area with natural light. Each of the THREE DOUBLE BEDROOMS boasts ROLLING FIELD VIEWS to the front and rear, ensuring a tranquil and private atmosphere throughout whilst the PRINCIPAL BEDROOM features a LUXURIOUS EN-SUITE SHOWER ROOM, with a FOUR PIECE FAMILY BATHROOM serving the remaining bedrooms, both fitted with high-quality fixtures and stylish finishes. An AIR SOURCE HEAT PUMP feeds a comprehensive UNDERFLOOR HEATING SYSTEM, providing efficient and comfortable warmth year-round. The INTEGRAL GARAGE offers secure parking or additional storage, and the SHINGLE DRIVEWAY to the front provides ample off-road parking with the ability to extend if required.



The rear garden has been LOVINGLY LANDSCAPED with a mixture of colourful planting beds and manicured lawn spaces overlooking an open green behind the home.

Council Tax band: D

Tenure: Freehold

- No Chain!
- Stunning Modern Detached Bungalow Finished In 2023
- Over 1500 Sq. Ft Of Accommodation Including An Integral Garage (stms)
- Welcoming Open Plan Living Space Comprising of the Sitting & Dining Rooms With Contemporary Kitchen
- Three Double Bedrooms Each With Rolling Field Views To The Front & Rear
- Four Piece Family Bathroom & Additional En-Suite Shower Room
- Private Rear Garden Beautifully Landscaped & Overlooking Communal Green Space
- Shingle Driveway Infront Of The Integral Garage With Ability To Extend Parking If Required

Shropham is a small village located in the county of Norfolk, England. It is situated approximately 10 miles south-west of the town of Attleborough and 20 miles south-west of the city of Norwich. The village is surrounded by beautiful countryside and is home to a number of historic buildings, including the 14th-century St. Peter and St. Paul's Church. The village also has a primary school, a village hall, and a pub.



The market town of Attleborough has a great range of amenities including independent local shops, supermarkets, bars, doctors, transport links and schooling. Situated between Norwich and Thetford, access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links. The nearby popular market town of Wymondham is approximately 11 miles away with access to its mainline train station serving London and further routes.

SETTING THE SCENE

The property is tucked away on a select private development with a manicured lawn frontage giving way to shingle driveway suitable for parking of multiple vehicles in front of the integral garage. Further parking can be added if required in time with the front of the home enjoying views over open green space whilst a tiled and pitched oak porch sits above the front door.

THE GRAND TOUR

Once inside, the central hallway is the first space to greet you laid with tiled flooring, this area of the home much like the rest of the property is heated with modern underfloor heating system fed by an air source heat pump. Immediately to your left, a well proportioned storage cupboard allows for the perfect place to slip off coats and shoes before heading into the remainder of the home. The central hallway takes you through to all living accommodation with two separate accesses into the main living space. The open plan living area comprises both the sitting and dining rooms alongside a modern contemporary kitchen with carpeted flooring towards the front of the property perfectly suited for an arrangement of soft furnishings to form the ideal sitting room space. Towards the rear of the home, carpeted flooring gives way to tiled flooring with an open area perfectly suited for a formal dining table. The kitchen is set around a central island with an array of wall and base mounted storage units complemented by integrated appliances to include a fridge/freezer, dishwasher, oven and hob with extraction above all set around solid stone work surfaces. Towards the rear of the property a set of bi-folding double glazed doors can be opened to seamlessly blend both the inside and external accommodations. Just off from the dining area is a handy utility room with further storage units and space with plumbing for white goods and appliances.

On the opposite side of the home, each of the three double bedrooms can be accessed with the first two overlooking the rear gardens with an attractive yet neutral décor creating a bright and welcoming atmosphere. The largest of the bedrooms sits towards the front of the property with more than enough room for a double bed and additional soft furnishings with the addition of an ensuite shower room featuring a double shower unit, rainfall shower head, tall heated towel rail and floating vanity storage. From the hallway you access the four piece family bathroom suite ideal for friends and family with a floating vanity storage unit and tall heated towel rail with frosted glass window to the outside of the home.

FIND US

Postcode : NR17 1HJ

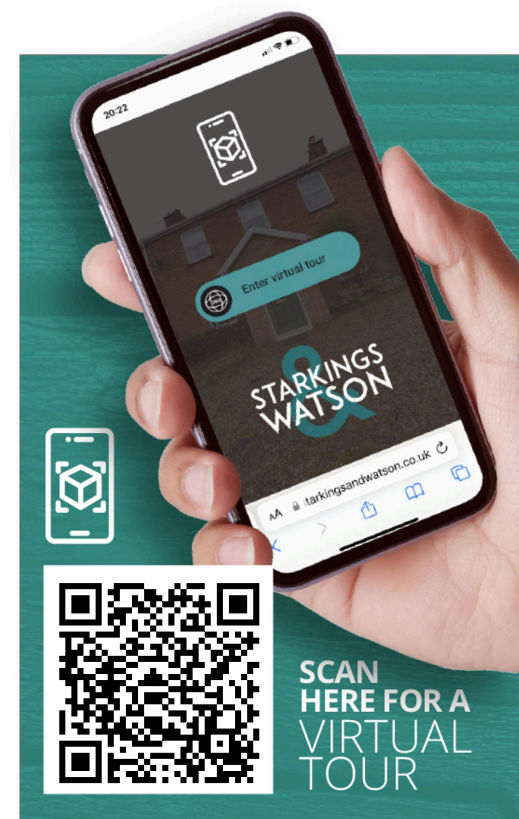
What3Words : ///waking.inflation.defers

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property utilises a septic tank, please enquire with the team for further details.





THE GREAT OUTDOORS

The rear garden has undergone a stark transformation since being purchased by the owners with an extended patio reaching the width of the rear of the home creating the ideal space to sit and enjoy the warmer months. From here an open lawn space has been carefully landscaped with a thoughtful choice of flowering beds and shrubbery to create a welcoming and vibrant atmosphere. A lowered wooden fence at the rear of the property helps to encapsulate the open views towards the rear of the home with open gateway ideal for those with dogs to enjoy the field walks.





Approximate total area⁽¹⁾

1505 ft²
139.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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