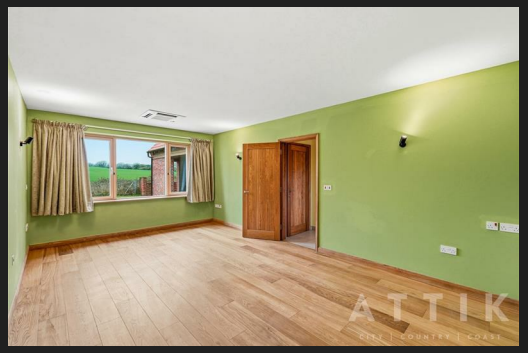
Summerfield Elsing Road

Lyng

Norwich









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Summerfield Elsing Road

Guide Price £475,000

The 2700 sq ft eco home in a fabulous location...
Occupying a peaceful position along Elsing Road in the well-regarded village of Lyng, Summerfield is an impressive and highly efficient contemporary home extending to around 2700 sq ft, set against open countryside with far-reaching views across gently rolling farmland – a landscape that is unusually undulating for Norfolk and particularly attractive throughout the seasons.

The property, built in 2016/2017, was designed as an extremely thermally efficient replacement dwelling, carefully positioned in almost exactly the same location as the former house. Constructed with high levels of insulation and masonry construction, the design focuses on sustainability, low maintenance and long-term energy efficiency, incorporating a range of advanced technologies rarely found in homes of this scale.

Inside, the house offers exceptionally generous and flexible accommodation arranged over two floors. The welcoming entrance hall leads to a series of large, well-proportioned rooms, including a good-sized lounge with ceiling mounted A/C and Cat 6 cabling, a substantial kitchen fitted with Miele & Siemens appliances, an adjoining breakfast room or dining space with a huge utility room off, a dining room/bedroom 4, and an additional reception room that can be used as a study, bedroom 5, playroom or further living area. A WC cloakroom completes the ground floor, with all of the ground-floor spaces benefiting from underfloor heating, and many enjoy attractive views across the surrounding countryside.

Upstairs, via the gorgeous hardwood & glass staircase, the scale of the property becomes particularly apparent. The three bedrooms are notably large, including an impressive principal bedroom with wide views across the rolling fields to the south. All feature vaulted ceilings and excellent natural light, and the layout offers the potential to create ensuite bathrooms in at least two of the rooms if desired. There's also a great-sized family shower room on this floor, along with a room which would make a great dressing room/study/store, and two huge storage cupboards off the landing.

The specification continues with hardwood flooring, doors, skirting and architraves throughout, while extensive roof areas facing east, south and west provide an ideal opportunity for the installation of significant solar PV arrays, further enhancing the home's already impressive environmental credentials.

Outside, the property enjoys a generous plot with walled and tree-lined gardens backing onto open farmland, providing uninterrupted views and a wonderful sense of space and privacy. A large driveway offers ample off-road parking and leads to the substantial integrated garage with an electric door, which houses part of the property's advanced mechanical systems.

Despite its tranquil rural setting, Summerfield remains well connected. The village of Lyng offers a shop, pub and petrol station within walking distance, while the nearby market town of Dereham provides a wider range of shops, schools and everyday amenities. The historic city of Norwich, with its extensive shopping, cultural attractions and direct rail services to London, is easily accessible, and the beautiful North Norfolk coastline can be reached within comfortable driving distance.

