



*Woodlark View*

**SOWERBYS**  
Land & New Homes Specialists

# YOUR BRAND NEW HOME IN THE HEART OF NORFOLK

Syderstone is approximately 8 miles from the picturesque Burnham Overy Staithe and the North Norfolk Coast, which is well known for its beautiful scenery, country walks and coastline.

The nearby town of Fakenham is just a short drive away and includes: Fakenham Racecourse, cinema, supermarkets, café's, public houses and restaurants as well as a number of independent shops.

Main line trains to Cambridge and London Kings Cross run direct from King's Lynn (20 miles away) and golf courses are to be found at Brancaster, Hunstanton and Fakenham.



Woodson Homes brings together a highly skilled team with more than 20 years combined experience in residential developments. From project managing large sites for a national home builder to completing private developments on the Norfolk coast. They bring together this combined experience and expertise to develop and create luxury yet functional homes in carefully selected locations across Norfolk.

Throughout the design and build process every detail is carefully considered, every material carefully selected to ensure their homes are not only stunning visually but they also provide the perfect space for modern living.

# Specification

## Kitchen

### Plots 1-4

- \* Bespoke designed 'Masterclass' kitchen by 'Kitchen Etc', with a butler sink, stone worktop, stone upstand and splash back.
- \* Samsung appliances or similar, integrated Fridge Freezer, integrated Dishwasher, electric Range Cooker.
- \* Samsung or similar Extractor Hood.
- \* Ironmongery Nickel / Stainless.

### Plot 5

- \* Bespoke designed handmade kitchen made by 'Kitchen Etc', units finished in the Farrow and Ball colour palette with a butler sink, stone worktop, stone upstand, and splash back.
- \* Samsung appliances or similar, Oven, Hob, Fridge Freezer, integrated Dishwasher.
- \* Samsung or similar Extractor Hood.
- \* Ironmongery Nickel / Stainless.

## Bathrooms

- \* Fully tiled walk-in shower.
- \* Tiled or panelled Bathrooms.
- \* Vanity Unit.
- \* High end Sanitaryware.
- \* Dual fuel towel rails on Bathroom and En-Suite.

## Flooring

- \* Tiled flooring fitted throughout the entrance Hall and all wet areas (Bathrooms, Kitchen, Utility/Boot room).
- \* Carpets fitted to all other areas, Lounge, Study, Stairs, Landing and all Bedrooms.

## General Features

- \* High efficiency Mitsubishi Air Source Heat Pump.
- \* Underfloor heating throughout the Ground Floor.
- \* Wall mounted radiators throughout the First Floor.

- \* Woodburning stove in the Lounge.
- \* LED spotlights and pendant lights fitted throughout.
- \* Television points fitted to Lounge and Principal Bedroom.
- \* Chrome sockets and light switches fitted throughout.
- \* Broadband, BT Copper. Data hub in Plot 5 Study with additional data points in the Lounge and Principal Bedroom. Data hub in Plots 1-4 Utility or Lounge with additional data points in the Principal Bedroom.
- \* Oak internal doors fitted throughout.
- \* Decoration in Farrow and Ball colour palette.
- \* Timber Staircase with solid oak finish (handrail and post).
- \* Painted timber Skirting.
- \* Painted timber Architraves.
- \* General ironmongery brushed Stainless or similar.
- \* Built in storage to all bedrooms in Plot 5.
- \* Mains water and drainage.
- \* LABC 10 year warranty.

## Construction

- \* Traditional Brick & Block Construction.
- \* Exterior Norfolk hand-made red brick and coastal flint.
- \* Emery - Single Panne Tile - Burnt Red.
- \* Flush Casement UPVC windows in Pebble Grey (Ral 7032).
- \* Exterior front door, solid wood / Oak.
- \* Other exterior doors, UPVC / Composite.

## Outside

- \* External lighting to both the front and rear.
- \* Outside tap.
- \* Outside electrical points to front and rear.
- \* Gravel drive, edged with block paving.
- \* Gardens fully turfed with large area of stone paving.
- \* Turf and soft landscaping to the front.
- \* A combination of fencing and native hedging at the boundaries.

## Plots 1 - 4

Three bedrooms



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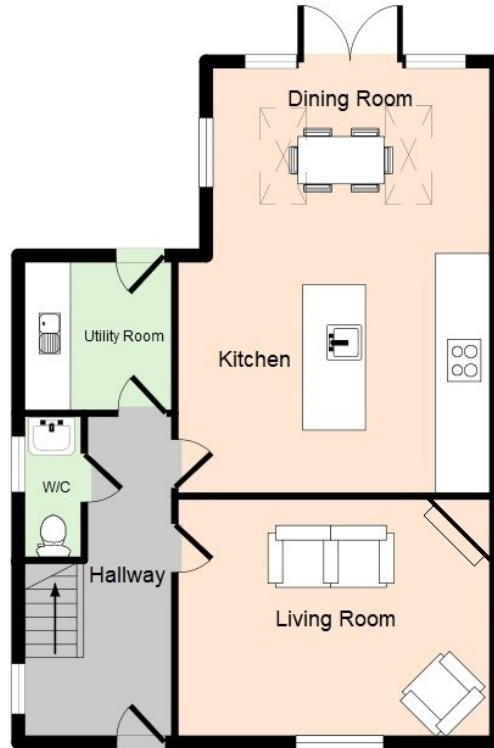
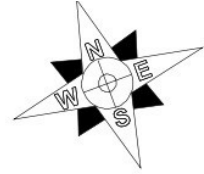
- ◆ Impressive kitchen/dining area
- ◆ Kitchen designed by highly regarded Kitchens Etc
- ◆ Three bedrooms (principal en-suite)
- ◆ Breath-taking countryside views from principal bedroom
- ◆ Living room with woodburner
- ◆ Timber carport
- ◆ Fully turfed front and rear gardens
- ◆ High specification finish throughout
- ◆ Just a short drive from the north Norfolk coast
- ◆ Small development of just 5 new homes
- ◆ Accommodation of 1173 sq.ft

