

abbotFox

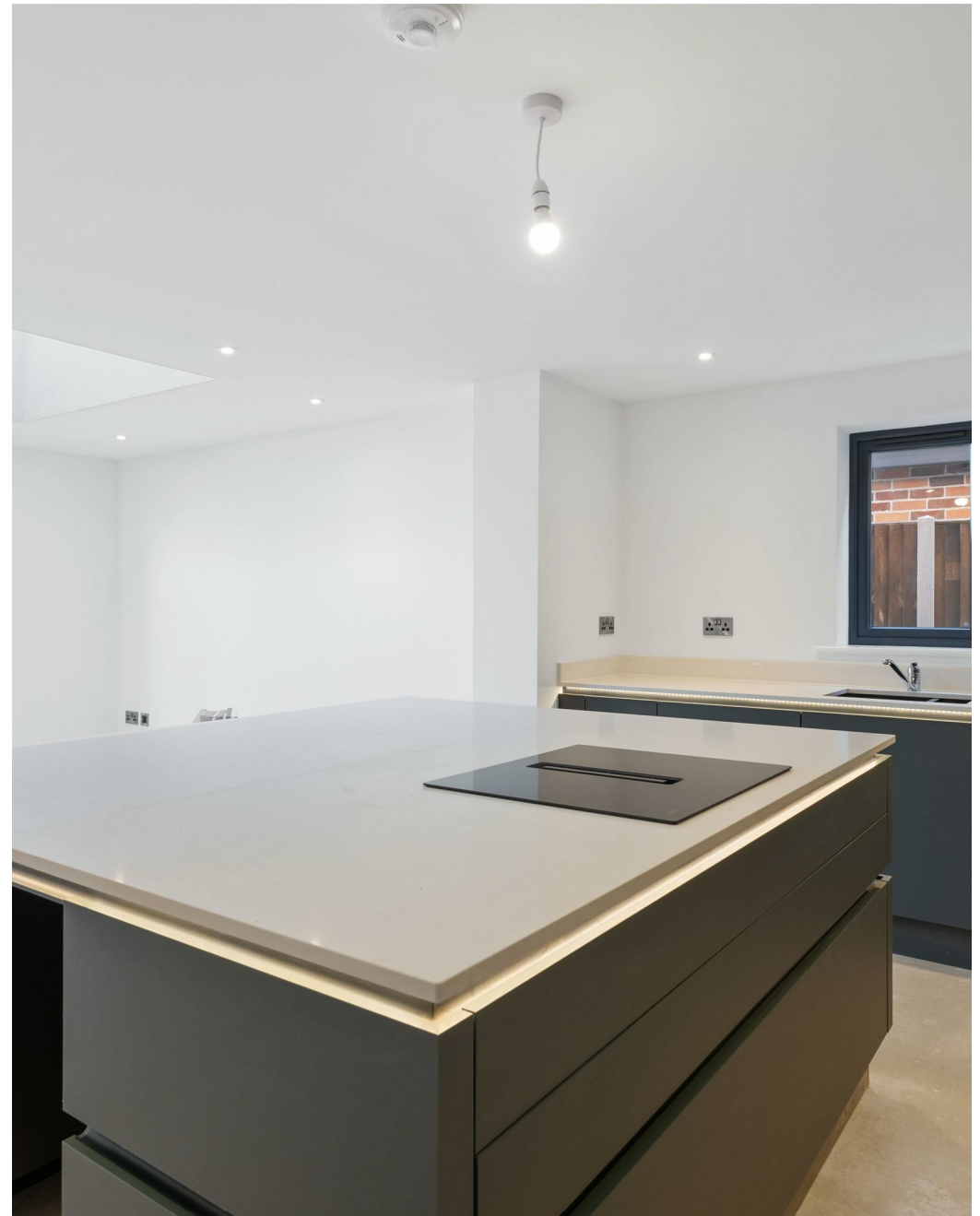


Near Wymondham College, NR17
Guide £675,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL _____

abbotFox Land & New Homes presents this outstanding home uniquely designed for The Paddocks, a most impressive collection of just eight, spacious detached homes neatly positioned within an exclusive cul de sac backing onto paddocks and within easy reach of Wymondham College.

This small collection of homes offer exceptional levels of specification throughout. Carefully considered architectural plans have been devised to grant fantastic contemporary layouts complemented by an abundance of natural light.

Plot 7 enjoys views out across the paddocks and features a detached double garage.. This stunning family home offers generous accommodation briefly comprising; an impressive reception hall, home office, kitchen dining room, sitting room, formal dining room, a useful utility room and WC.

The first floor provides four bedrooms, the principal bedroom and guest bedrooms feature en suites. There is a family bathroom off the landing also.

