



The Meadows, Garvestone - NR9 4RL



The Meadows

Garvestone, Norwich

Guide Price £475,000-£500,000. NO CHAIN. This IMPRESSIVE and EXCLUSIVE DETACHED BUNGALOW, constructed in 2021 to a HIGH SPECIFICATION, combines CONTEMPORARY LUXURY with a tranquil rural setting. Boasting approximately 1342 Sq. ft (stms) of beautifully appointed accommodation, the property is thoughtfully designed for MODERN LIVING. The welcoming entrance hall leads through to a STUNNING 19' SITTING ROOM featuring FRENCH DOORS to the garden and a striking FEATURE WOOD BURNER, perfect for cosy evenings. The heart of the home is the SENSATIONAL 17' KITCHEN/DINING ROOM, sitting under a VAULTED CEILING, complete with a CENTRAL ISLAND, integrated appliances, and a dramatic GLAZED APEX with BI-FOLDING DOORS opening to the garden, flooding the space with natural light and offering panoramic garden views. A separate utility room provides practical storage and laundry solutions. All THREE BEDROOMS are generous doubles, including a LUXURY EN SUITE to the principal bedroom and a sleek family bathroom with a shower. The property is equipped with an AIR SOURCE SYSTEM and UNDERFLOOR HEATING, ensuring efficient year-round comfort. Every detail has been carefully considered, blending stylish finishes with functional spaces, making this home ideal for families, downsizers, or those seeking single-level living in a picturesque location.



THE GREAT OUTDOORS truly sets this property apart, occupying a 0.25 ACRE PLOT (stms) with FULLY LANDSCAPED GARDENS and PANORAMIC FIELD VIEWS. Enclosed by timber panel fencing for privacy, the garden is a horticultural delight, with a variety of trees and mature planting along the left boundary. An EXPANSIVE PATIO SEATING AREA offers the perfect spot to relax or entertain while soaking in the rural vistas. Gated access from the driveway leads to a BRICK BUILT GARAGE, providing secure parking and additional storage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Detached High Specification 2021 Built Detached Bungalow
- 0.25 Acre Plot (stms) with Fully Landscaped Gardens & Panoramic Field Views
- Approx. 1342 Sq. ft (stms) of Accommodation
- 19' Sitting Room with French Doors & Feature Wood Burner
- Air Source System with Underfloor Heating
- 17' Kitchen/Dining Room with a Central Island, Glazed Apex with Panoramic Garden Views & Bi-folding Doors
- Three Double Bedrooms, Luxury En Suite & Family Bathroom with a Shower

Garvestone is a charming Norfolk village set amidst attractive open countryside, conveniently positioned between the market towns of Dereham and Wymondham, with Norwich within easy commuting distance.



The village offers a well-regarded primary school, an active community centred around the modern village hall, and the historic St Margaret's Church. Surrounded by picturesque rural landscapes and benefiting from excellent road links via the B1135, Garvestone provides an ideal balance of peaceful village living and convenient access to a wide range of amenities.

SETTING THE SCENE

Occupying a private development of only four properties, a shared shingle driveway opens up to the block-paved private driveway and low maintenance shingled frontage. Gated access leads to the rear garden, and a pathway takes you to the main entrance door.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood effect flooring and underfloor heating, and two useful built-in storage cupboards with recessed spotlighting above, and the loft access hatch. Doors lead off the hallway to the main living space and bedroom accommodation to the front of the property. The principal bedroom can be found with fitted carpet underfoot and a front facing window, with an attractive decor and door leading off to the private ensuite shower room. Finished with a contemporary high quality four piece suite, a vanity unit with storage includes twin hand-wash basins with tiled splash-backs and a walk-in double shower cubicle with a twin head thermostatically controlled rainfall shower, an attractive decor and wall mounted backlit mirror. The remaining two bedrooms are both doubles in size, finished with fitted carpet and uPVC double glazing. Sitting in between, the family bathroom can be found with a four piece suite including storage under the hand-wash basin, double ended panelled bath and walk-in shower cubicle, with tiled splash-backs and a heated towel rail. At the end of the hallway, the utility room is tucked away offering built-in storage and work surface space, with wood effect flooring underfoot, space for a washing machine and tumble dryer. The living accommodation is predominantly open plan with a sitting room leading off the hall. Focused on a feature exposed brick fireplace with a cast iron wood burner, and views across the rear garden via the rear facing French doors and full height windows. Wood effect flooring flows through the space with underfloor heating, where an opening takes you to the kitchen/dining room beyond. Sitting under a grand vaulted ceiling with exposed timber beams and four velux windows, a glazed apex window allows for panoramic views across the rear garden, whilst the kitchen itself offers extensive storage and a central island. An L-shaped arrangement of wall and base level units can be found with matching up-stands running around the work surface and integrated cooking appliances including an inset electric ceramic hob, and twin built-in eye level electric ovens. Integrated appliances include a dishwasher and fridge freezer, whilst wood effect flooring and underfloor heating continue underfoot. A full width range of bi-folding doors open up to the garden and patio area, creating a seamless flow during the summer months for alfresco dining.

FIND US

Postcode : NR9 4RL

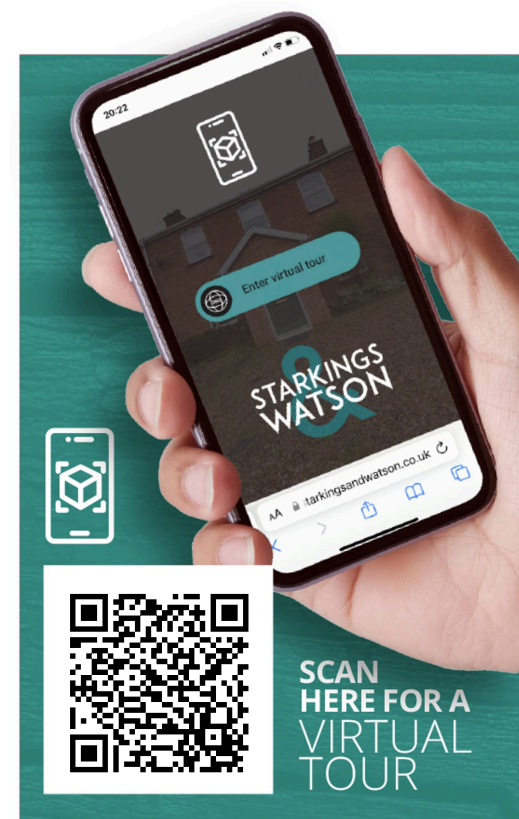
What3Words : ///care.flattens.improves

VIRTUAL TOUR

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

AGENTS NOTES

The property uses a private sewerage treatment plant.







THE GREAT OUTDOORS

Occupying a 0.25 acre plot (stms), the garden has been extensively planted and landscaped to make use of its generous proportions and private aspect. Enclosed within timber panel fencing, a range of trees and planting run down the left hand boundary, with a further extended patio seating area offering the ideal vantage point to enjoy the views and garden beyond. To the opposite side of the garden, gated access leads from the driveway which in turn allows access to the brick built garage, which offers an electric roller door to front, door to side, storage above, power and lighting. A further timber shed sits to the rear with a greenhouse and raised flower bed, whilst a timber post and rail fence separates a further garden area which is laid to lawn with planted borders and enjoying the panoramic field views beyond.





Approximate total area⁽¹⁾

1342 ft²
124.6 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE 360



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