



The Oaks

Fundenhall

SOWERBYS

Land & New Homes Specialists

S

INTRODUCING

The Oaks

The Street, Fundenhall, Norfolk
NR16 1DS

Exceptional Individually Designed
Four-Bedroom Detached Home

Four Luxurious En-Suite Bedrooms, Including
A Versatile Ground Floor Suite

Bespoke In-Frame Kitchen with Premium Integrated
NEFF Appliances and Quartz Worktops

Underfloor Heating Throughout both Ground And
First Floors via a Samsung Air Source Heat Pump

Detached Garage with EV Charging
Point and Electric Door

Private Electric Gated Entrance with Generous Gardens

Elevated Ceilings and Beautifully Proportioned
Living Spaces Filled with Natural Light

Striking Traditional Architecture with Elegant
Brick Detailing and Contemporary Finishes

Situated Along a Quiet Road in the Desirable Village of
Fundenhall, Offering an Idyllic South Norfolk Lifestyle

Built by Timbacut a Family Run Business
with Over 35 Years of Experience

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





The Oaks is an exceptional newly built family home that effortlessly combines timeless architecture with an outstanding contemporary specification. Set behind electric sliding gates, this impressive detached home offers over two floors of thoughtfully designed accommodation.

From the moment you arrive, the quality of craftsmanship is immediately apparent. Traditional cream brick elevations, elegant architectural detailing and carefully selected finishes create a home of lasting character, while the generous proportions and high ceilings provide a wonderful sense of space and light.

At the heart of the home lies a beautifully appointed bespoke in-frame kitchen, complete with quartz worktops, an impressive central island and an extensive range of premium integrated NEFF appliances, creating an exceptional space for both everyday living and entertaining. Aluminium bi-fold doors seamlessly connect the interior of the home to the expansive porcelain terrace and gardens beyond.

The versatile layout offers four generous double bedrooms, each benefiting from its own stylish en-suite, including a particularly useful ground floor bedroom ideal for guests, multi-generational living or those seeking single-level accommodation.

Every detail has been carefully considered, from underfloor heating throughout both floors, powered by an energy-efficient Samsung air source heat pump, to the high-quality flooring, bespoke joinery and beautifully finished bath and shower rooms. Fibre broadband, an intruder alarm, EV charging point and a 10-year Protek warranty further enhance the home's exceptional specification.

Outside, the generous gardens provide an idyllic setting for family life and entertaining, while the detached garage, shingle driveway and secure electric gated entrance offer both practicality and privacy.

Fundenhall is a charming South Norfolk village, perfectly positioned to enjoy a relaxed rural lifestyle whilst remaining conveniently connected to Norwich, Wymondham and the A11. It is a location that beautifully balances tranquillity with accessibility.

Specification

EXTERNAL FINISHES AND CONSTRUCTION

- Traditional brick construction finished in TBS Shelford Cream brick.
- Double roll black concrete pantile roof.
- Hardie Panel cladding finished in Cobblestone.
- Black woodgrain-effect UPVC fascias and soffits.
- Galvanised guttering and downpipes.
- Flush casement UPVC windows with crucifix detail in the glazing.
- Two Velux roof windows serving the principal and Bedroom Two en-suites.
- Black timber front entrance door.
- UPVC side entrance door providing access to the utility room.
- Aluminium bi-fold doors opening onto the rear patio.
- Detached garage constructed to match the principal dwelling.
- Electric sectional garage door with remote operation.
- UPVC personal access door to garage.
- Natural 14mm shingle driveway with permeable paved entrance area.
- Large porcelain rear terrace with stone edging.
- Matching pathway to the side of the property.
- Landscaped gardens with turfed rear lawn and selected planted borders.
- Timber batten fencing.
- Twin electric sliding entrance gates.
- Black external lighting.
- Outside taps to the rear of the dining area and side of garage.

INTERNAL FINISHES

- White painted staircase with black feature newel caps.
- Carpet runner with decorative stair rods.
- Amsterdam-style internal doors finished in black.
- 200mm Edwardian skirting boards painted white.
- 89mm Edwardian architraves painted white.
- Picture-frame architraves to all window and door openings.
- Chrome internal door furniture.
- Brushed chrome electrical sockets.
- Smoke and heat detection system.
- Intruder alarm installed.
- Television points to the living room and all bedrooms.