The eco features...
A defining feature of Summerfield is its exceptional energy performance. Believed to be built to very close to Passive-House standards, the property is extremely airtight, very well insulated using natural products, and incorporates Nordan N-Tech passive triple-glazed timber windows alongside quad-glazed Fakro FTT U8 rooflights, ensuring outstanding insulation and natural light throughout. Fresh air ventilation is provided via a Rehau Ecoair (AWADUKT Thermo) ground-source air-preconditioning system & VentAxia mechanical heat recovery system (MVHR), collecting warmth from the ground and 'wet' rooms respectively, and delivering filtered, conditioned fresh air to all living areas and bedrooms, cooling the incoming air in the summer and heating it in winter!
Heating and hot water are supplied via a Daikin Altherma air source heat pump, a Daikin Hydrobox, a large hot water cylinder, with underfloor heating across the ground floor and Daikin Altherma air conditioning with heating capability in the upstairs bedrooms and main living space. Further sustainable features include an underground 4,700-litre rainwater harvesting system with smart controls, designed to recycle rainwater for non-potable household use; toilets, washing machine, and watering the garden.

Combining contemporary design, impressive scale and exceptional sustainability credentials, Summerfield represents a rare opportunity to acquire a substantial modern home in a particularly attractive countryside setting.

Agents notes...
A pre-recorded walkaround tour is available for this property

EPC to follow





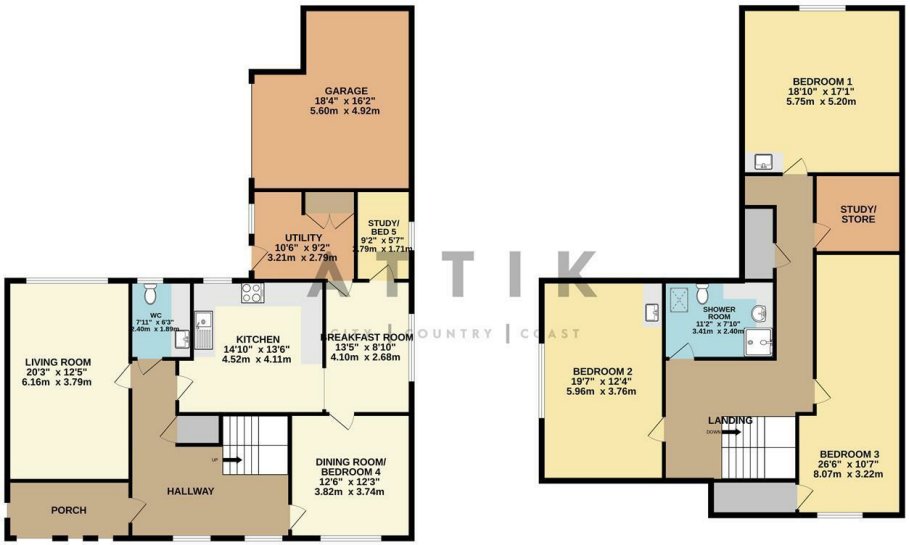






GROUND FLOOR
1471 sq.ft. (136.7 sq.m.) approx.

1ST FLOOR
1245 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA : 2716 sq.ft. (252.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Local Authority

Breckland

Council Tax Band

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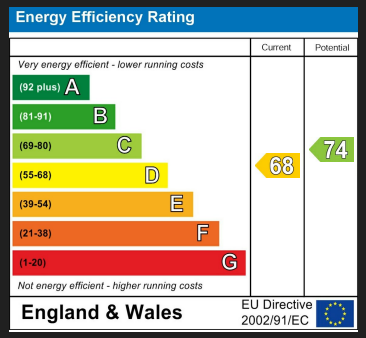
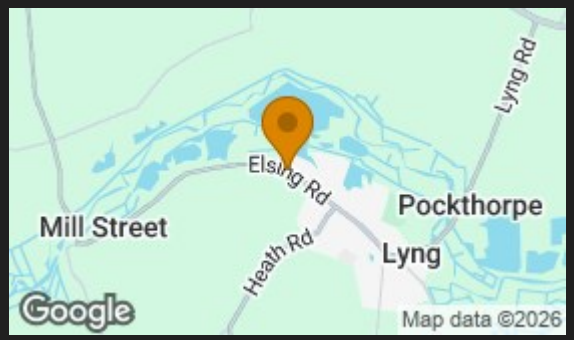
Directions





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