

SOWERBYS

Norfolk Property Specialists



Plot 2, Croft Meadow

Chantry Lane, Necton, Swaffham, Norfolk, PE37 8ES

£525,000



Viewing by appointment with our
Dereham Office 01362 693591 or dereham@sowerbys.com



PLOT 2, CROFT MEADOW

Built to the highest standard by this local developer, Croft Meadow is a small development of just five detached executive homes in the village of Necton, in Mid-Norfolk.

Both stylish and modern, these homes will be available to occupy in 2021 and buyers reserving early enough will also have the benefit of working with the developer on many of the finishing touches, in order to create their dream home.

Plot two offers a spacious 2292 square feet of internal living space. The ground floor includes a welcoming hallway, downstairs w/c, sitting room with wood burner set in to a fireplace and French doors to the south facing rear garden, study looking out to the front and a separate utility room with external door. At the heart of the home is the magnificent open plan living area comprising kitchen with centre island, dining area, sitting area and bi-folding doors out to the rear garden.

The first floor is equally appealing and spacious. There are four double bedrooms in total, and a family bathroom. Both the impressive principal bedroom and bedroom two have en-suites. The exterior offers driveway, oak beam carport, front and rear garden, and south facing countryside views.

These are beautiful homes built by a developer proud of their work.



KEY FEATURES

- Stunning New Home
- Village Location
- Generous Accommodation of 2292 sq.ft.
- Four Double Bedrooms
- Underfloor Heating to Ground Floor
- Private Rear Garden
- Driveway and Carport
- Small Development of just 5 New Homes
- High Specification
- Air Source Heating



Kitchen

Kitchen Units (Handles) | Mereway | Light Grey
Kitchen Island inc. Breakfast Bar | Mereway | Dark Grey
Worktops | Quartz | Caesarstone | Misty Carrera
Upstands | 100mm High Quartz | Caesarstone | Misty Carrera
Sink | Supreme 1 ½ Bowl | Blanco | Stainless Steel
Taps | Mode Tap | Blanco | Brushed Chrome
Backsplash | Coloured Glass | Light Grey
Oven | Double Oven | Whirlpool | Stainless Steel
Hob | 600 Duel Flex Induction | Blanco | Black
Extractor Hood | 600 Flat Hood | Blanco | Stainless Steel
Fridge / Freezer | 70/30 Fridge Freezer | Whirlpool | Integrated
Dishwasher | 600 Dishwasher | Whirlpool | Integrated
Integrated Bins | 2 no. Pull Out

Bathrooms

Sanitary Ware | Bathrooms to Love | White
Taps | Vado Photon Mono | Chrome
Bath Fittings | Vado Photon Mono | Chrome
Shower Fittings | All in One Shower Fixed Head & Handset | Vado Photon Mono | Chrome
Heated Towel Rail | Chrome

Flooring

Reception Rooms | Wood Plank Vinyl | Sierra 9746 Burnished Oak
Kitchen | Wood Plank Vinyl | Sierra 9746 Burnished Oak
Utility Room | Wood Plank Vinyl | Sierra 9746 Burnished Oak
Bathrooms | Wood Plank Vinyl | Sierra 9746 Burnished Oak
Hallway | Wood Plank Vinyl | Sierra 9746 Burnished Oak
Stair & Landing | Apollo Plus Colour Sea Breeze Carpets & Underlay
Bedrooms | Apollo Plus Colour Sea Breeze Carpets & Underlay

General Features

Heating Unit | Air Source Heat Pump | Daikin | Rear of Home

Ground Floor Heating | Underfloor | All Rooms
First Floor Heating | Radiators | All Rooms
Staircase | Softwood Strings / Spindles Painted with Hardwood Handrails | White / Oak
Interior Doors | Howdens Holdenby Oak | Oak Vaneer
Skirting Boards | 150mm Rounded Painted MDF | White
Architraves | 50mm Rounded Painted MDF | White
Fireplaces | Brick with Oak Mantle & Stone Hearth
Wood Burners | Charnwood C5 | Black
Ironmongery | Levels on Slim Rose | Breeze | SSA
Electrical Sockets | Single & Double | Crabtree | White
Telephone Points | Study, Kitchen & Principal Bedroom | White
Television Points | Lounge, Kitchen & Bedrooms | White
Broadband | BT | Copper

Construction

Brick Type | Olde Farndale | Wienerberger | Red Blend | External Facades
Roof Tiles | Clay | Marley / Sandtoft | Black
Fascias / Soffits | UPVC | Swish | Anthracite Grey | Eves / Verge
Cladding | Cement Board | Hardiplank | Light Grey | Above Front Door & End of Carport Gable End
Guttering / Downpipes ½ Round | Lindab | Galvanised | Eves
Glazing | UPVC Double Glazed | Heratige | Anthracite Grey External / White Internal
Exterior Doors | GRP | Doorstop International Standard Range | Anthracite Grey External / White Internal
Patio Doors / Bifold | Aluminium | New Build Frames | Anthracite Grey
Driveway | Shingle | 20mm Washed Shingle | Golden Carport | Oak Frame

Outside

Exterior Lighting | Downlights | Black | All Path & Patio Areas
Doorbell | Wired
Fencing & Gates | Panel | Brown
Lawn Finish | Turf / Seed | Front & Rear





Bedroom 1	3.4m x 3.2m (11'1" x 10'7")
Dressing Room Bedroom 1	3.5m x 3.4m (11'6" x 11'1")
Ensuite Bedroom 1	3.5m x 3.0m (11'6" x 9'8")
Bedroom 2	4.9m x 4.6m (16'2" x 15'1")
Ensuite Bedroom 2	3.0m x 2.4m (9'10" x 7'10")
Bedroom 3	4.6m x 2.9m (15'1" x 9'7")
Bedroom 4	4.1m x 3.0m (13'5" x 9'10")
Bathroom	2.3m x 1.9m (7'0" x 6'2")
Hallway	5.2m x 3.0m (17'0" x 9'9")



Kitchen/Dining Room	6.7m x 6.5m (22'0" x 21'3")
Sitting Room	5.6m x 4.7m (18'2" x 15'4")
Snug	3.2m x 3.0m (10'7" x 9'10")
Study	2.7m x 2.3m (8'10" x 7'6")
Utility Room	3.2m x 2.9m (10'7" x 9'6")
W/C	1.8m x 1.0m (5'10" x 3'3")
Hallway	5.3m x 3.3m (17'5" x 10'10")

LOCATION

Necton is a busy village situated between Swaffham and Dereham. The village has a local shop, post office, butchers, hair dressers, two doctors surgeries, public house, co-op supermarket, petrol station and first school, with further amenities being just a short drive away in Swaffham.

Swaffham is a thriving and historic market town. There is an extensive range of local amenities including shops, pubs and restaurants together with a variety of leisure and sports activities including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish Church and 'The Buttercross'.

Necton is very well connected with direct access to the beautiful city of Norwich via the A47. Set in the heart of East Anglia, the city of Norwich has everything you could wish for from a vibrant, regional capital, including a strong sense of history preserved. Enjoying a modern, cultural feel, Norwich encompasses beautiful architecture, dynamic nightlife, sophisticated shopping, regular literary and arts festivals, plus a fantastic range of bars and restaurants.

To top it off, Necton is located approximately 40 minutes from the delightful north Norfolk coast - a coastline offering Outstanding Natural Beauty and lots of lovely things to do.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

AGENT'S NOTE

All photos shown are representative of another dwelling of Croft Meadow.

Viewing by appointment with our Dereham Office:
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