

# Plot 8 - Honeysuckle Little Fransham





Benefit Statement

web2printproof

### Flower Meadow...

A small collection of just 6 executive residences made up of 4 and 5 bedroom houses and bungalows located down a private drive with plots benefitting from far reaching countryside views and individual features. Conveniently located, Little Fransham is positioned between Norwich and Kings Lynn as well as being just 10 minutes away from the bustling towns of Dereham and Swaffham. Additionally, the popular North Norfolk coast is within easy reach.

### Hazelby Evans Developments...

Is a local bespoke developer with a burgeoning reputation for small developments of quality individual homes. They like to encompass traditional standards of quality workmanship with modern materials, layouts and designs - Flower Meadow is a shining example of this.

### Energy Efficiency...

With ever rising energy costs, energy efficiency is an important aspect to consider when buying your next home. New homes are considerably more efficient than older properties as a result of modern technological advancements and building innovations with the materials being used, the high levels of isolation and appliances used.





### Plot 8, Honeysuckle...

This attractive 4-bedroom detached residence epitomises contemporary living with a spacious and welcoming hallway, a well-appointed open-plan kitchen diner and a formal living room featuring a wood-burning stove plus a WC and utility room with access to the double garage.

On the first floor you will find a lavish, generously proportioned master suite with walk through dressing room and expansive ensuite with double sink and feature bath. Bedroom 2 is just as impressive in size along with an ensuite plus 2 further double bedrooms and a family bathroom.

Completing the property is a generously sized rear garden that extends around the side of the garage featuring turf, paths and a patio area as well as a double garage and ample parking for up to 4 vehicles.

Noteworthy features include all flooring, an integral garage, master suite with dressing area and ensuite, guest bedroom with ensuite, turfed gardens, underfloor heating and branded appliances to the kitchen

Internal- 179 sq m - 1926 sq ft (stms)

### Measurements...

Lounge	20'6" x 15'	(6.22m x 4.56m)
Kitchen/dining room	20' x 14'	(6.11m x 4.29m)
Utility	11'2" x 6'3"	(3.38m x 1.90m)
Bedroom 1	14'6" x 12'4"	(4.42m x 3.76m)
En suite	14'6" x 6'9"	(4.42m x 2.06m)
Dressing room	14'6" x 6'2"	(1.86m x 4.42m)
Bedroom 2	20'5" x 11'6"	(6.22m x 3.47m)
Bedroom 3	14' x 9'1"	(4.28m x 2.77m)
Bedroom 4	11'4" x 9'10"	(3.45m x 3.00m)
Bathroom	9'8" x 7'9"	(2.95m x 2.36m)
Double garage	20' x 19'6"	(6.09m x 5.90m)



### Specification...

#### Internal:

Underfloor Heating throughout  
Oak finished internal doors  
Feature wood burning stove to living room

#### Flooring:

LTV flooring-kitchen, utility, cloakroom, hallway- Choices available within defined budget  
Ceramic tiles to bathroom and ensuite  
Carpets- Bedrooms, living room, stairs and landing- Choices available within defined budget

#### Kitchen:

Matte finish units  
Brushed brass handles  
Appliances-NEFF- Slide and hide oven, combi microwave oven, warming drawer, 5 ring induction hob with extractor, full height fridge, full height freezer, dishwasher and wine cooler  
Quartz worktop  
Quartz splash back above hob and sink  
Built in bins

#### Bathroom and En-suites:

White Sanitaryware  
Feature free standing bath to master  
Double shaker style vanity unit with storage to master ensuite  
Free standing bath to family bathroom  
Vanity units with storage  
Wall tiles to wet areas  
Heated towel rails

#### Electrical:

High Speed Fibre Broadband  
White sockets  
Electric garage doors  
External Lighting

#### External:

UPVC double glazed casement windows  
Aluminium Bi-fold doors  
External lighting  
Close board fencing between plots  
Post and rail to field boundary  
Turfed front and rear gardens  
Indian Sandstone patio areas  
Outside Tap

#### Services:

Mains Water, Air source heat pump, shared sewage treatment plant

#### Warranty:

Advantage 10 Year new build warranty

#### EPC: B

#### Management company costs:

£500- All six plots on the development will share a treatment plant that is covered by the maintenance costs as well as the shared driveway.