Specific details:

INTERNAL

- Electric air source heating
- Cat 6 network cabling throughout
- Underfloor heating to ground floor
- Gloss white skirting and architraves
- Chrome sockets and switches
- Sealed unit double glazed windows and doors

KITCHEN

- Bespoke designed kitchen
- Neff appliances
- Acrylic or quartz work surfaces

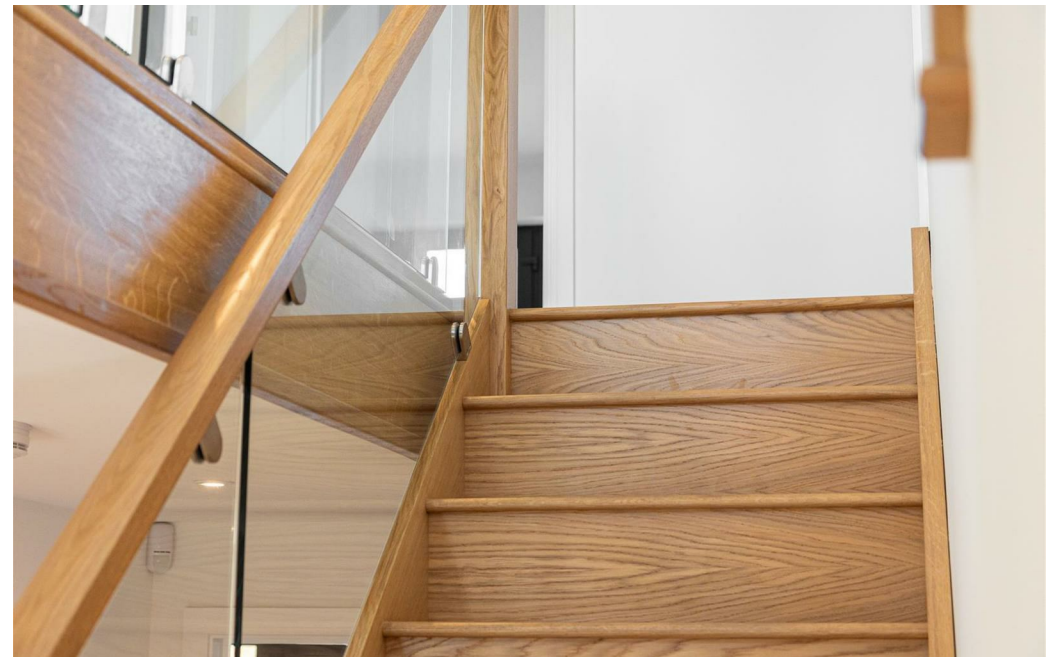
BATHROOMS

- Quality sanitary ware
- Built in vanity units
- Heated towel rail

EXTERNAL

- Generous paved pathways and patios
- Turfed front garden
- Rear gardens levelled and seeded
- Electric garage doors

Register now for further details.