- Broadband points to the study, living room and all bedrooms.
- Tiled flooring to ground floor lobby.
- Herringbone wood-effect LVT flooring to kitchen and utility room.
- Wood-effect LVT flooring to cloakroom and en-suites.
- Bedrooms and landing carpeted.

KITCHEN AND UTILITY

- Bespoke in-frame kitchen and utility cabinetry.
- Kitchen finished in Taupe Grey with contrasting Willow island.
- Quartz worktops and matching upstands throughout.
- Quartz splashback behind the sink.
- Large central island measuring approximately 2700mm x 1400mm.
- Dark brushed brass handles and ironmongery.
- Undermounted double sink to kitchen and utility.
- Two NEFF Slide and Hide ovens.
- NEFF combination microwave oven.
- NEFF induction hob.
- NEFF glass downdraft extractor.
- Integrated full-height fridge.
- Integrated full-height freezer.
- Bosch integrated dishwasher.
- Integrated waste bins.

EN-SUITE AND CLOAKROOM

- Contemporary wall-hung sanitaryware throughout.
- Wall-mounted basin taps.
- Brass taps and flush plates to the principal en-suite and cloakroom.
- Brass bath and shower fittings to the principal en-suite.
- Chrome taps and flush plates to remaining en-suites.
- Chrome shower fittings to remaining en-suites.
- Chrome bath fittings to bedroom 3 en-suite.
- Fully tiled shower enclosures with illuminated recessed niches.
- Mixer showers throughout.
- Heated towel rails to all en-suites and cloakroom.
- Tiling to bath surrounds and WC feature walls.
- Illuminated mirrors to all en-suites.
- Integrated shaver points.
- Integrated toothbrush charging points.



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.

About the Developer



Timbacut is a family owned and run business based in central Norfolk with over 35 years experience in the building trade since beginning its journey in 1985. With our range of previous projects consisting of bespoke high end houses right through to single storey extensions, our experience allows us to offer our customers a distinctive service, committed project management and thorough communications from conception to completion.

We have a dedicated team of craftsmen, as well as professional sub contractors who have worked along side us for many years who share and understand our passion on delivering a product that meets and hopefully exceeds our customers expectations. We strive to treat every job with the same care and attention irrespective of size or cost to ensure your building project comes in on time, on budget and is completed with the highest standard of finish.



Fundenhall

QUINTESSENTIAL COUNTRY LIVING

Fundenhall, Norfolk is a quaint village known for its picturesque countryside and historic charm. It's a great place for nature walks, cycling, and exploring the beautiful surrounding area. The village itself offers a peaceful and tight-knit community atmosphere, with a friendly local pub and some lovely scenic spots to enjoy.

Just a short drive away, Wymondham is a bustling market town with a wide range of amenities and facilities. You'll find cosy cafes, traditional pubs, and a variety of shops and restaurants. The town also has a rich history, with its impressive Abbey and fascinating heritage railway. Additionally, Wymondham provides easy access to essential services such as supermarkets, healthcare facilities, and leisure centers.

Neighbouring towns like Attleborough and Hethersett offer even more opportunities for shopping, dining, and entertainment. They also host regular events and markets, providing a great chance to experience the local culture and meet new people.

Overall, this area is perfect for those who appreciate the tranquillity of village life while still having convenient access to vibrant towns and amenities.



SERVICES CONNECTED

Mains water and electricity. Drainage via marsh sewerage treatment plant.
Heating via Samsung air source heat pump, underfloor heating to ground and first floors.
Fibre optic broadband connected. EV Charging point installed to garage.

WARRANTIES AND GUARANTEES

10 Year Protek new home warranty.
Central heating, appliances and fenestration guaranteed.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///rashers.verve.afflicted

AGENT'S NOTE

Please note that internal areas are taken from architects' drawings and not from measuring the completed build.
Specification details may change subject to build stage and if any specification details cannot be fulfilled subject to supply, equal quality will be provided.
Please note CGI's are for representative purposes only.
Images used are of previous developments by Timbacut.

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

Land & New Homes Specialists

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL



The Property
Ombudsman

