

SALES & LETTINGS

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Field Fare, School Road, Neatishead, Norfolk, NR12 8XH

A stunning, newly built detached property that has been constructed with quality in mind to create a fabulous, modern and versatile family home. Located in the heart of the idyllic picturesque riverside village of Neatishead; an area of sprawling natural beauty, rurally set amongst the wildlife and waterways of the renowned Norfolk Broads.

Conveniently located the property is positioned within a thriving community with local amenities to include a village store, a primary school, and the nearby White Horse Inn for fine food and locally brewed refreshment. Additional amenities including secondary schooling, a supermarket, banks and medical centre as well as a boating adventure can be found less than three and a half miles away in the nearby waterside village of Hoveton.

The property is set well back from the road and is approached over a shingle expanse providing ample off-road parking as well as access to a front lawn garden, a garage and carport with an electric charging port. To the rear, a sun terrace extends away from the property to a generous enclosed lawn garden bordered by mature shrubs.





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- NEWLY BUILT
- THREE BATHROOMS
- DETACHED FAMILY HOME
- FOUR TO FIVE BEDROOMS

- ELECTRIC CHARGING PORT
- AN ENVIABLE ESCAPE TO THE COUNTRY
- OFF-ROAD PARKING, GARAGE & CARPORT
- CHOICE OF FLOOR COVERINGS AVAILABLE

- GENEROUS ENCLOSED REAR LAWN GARDEN
- AIR SOURCE HEAT PUMP CENTRAL HEATING
- GATEWAY TO THE RENOWNED NORFOLK BROADS
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR

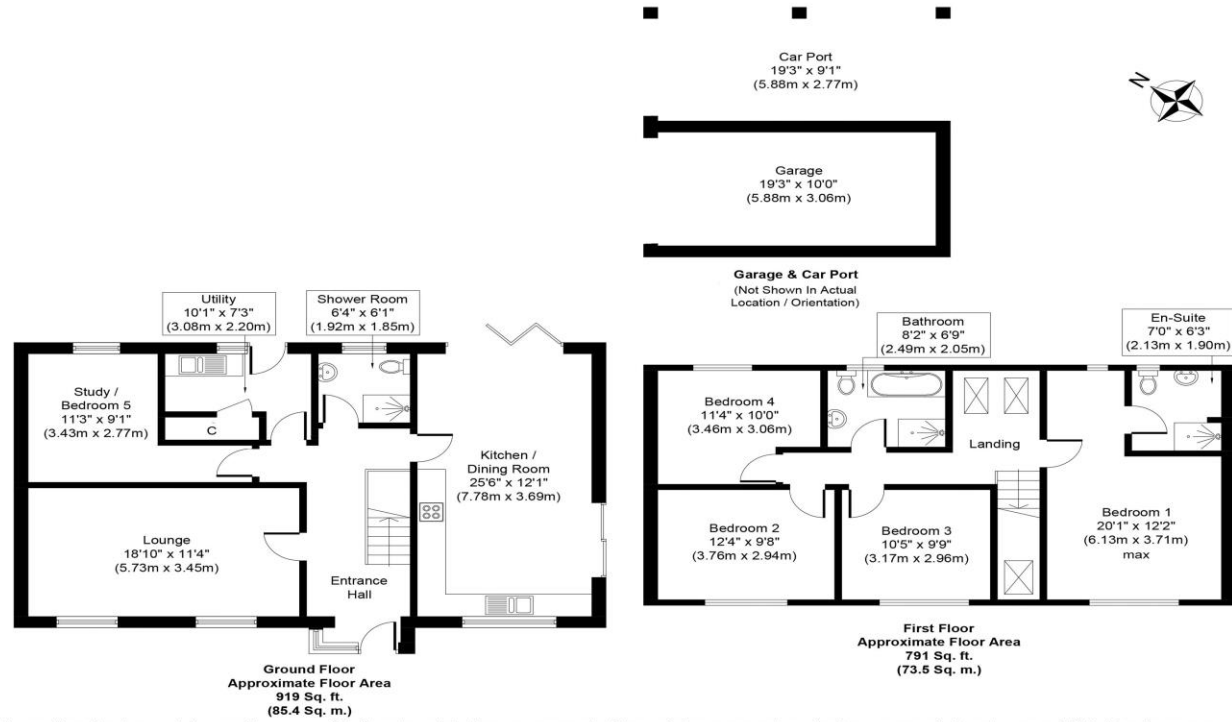
Constructed to a high standard throughout, the property enters into a broad entrance hallway with separate internal doors leading into a study or fifth bedroom, ideal for an older relative with access to a shower room, a utility room, and a family lounge. At the heart of the home, is a stunning open plan kitchen dining room with double doors to the side and bi-folding doors that overlook and open out to the rear garden. To the first floor, four double bedrooms, the master with an en-suite and a family bath and shower room complete the accommodation.

The property is further complimented in its proximity to the Barton Broad, managed by the National Wildlife Trust, the second largest broad in the Broads National Park and an area of special scientific interest. Wroxham the capital of the Norfolk Broads and home to the Norfolk Broads Yacht Club is around four miles and it is less than ten miles to the coastline and around thirty minutes to the county's capital city of Norwich.





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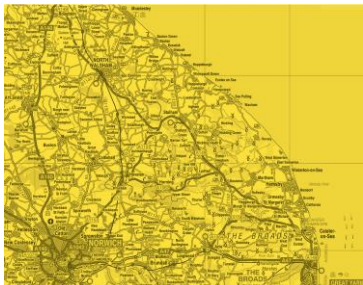
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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