## LOCATION...

Little Fransham is well positioned between the city of Norwich and the town of King's Lynn. The village offers an ideal setting for individuals seeking a harmonious blend of rural charm and urban convenience and is just a 10-minute drive from the bustling market towns of Swaffham and Dereham that boast an array of local shops, banks, doctors surgeries, pubs, restaurants and schools just to name a few. Swaffham also offers a Waitrose supermarket ensuring access to premium groceries if desired. Enhancing the appeal of Little Fransham is the accessibility to Downham Market Station that is reachable within 30 minutes that offers direct rail connections to Cambridge and London seamlessly integrating commuting into village lifestyle as well as the beautiful North Norfolk coast situated only 40 minutes away.

A neighbouring village -Necton also offers essential amenities such as a doctor's surgery and a primary school catering to residents' needs.

For those desiring extensive shopping opportunities, historical landmarks, and a rich cultural scene, the vibrant city of Norwich lies just a 30-minute drive to the east, renowned for its bustling shopping facilities as well as several private schooling options.

## AGENTS NOTES...

\*£1,000 reservation fee

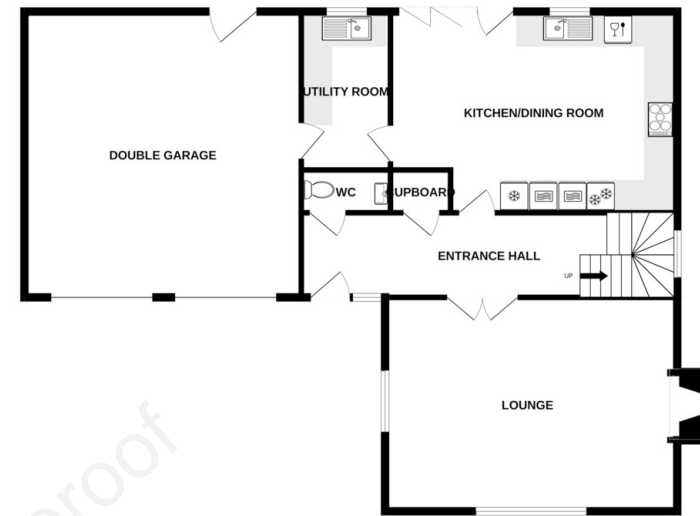
\* Please note - Specification listed is for guidance only and is subject to change during the construction process at developer's discretion.

\*Whilst every attempt has been made to ensure the accuracy of the images and floorplan, these are for illustrative purposes only and should be used as such and not relied upon by any perspective purchaser.

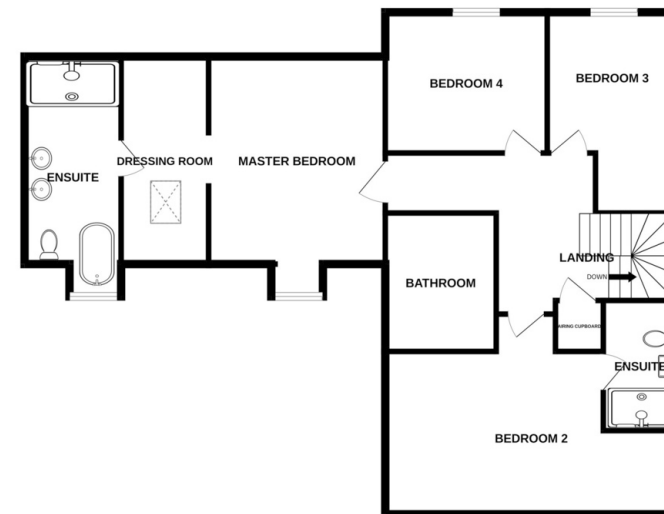




GROUND FLOOR



1ST FLOOR



**DISCLAIMER...**

1. Money Laundering Regulations- Purchasers will be asked to provide identification documentation and we would ask for your co-operation in order that there is no delay in confirming the sale.
2. We endeavour to make the information provided fair and correct, this is provided as a guide only and does not constitute part or all of an offer or contract. Warners Estate Agents cannot guarantee the accuracy of this information.
3. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for their purpose.
4. Where a property is being purchased 'off plan' we have used the architects plans for measurements and should not be relied upon.
5. The matters referred to in the information supplied by Warners should be independently verified by prospective buyers. Neither Warners Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.



01953 550959  
warnersprop.com