



BUCKS
MILL



‘Architect designed
luxury homes with
amazing countryside
views’



‘Vaulted ceilings and large open plan living offers a beautiful space to live day and night’

Bucks Mill is an exclusive development of just four energy efficient premium homes built by luxury housebuilders WSB Developments.

Purchasers have a unique opportunity to acquire an outstanding individual home of exceptional quality located in this beautiful South Norfolk village.

Each of the four properties feature a superb level of specification throughout with everything a modern buyer could wish for.



“EXQUISITELY FINISHED

OPEN PLAN LIVING”





“EXCEPTIONAL ECO HOME
A-RATED ENERGY CREDENTIALS”

DON'T JUST TAKE OUR WORD FOR IT!

“WSB team are first class. They focus on the big features and the little details. From the rustic brick on the outside to the modern finishing inside, they built us a house that is a pleasure to live in. They are responsive, caring and couldn't be easier to deal with. The menu of options (to put your own stamp on your home) makes you feel like you are on a journey with them. They are invested in getting it right - it's the opposite of dealing with large developer. We have no reservations in recommending WSB Developments.”
Paul & Emma P.

“SOUGHT AFTER LOCATION

WITH BEAUTIFUL COUNTRYSIDE VIEWS”



Banham, well-known for one of the largest wildlife attractions in the country, has facilities which include a post office, local shops, Ofsted Outstanding primary school, church, community centre and two public houses. Further local facilities can be found in the neighbouring **Old Buckenham** (2 miles) and **Attleborough** (5 miles) allowing immediate access to the **A11** and rail services to both **Cambridge** and **Norwich**. The market town of **Diss** (7 miles) has a fast connection mainline rail link to **London Liverpool Street**.

World class state school **Wymondham College** is located 8 miles away with the fine city of **Norwich** being 18 miles away providing fantastic shopping including a thriving retail offering, businesses and cultural sectors.





