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Bespoke.



Williams Meadow

Larling, NR16

“When building these homes we have tried to focus on sustainability and efficiency.”

From the sellers





Introduction

Nestled in a small development of just three other houses, this three-bedroom home will tick so many boxes - particularly for those worried about energy costs or their impact on the planet. It has been expertly designed with sustainability in mind, is fitted with an air source heat pump and constructed using sustainable techniques, including a traditional timber frame - all in the heart of the Breckland countryside.

Inside

The living spaces are light, bright and airy and finished with a neutral colour palette, which offers something of a blank canvas and invites new buyers to make their own mark.

The ground-floor entrance hall leads on to a cloakroom and large, L-shaped living space which is semi-open plan. The kitchen is well-proportioned with Shaker-style cabinets, there is a patio door to the garden and a good-sized living room, which can be integrated into the kitchen and dining room or partitioned off for a cosier vibe.

Upstairs, three bedrooms and a family bathroom are accessed off a central landing.

Outside

The property is one of three neatly arranged new-builds and has a landscaped garden to the front with a small lawn, area of shingle and a pathway leading up to the front door.

The rear garden is fully enclosed and features a further lawn, small patio and shingle path around one side of the border.



Reception Rooms

The reception room is L-shaped and of a good size, offering the chance to be one large open-plan family room or zoned off to create more privacy.

Bright white walls have been paired with wood-effect flooring, which gives the space a really fresh feeling. Windows to two sides, combined with a patio door giving direct access to the garden, bring in lots of natural light.

Bedrooms and bathrooms

The first floor offers two double bedrooms and a smaller single, which would make an ideal nursery, home office or dressing room. All are beautifully finished and include plush grey carpets and bright white walls.

Both the downstairs cloakroom and family bathroom have been finished to a high standard. They are fitted with contemporary white suites and feature tiled splashbacks behind the sinks and electric towel rails.

Features

The design and finish of this property combines contemporary living spaces with a traditional build.

Its eco credentials, which include air source heating and the use of sustainable materials, are likely to lead to much lower running costs.

Practicalities

The kitchen is fitted with a beautiful yet practical range of Shaker-style cabinets and wooden work surfaces, and also comes with a full range of integrated appliances, including a double eye-level oven, hob, dishwasher and fridge freezer.

Solid wooden doors combined with under floor heating to the ground floor help to keep in the heat between rooms, there is off-road parking to the rear.

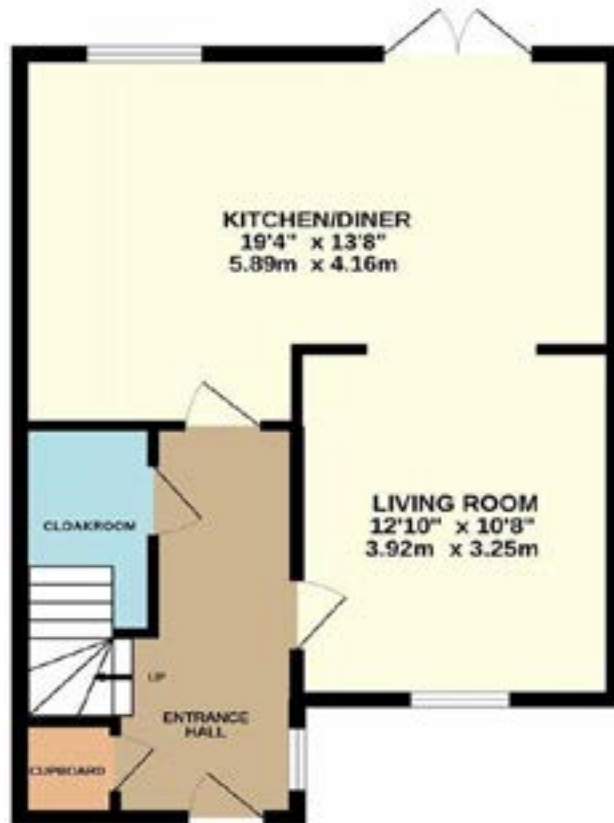
Services

Mains electricity and water, private drainage.

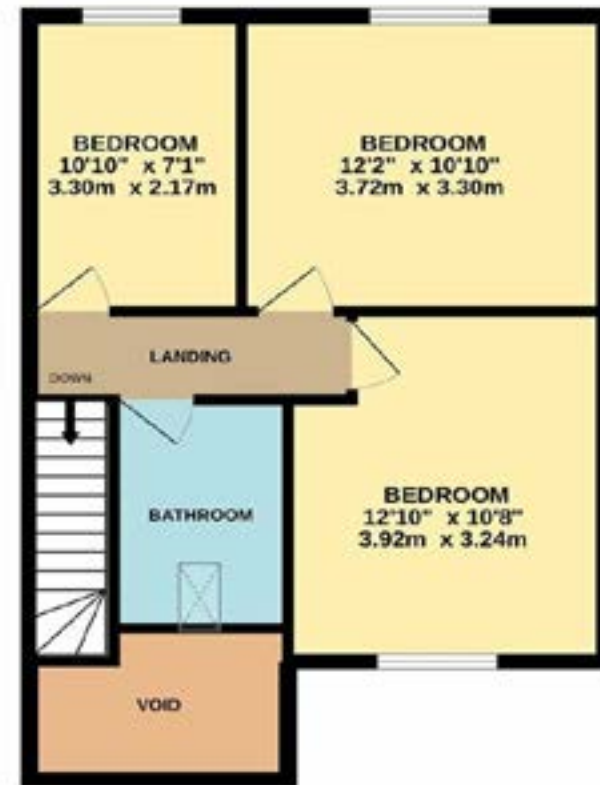
EPC Rating

The energy performance rating for this property is

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 950sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Location

Williams Meadow is in a quiet and rural area around five minutes' drive from East Harling, a small rural village which offers a good range of amenities. The bigger towns of Attleborough, Watton and Thetford are easily accessible via the A11, which is just over a mile away.

Families

The property is an ideal starter home which combines contemporary living spaces with a countryside location and the chance to save on energy bills.

There are lots of walks nearby and good road connections mean that the bigger towns of Attleborough and Thetford are easily accessible.

Primary schools can be found in the nearby villages, including East Harling and Great Hockham, and for older students there are schools in Attleborough, Watton, Thetford and Wymondham.

Local Authority

Breckland Council.



Our agent's view

"I think this will be a firm favourite with young families wanting to make the most of country life but still be close to the important amenities we all rely on.

It's one of just three in the development and constructed by Durrell & Wolf, a local firm which has made a name for itself due to its combination of sustainability and good design.

The inclusion of an air source heat pump, combined with modern integrated appliances, a timber frame and sustainable materials and building methods, will really make a difference to helping owners keep their costs down, and it's priced keenly for a new-build too."

Samuel Le Good | Partner





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Agent's Details



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