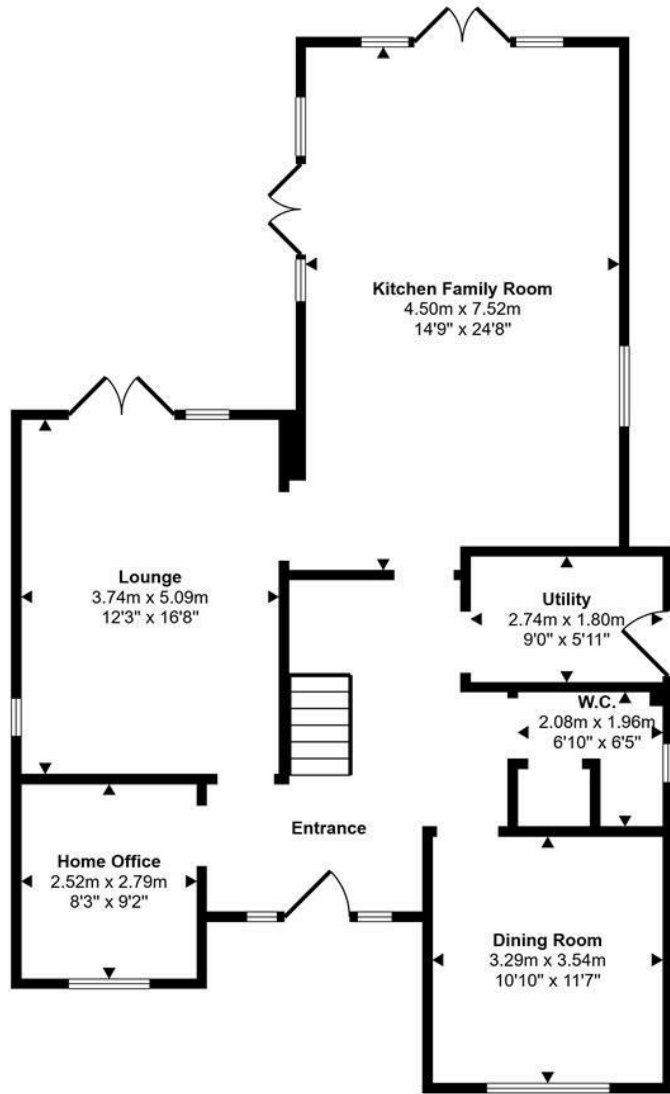




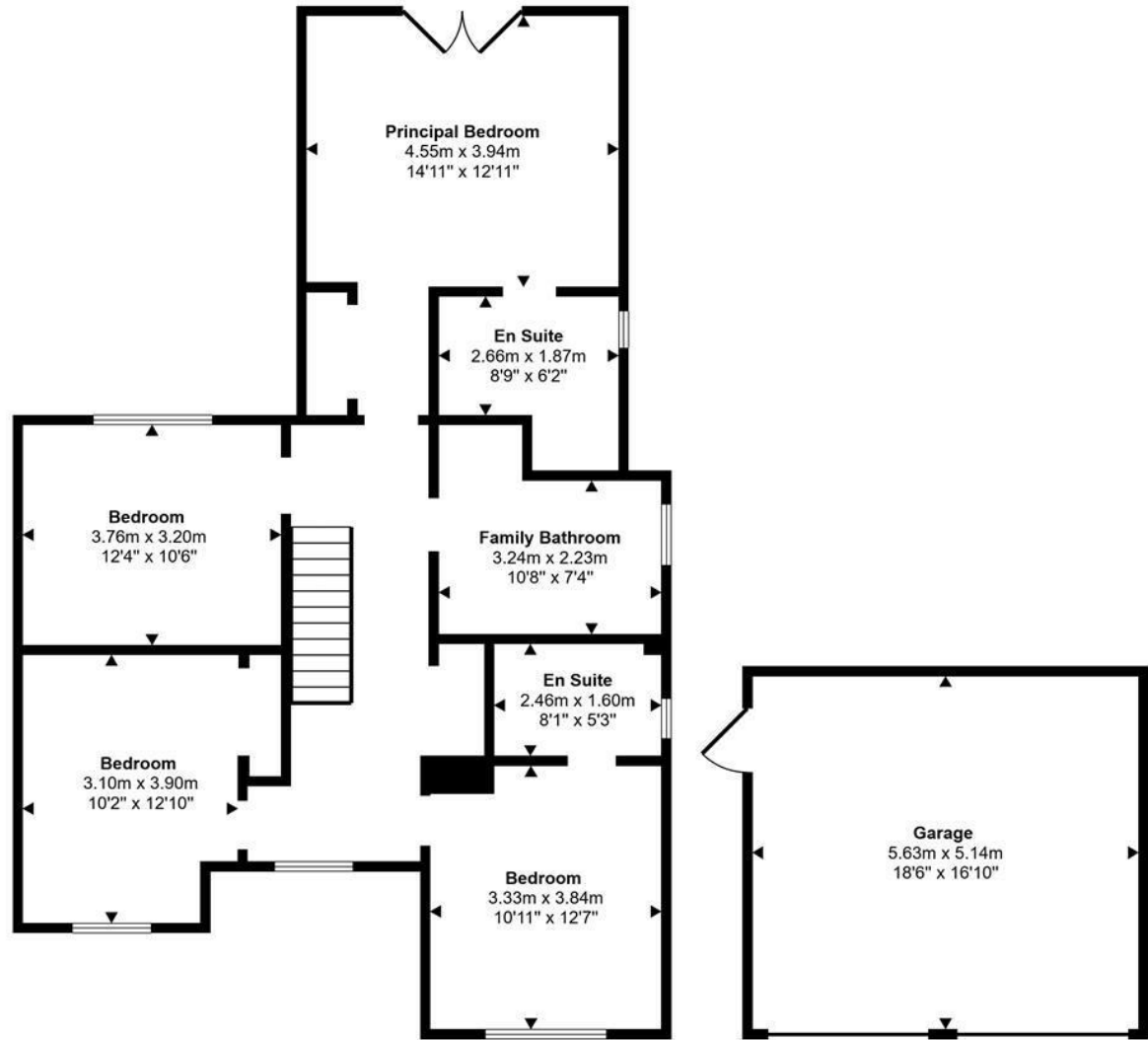
THE HIGHLIGHTS _____

- Part of an exclusive collection of just eight individually designed homes
- Four bedrooms
- Large open plan kitchen dining room
- Sitting room
- Formal dining room
- Home office
- Detached double garage
- Built by local, luxury house builders
- Register for further information
- Guide £675,000 - £700,000

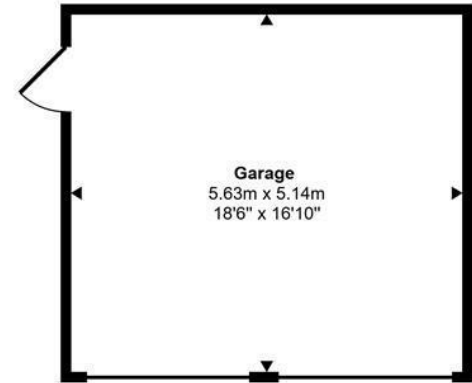
Approx Gross Internal Area
224 sq m / 2413 sq ft



Ground Floor
Approx 99 sq m / 1064 sq ft



First Floor
Approx 96 sq m / 1037 sq ft



Garage
Approx 29 sq m / 312 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.