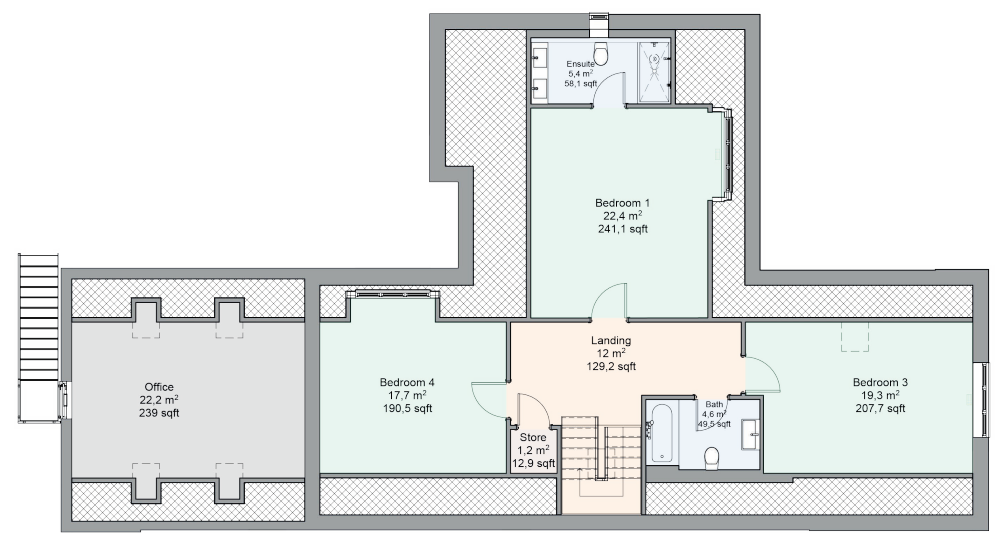
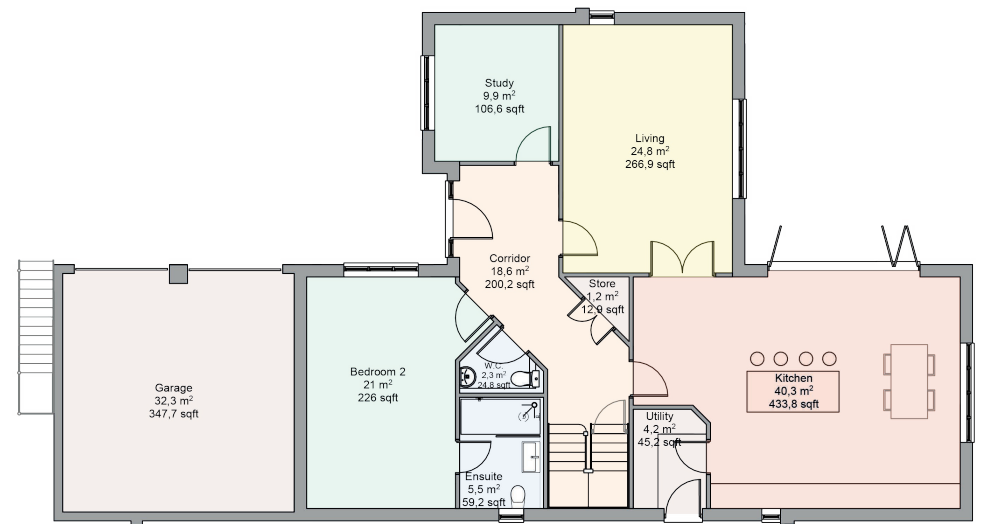
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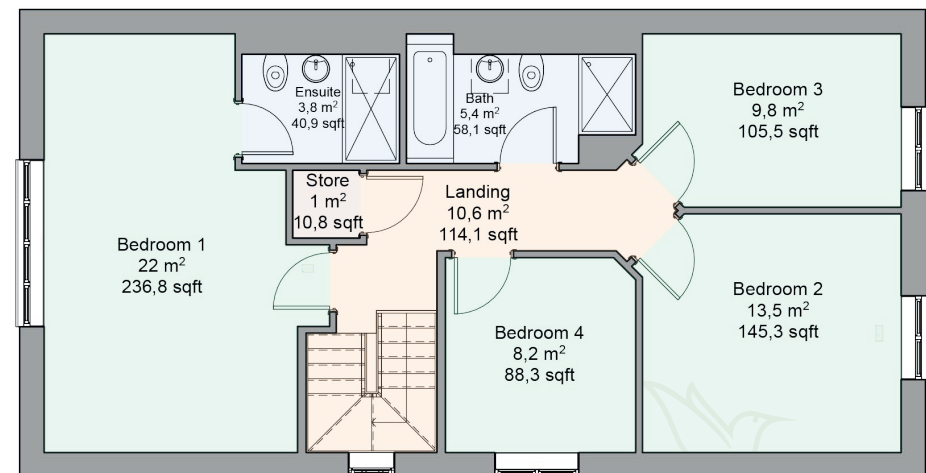
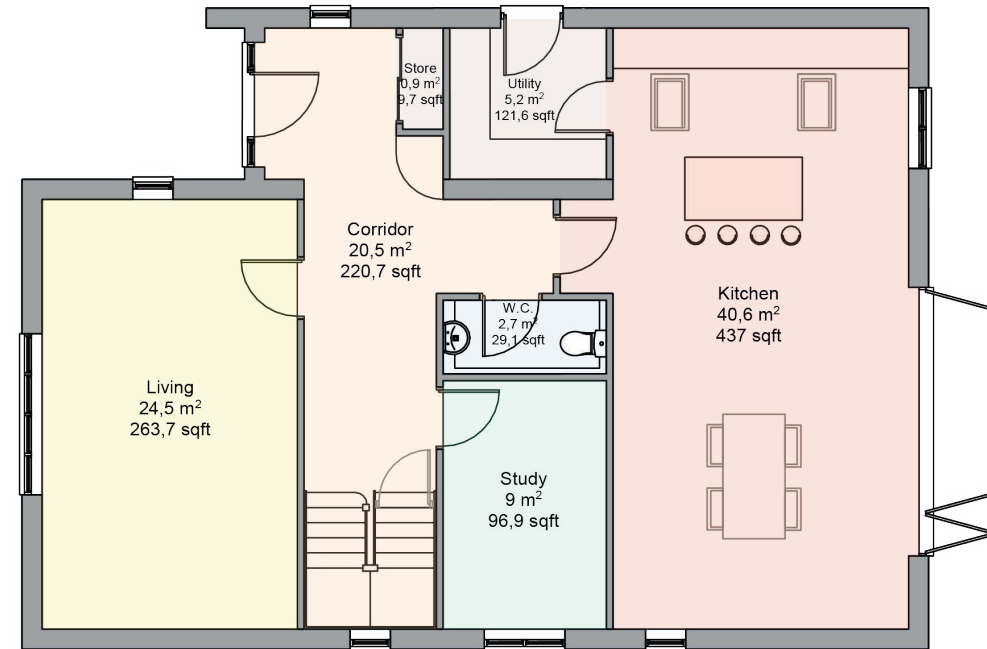
Plot 1 Mulberry house

