



Silverwood House

Whinburgh

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

Silverwood House

Shop Street, Whinburgh, Norfolk
NR19 1QR

Detached Contemporary Family
Home Nearing Completion

Exclusive Development of Just Two
Individually Designed Homes

Approximately 2,697 Sq. Ft. of
Spacious Accommodation

Opportunity to Personalise the
Remaining Internal Finishing Works

Plot Extending to Approximately 0.5 Acre
(STMS), with the Option to Purchase up
to an Additional 1.5 Acres (STMS)

Impressive Open-Plan Kitchen, Dining and
Living Space Designed for Modern Family Living

Four Double Bedrooms, Including a Principal
Suite with Dressing Room and En-Suite

Air Source Heat Pump, Solar PV Panels and
B-Rated EPC for Energy-Efficient Living

Double Garage, Generous Driveway
Parking and Shared Private Approach

Peaceful Rural Norfolk Setting with
a 10-Year Build Zone Warranty

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Positioned within an exclusive development of just two homes, Silverwood House offers the increasingly rare opportunity to purchase a substantial contemporary home in a peaceful Norfolk setting. The property is in the final stages of completion, with only a handful of finishing works remaining, allowing the next owner the opportunity to add their own personal touch.

Designed with modern family life in mind, the accommodation extends to approximately 2,697 sq. ft. and centres around an impressive open-plan kitchen, dining and living space. This is undoubtedly the heart of the home, equally suited to busy family life and entertaining friends, with generous proportions and a natural connection to the outside space. For those who work from home, the separate study provides a practical retreat away from the main living areas.

Upstairs, four well-proportioned bedrooms ensure there is ample space for growing families and visiting guests alike. The principal suite benefits from its own dressing room and en-suite, while a second bedroom also enjoys en-suite facilities, offering flexibility for older children or overnight visitors.

Outside, the plot of around half an acre (STMS) provides space to enjoy the surrounding countryside without becoming unmanageable. There is ample parking alongside the double garage, while buyers looking for even more outside space have the option to acquire up to an additional 1.5 acres (STMS), creating exciting possibilities for those seeking a more rural lifestyle.

Although enjoying a quiet countryside position, the home has been built with modern efficiency at its core. An air source heat pump, photovoltaic solar panels and a B-rated EPC combine to deliver impressive energy performance for a property of this size, helping to reduce running costs without compromising on comfort.

The property also benefits from a 10-year Build Zone Warranty, offering reassurance for years to come. The specification includes quality finishes such as a quartz kitchen worktop with integrated NEFF appliances, underfloor heating throughout the ground floor, an oak-and-glass staircase, an EV charging point and a double garage.

Silverwood House will particularly appeal to buyers seeking the efficiency of a newly built home while enjoying the rare opportunity to influence the final stages of its completion. Combining contemporary design, generous living space and an attractive rural setting, it offers a home that is ready for its next chapter, with just enough scope to make it distinctly your own.



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.

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Specification

KITCHEN

- Symphony Ganton kitchen with Charcoal cabinetry and Riviera carcasses
- 30mm Bianco Toscana quartz worktops with matching upstands
- Quartz topped central island
- Appliances – NEFF: Slide & Hide single oven, combination microwave oven, venting induction hob and integrated dishwasher
- Thomas Denby 1½ bowl sink
- Clearwater chrome 3-in-1 tap
- Coordinating utility room cabinetry and finishes

BATHROOMS & EN-SUITES

- Contemporary white sanitaryware throughout
- Freestanding bath to the family bathroom
- Freestanding bath to the principal en-suite
- Wall-hung vanity units
- Wet room style shower screens
- Contemporary mixer showers
- Chrome brassware
- Heated towel rails
- LED illuminated Bluetooth mirrors
- Shaver points

INTERNAL

- Oak and glass staircase
- White painted internal doors
- White skirting boards and architraves
- Stainless steel electrical sockets
- Built-in wardrobes
- Contemporary interior finishes throughout

EXTERNAL

- Traditional brick and block construction
- Vandersanden Maltings Antique brick elevations
- Cedral white weatherboard cladding
- Marley Anglia smooth grey concrete tiled roof
- Halo double glazed PVC-U windows

- Dakea flat glass rooflights
- Composite external doors
- Double garage with electrically operated roller door
- Shingle driveway
- Patio area
- Landscaped front garden
- Estate fencing to the front with timber fencing to the rear.
- External lighting including feature lighting to the loggia
- EV charging point installed

SERVICES

- Vaillant Air Source Heat Pump
- Underfloor heating throughout the ground floor
- Radiators to the first floor
- Electric underfloor heating to bathrooms
- Six Trina Vertex S 425W photovoltaic solar panels
- Solis inverter
- No battery storage installed
- Mains water and electricity.
- Private drainage via treatment plant.
- Broadband availability subject to provider

WARRANTY

- 10-Year Build Zone Warranty
- EPC Rating: B

DISCLAIMER

- The specification is provided for guidance only and is subject to change.
- As Silverwood House is in the final stages of completion, certain finishes and fixtures may be amended or completed at the developer's discretion.
- Prospective purchasers may have the opportunity to select certain finishes, subject to the stage of construction.



Whinburgh

A BEAUTIFUL NORFOLK SETTING
TO CALL HOME

Whinburgh is a charming village located in the heart of Norfolk, offering a blend of rural tranquility and local conveniences. Known for its picturesque countryside and tight-knit community, Whinburgh is an ideal choice for those looking for a peaceful lifestyle while still being within reach of larger towns and cities.

The community is friendly and welcoming, with a mix of long-standing residents and newcomers. Local events and gatherings are common, fostering a sense of belonging. The village may not have a bustling social scene, but nearby towns offer a range of cultural activities, festivals, and community programs.

While Whinburgh is a small village, essential amenities such as a post office, local shop, and several pubs can be found nearby. For more comprehensive shopping and services, the larger towns of Dereham and Watton are just a short drive away, offering supermarkets, shops, schools, and recreational facilities.

Whinburgh benefits from good transport links, making it easy to travel to nearby towns and cities. The village is accessible via the A47, with regular bus services connecting it to Dereham, Thetford, and beyond.

Whinburgh offers a peaceful and picturesque living environment, making it an attractive choice for those seeking a rural lifestyle. With community spirit, local amenities, and beautiful countryside, it's a hidden gem for anyone looking to enjoy the quieter side of life while still being connected to urban conveniences.



COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 9737-3909-2302-3224-0204

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: ///inversion.trainer.fighters

AGENT'S NOTE

The driveway is shared between Russet House and Silverwood House and will be maintained through a management company. Each property owner will hold an equal share in the company and will be jointly responsible for the upkeep and associated costs. As Silverwood House is in the final stages of completion, certain finishes and fixtures may be amended or completed at the developer's discretion. Prospective purchasers may have the opportunity to select certain finishes, subject to the stage of construction.

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

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The Property
Ombudsman

