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Bespoke.



High Street

Whissonsett, NR20

“The specification on this property is really high-end,
making it great value for money.”

From our sellers





Introduction

This four-bedroom home is the final plot on an exclusive development of just three other properties, combining a traditional build with sleek and modern living spaces, all in a sought-after village location.

Inside

Accommodation is neatly arranged over two floors and is modern in style, with a neutral grey colour palette and sleek fixtures and fittings.

There are two good-sized reception rooms on the ground floor, as well as a useful utility space and a downstairs cloakroom.

Four double bedrooms and a family bathroom can be found off the first floor landing.

Outside

The property sits in a modest but good-sized plot with a garden to the rear. This is mainly laid to lawn but also has a substantial sun terrace, which is ideal for al fresco dining and entertaining.

Off-road parking is provided by a driveway and double garage.



Reception Rooms

The ground floor is divided into two good-sized reception spaces. An open-plan kitchen and family room sits to the left of the entrance hall and has windows to two sides as well as a modern kitchen with a large island in the centre.

There is plenty of space for a more formal dining table at the rear, and a large bay window with French doors opens into the garden, beyond which there is a lovely sun terrace.

The sitting room is located on the opposite side of the hall and is light, bright and airy thanks to three sets of windows. French doors at the rear also provide garden access and there is a large bay window to the side.

Bedrooms and bathrooms

All four bedrooms are double in size and situated off a central landing on the first floor. Good-sized fitted wardrobes are included in three of them, providing plenty of storage space.

The principal bedroom also has an en suite shower room, which is beautifully fitted with a corner shower with rainfall shower head, ceramic tiles and a small sink set into a built-in vanity unit.

The family bathroom is fitted with a bath and has a rainfall shower over the top, and there is also a useful cloakroom downstairs.

Features

With its stylish but neutral decor and modern finish, the property is ready and waiting for new owners to make their mark.

The four upstairs bedrooms are ideal for families with children or teenagers or even couples who like to entertain friends and family, but they're also very versatile spaces and offer great flexibility. If required, one could be converted into a home office, playroom or even a nursery.

The air source heat pump is a great addition to the build, providing an intuitive, energy-efficient system that's perfect for buyers worried about increasing energy costs or their carbon footprint.

Practicalities

The open-plan kitchen and living area is a great family space and fitted with all the mod-cons a chef could need, including integrated appliances such as a full-size fridge and full-size freezer, washing machine and dishwasher, plus a mid-level double oven with built-in microwave over the top. Plenty of storage space is provided by its stylish black-fronted cabinets, and the central island provides additional worktop space as well as an electric hob.

A small cloakroom and good-sized utility space is located off the hall and off-road parking is provided by a driveway and double garage.

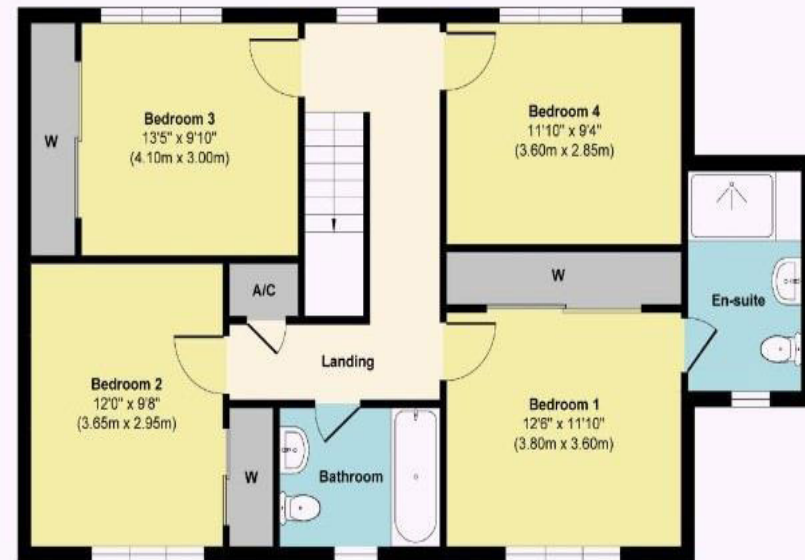
Services

Mains water, mains drainage, mains electricity. Heating and hot water is provided by an air source heat pump.

EPC Rating - TBC



Ground floor
Approximate Floor Area
804 sq. ft
(74.70 sq. m)



First Floor
Approximate Floor Area
781 sq. ft
(72.59 sq. m)

Approx. Gross Internal Floor Area 1585 sq. ft / 147.29 sq. m

Produced by Elements Property

Location

This four-bedroom property is neighboured by three others on a small and exclusive development in the centre of Whissonsett, a small rural village located between the larger market towns of Dereham and Fakenham and under an hour from Norwich.

The village itself is surrounded by farmland and orchards and encircles a 14th century church.

It has a small number of amenities, including a play area, allotments and a village hall.

Families

The area is typical of village life in Norfolk, with just a few modest amenities on its doorstep. Fakenham or Dereham are the nearest towns and both offer a good range of services including schools, libraries, supermarkets, high street shops and leisure facilities, plus good bus links to Norwich and the north Norfolk coast.

Pensthorpe, a well-known wildlife attraction, is around a 20-minute drive away.

Local Authority

Breckland



Our agent's view

"There's a lot to love about this new-build. It's a great blend of the traditional and the contemporary and while the existing layout is simple and compact it also offers real flexibility. I can see one of those upstairs bedrooms making a great study or snug.

"Downstairs, there's a surprising amount of light in the spaces. Those bay windows and French doors work really well to bring the outside in and, come summer, I can see the whole of the ground floor opening up to become one great entertaining space."

Samuel Le Good | Partner





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Agent's Details



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