Plot 4 Eastfield

(plots handed)



Plot 2 The Gables Plot 3 Barley Field (plots handed)



EXTERNAL CONSTRUCTION

- Quality Vandersanden tumbled farmhouse red bricks
- K-Rend Polar white render
- Premium weatherboard cladding
- Old Vintage Panne-S clay roof tiles

KITCHEN AND UTILITY ROOM

- Choose from a large selection of bespoke quality kitchens and work surfaces
- Quartz worktop with upstands offered throughout as standard
- Choice of sink options - stainless steel or composite
- Integrated Bosch appliances including ceramic induction hob, fridge/freezer, dishwasher, twin ovens and extractor system
- Choice of Porcelanosa floor tiles



BATHROOMS AND ENSUITES

- Premium contemporary sanitary ware
- Vanity units throughout
- Soaker shower heads with independent shower handsets and control valves
- Full-height Porcelanosa tiling to shower areas with low profile shower tray
- Recessed storage alcoves
- Modern wall mounted toilets with soft close seats and chrome flush plates
- Dual fuel heated towel rails
- Shaver points



HEATING, LIGHTING AND ELECTRICAL

- Mitsubishi Ecodan Air source heat pump
- Ground floor underfloor heating with radiators to the first floor
- Smart touch screen multi-zone heating controls
- Outside water tap
- Mix of downlights, wall lights and pendants
- Attractive external lighting to front and rear of house and garages
- Lighting and electric sockets to garages
- Cat 6 data network points
- TV points to lounge, kitchen/diner, study & bedrooms
- PV solar panels
- Electric charging point preparation
- Smart doorbell camera system with feed to mobile phone
- Electric remote operated garage doors



WINDOWS AND DOORS

- Double glazed flush casement windows
- Aluminium bi-folding doors leading to patio
- Velux roof windows
- Walnut faced internal doors
- Bespoke staircase with newel posts and contemporary glass infills
- Brushed chrome ironmongery throughout

GARDEN AND BOUNDARIES

- Fully landscaped front gardens including planted beds, hedges and trees
- Block paved driveway
- Mix of fencing to boundaries and hedging
- Paved large sun terrace with level access to house to allow seamless inside/outside modern living
- Durable galvanised guttering and downpipes



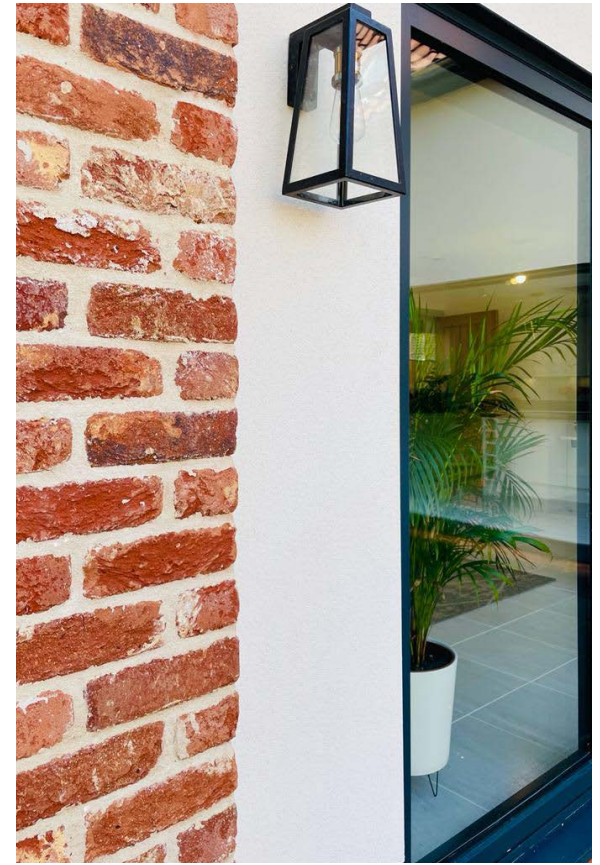


Eastfield

Barley Field

The Gables

Mulberry house



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