75a High Road

Tilney Cum Islington

SOWERBYS

Land & New Homes Specialists

INTRODUCING

75a High Road

Tilney Cum Islington, Norfolk
PE34 3BL

Brand-New Four-Bedroom Detached Home

Chain Free

West-Facing Rear Garden with Open Field Views

Sociable Kitchen/Dining Room
with Bi-Fold Doors

Separate Sitting Room

Principal Bedroom with En-Suite

Air Source Heat Pump with Ground-
Floor Underfloor Heating

Predicted B-Rated Energy Efficiency

Integral Garage and Off-Road Parking

EV Charging Point

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A brand-new four-bedroom home combining generous, well-considered living space with an energy-efficient specification and an attractive outlook across neighbouring fields. Designed very much with modern family life in mind, the house balances sociable open-plan living with the benefit of a separate sitting room, while its west-facing rear garden makes the most of the afternoon and evening sun.

At the heart of the home is the kitchen and dining room, a naturally sociable space with an island and breakfast bar, solid-surface worktops and a range of integrated appliances. Bi-fold doors open directly onto the porcelain-paved terrace and garden beyond, creating an easy connection between inside and out and providing a particularly appealing setting for entertaining during the warmer months. The adjoining utility keeps the practicalities of everyday life neatly separate, while the sitting room provides a more relaxed space away from the main hub of the house.

Upstairs are four bedrooms, giving the flexibility required for family life, guests or working from home. The principal bedroom benefits from its own en-suite, with the remaining bedrooms served by the family bathroom. The specification continues with carpet to the bedrooms and landing, oak internal doors and an oak handrail with glass balustrade, adding a smart contemporary finish.

Energy efficiency has also been given proper consideration. An air source heat pump serves the home, with underfloor heating across the ground floor and radiators upstairs, complemented by a predicted EPC B energy rating. Outside, the west-facing rear garden is laid to lawn with planting and enjoys open field views, while the terrace provides an obvious place for outdoor dining. To the front, a gravelled driveway provides off-road parking alongside the integral garage, with an EV charging point adding another useful modern-day feature.

With its combination of four-bedroom accommodation, practical family spaces, energy-conscious specification and a west-facing garden overlooking fields, this property offers the benefits of a newly built home in a setting that feels distinctly removed from a conventional development.









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Specification

The property has been thoughtfully designed and specified to offer the comfort, practicality and efficiency expected of a modern new home. The specification combines low-maintenance external finishes with a smart, understated interior designed for everyday family living.

External Finishes and Construction

- Antique style brick elevations with a grey concrete pan tiled roof
- Black uPVC fascias, soffits, guttering and downpipes
- Claystone uPVC double-glazed windows
- Black composite entrance door
- Claystone aluminium bi-fold doors opening from the kitchen/dining room
- Black aluminium roller garage door
- Gravelled driveway providing off-road parking
- Porcelain paved patio and pathways
- Turfed garden areas with planting
- Close-board panel fencing with concrete posts
- External lighting and outside water tap
- EV charging point

Kitchen and Utility Rooms

- Fitted kitchen cabinetry with Solid-surface worktops
- Central island incorporating breakfast bar
- Stainless steel sink and tap
- Glass splashback
- Chrome handles and ironmongery
- Bosch or AEG oven
- Bosch or AEG hob
- Bosch or AEG extractor
- Integrated fridge/freezer, dishwasher and waste bins
- Complementary utility room

Internal Finishes

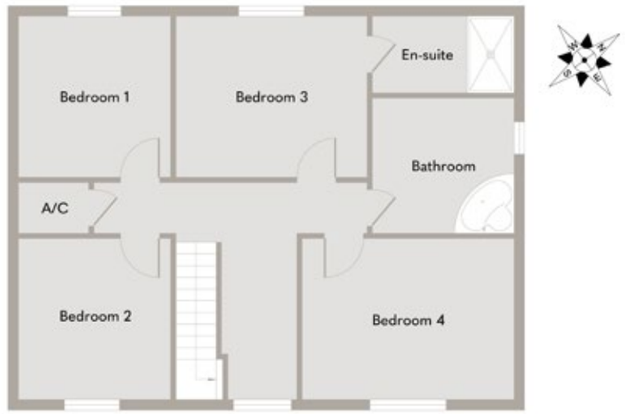
- Air source heat pump heating system
- Underfloor heating throughout the ground floor
- Wall-mounted radiators to the first floor
- Luxury Vinyl Tiled flooring to reception spaces, kitchen, utility and bathrooms
- Carpet to bedrooms and landing
- Oak internal doors
- Oak staircase handrail with glass balustrade and softwood strings
- Contemporary skirting boards and architraves
- Stainless steel internal ironmongery
- White electrical sockets
- Television, telephone and broadband points to the sitting room
- Smoke detection system

Bathrooms, En-Suites and Cloakrooms

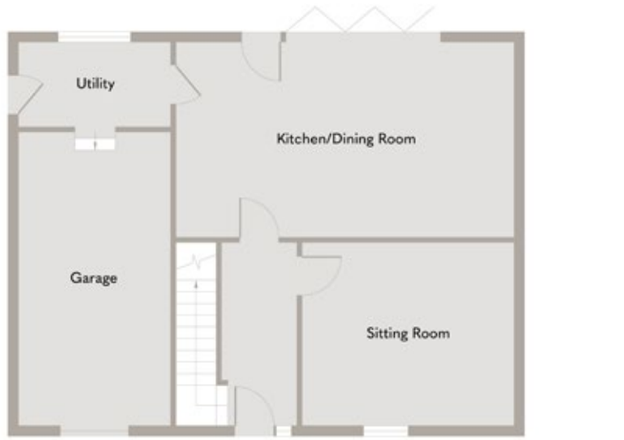
- Contemporary sanitaryware
- Chrome taps and bath fittings
- Chrome mixer shower fittings
- Chrome and glass shower enclosure
- Wall tiling
- Heated towel rails
- Mirrors

Warranties & Guarantees

- Build-Zone 10 Year Warranty.
- Central heating, appliances and Fenestration Guarantees



First Floor



Ground Floor

GROUND FLOOR

Kitchen/Dining Room
21'8" x 12'6" (6.60m x 3.81m)

Sitting Room
13'7" x 11'9" (4.14m x 3.58m)

Garage
18'10" x 9'9" (5.74m x 2.97m)

FIRST FLOOR

Bedroom One
10'4" x 9'11" (3.15m x 3.02m)

Bedroom Two
10'4" x 9'9" (3.15m x 2.97m)

Bedroom Three
12'3" x 10'4" (3.73m x 3.15m)

Bedroom Four
13'8" x 10'4" (4.17m x 3.15m)

Total Approximate Floor Area 1,368 Sq. Ft. / 127.06 Sq. M.

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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Tilney cum Islington

VILLAGE CHARM WITH EXCELLENT CONNECTIVITY

A peaceful village surrounded by expansive fields, Tilney cum Islington offers the best of rural living with excellent access to nearby towns and amenities.

Neighbouring Tilney St Lawrence, just three miles away, adds to the appeal with its well-connected location and strong community spirit. Positioned at a crossroads, Tilney St Lawrence provides easy access to Cambridgeshire, Lincolnshire, and Norfolk towns, all within a 20-minute drive. The village offers daily conveniences, including The Family Store, a local pub, and a post office housed in the village hall. With a church and a playground, it's a great spot for families. For nature lovers, countryside walks to Terrington St. John or along Smeeth Lode towards Wiggenhall St. Mary provide the perfect escape.

King's Lynn, a historic town just a short journey away, offers even more. Its rich heritage, reflected in the historic quarter, blends with modern attractions like independent shops, restaurants, and the WhataHoot distillery. Commuters can also take advantage of easy connections, Watlington station is a 10-minute drive, providing a direct route to London.

With coastal retreats like Sandringham, Heacham, and Hunstanton nearby, as a resident of Tilney cum Islington you may enjoy the serenity of rural life paired with easy access to city, coast, and countryside.









Note from Sowerbys



"A naturally sociable space, creating an easy connection between inside and out."

SERVICES CONNECTED

Mains electricity and water. Drainage via treatment plant. Heating via air source heat pump, underfloor heating to ground floor and radiators to first floor.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B-Rated EPC Prediction.

TENURE

Freehold.

LOCATION

What3words: ///remind.starlight.unique

AGENT'S NOTE

Some images used have been virtually staged to show how the property could look once furnished and are for representative purposes only.

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.

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