Plots 1-4 are well-designed three bedroom brick and flint cottage style houses. Leading off the main hallway into the living room is a relaxing and warm space complete with a wood burner. An impressive kitchen / dining space finishes the ground floor along with utility and WC. The kitchen is designed by Kitchen Etc a very highly regarded north Norfolk based company, along with a butler sink and stone worktops. Above the dining area are large roof lights flooding the space with natural light. Oak doors compliment the spaces throughout, leading up to the first floor.

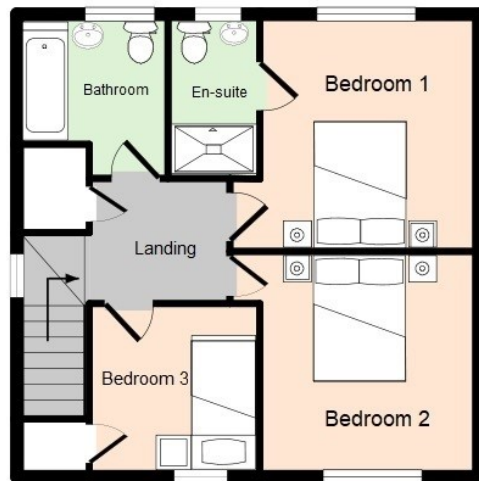
Upstairs there are three bedrooms, the principal bedroom with en-suite and a family bathroom. The principal bedroom benefits from breath-taking views of the countryside. The two further bedrooms are of a good size, perfect for a family to enjoy.

Outside to the front, the house benefits from a timber and tiled carport along with a gravel driveway, edged with block paving. Fully turfed front and rear gardens including soft landscaping and rear patios.

## Ground Floor



## First Floor



### GROUND FLOOR

Kitchen	4.6m x 3.5m (15'1 x 11'4)
Dining Room	4.2m x 2.8m (13'8 x 9'1)
Living Room	4.6m x 3.5m (15'1 x 11'4)
Utility Room	2.3m x 2.2m (7'5 x 7'4)
WC	2.1m x 0.96m (6'1 x 3'0)

### FIRST FLOOR

Bedroom 1	3.6m x 3.4m (11'8 x 11'2)
En-Suite	2.4m x 1.3m (7'9 x 4'3)
Bedroom 2	3.6m x 3.2m (11'8 x 10'7)
Bedroom 3	2.5m x 2.5m (8'0 x 8'0)
Bathroom	2.4m x 2.2m (7'8 x 7'1)



- ◆ Impressive brick and flint detached new home
- ◆ Four bedrooms
- ◆ Kitchen by highly regarded Kitchens Etc
- ◆ Good sized snug/office
- ◆ Living room with wood-burner
- ◆ Countryside views
- ◆ Timber carport
- ◆ Turfed front and rear gardens
- ◆ Close to north Norfolk coast
- ◆ High specification finish throughout
- ◆ Accommodation of 2077 sq.ft

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Plot 5 is an impressive 4 bedroom brick and flint cottage style family home. A spacious hallway presents itself on entering leading firstly into a well-proportioned living room complete with wood burner and french doors to the rear garden. There is a good-sized snug / office to the front of the house ideal for home working. To the rear of the house is the kitchen / dining area with central island. The kitchen is designed by Kitchen Etc a highly regarded north Norfolk based company, and features a butler sink and stone worktops. The space also benefits from fully opening bi-fold doors creating an incredibly versatile space. A large utility with external side door and WC completes the ground floor. Oak doors compliment the spaces throughout, leading up to the first floor.

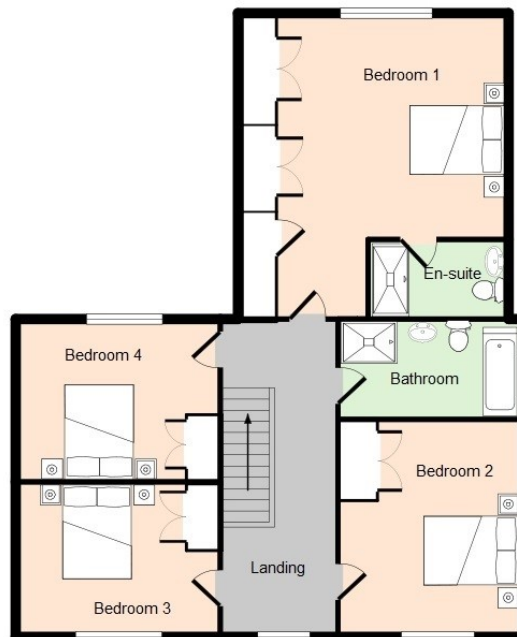
Upstairs the four double bedrooms are served off a large landing. The principal bedroom offers breath-taking views of the countryside as well as benefiting from en-suite and built in wardrobe space. The three further bedrooms also include built in wardrobes with bedroom four also capitalising on the beautiful countryside views.

Outside to the front, the house benefits from a timber and tiled car port along with gravel drive edged with block paving. Front and rear gardens fully turfed including soft landscaping and rear patios. Plot 5 has the additional feature of a front timber gate set back from the main road.

## Ground Floor



## First Floor

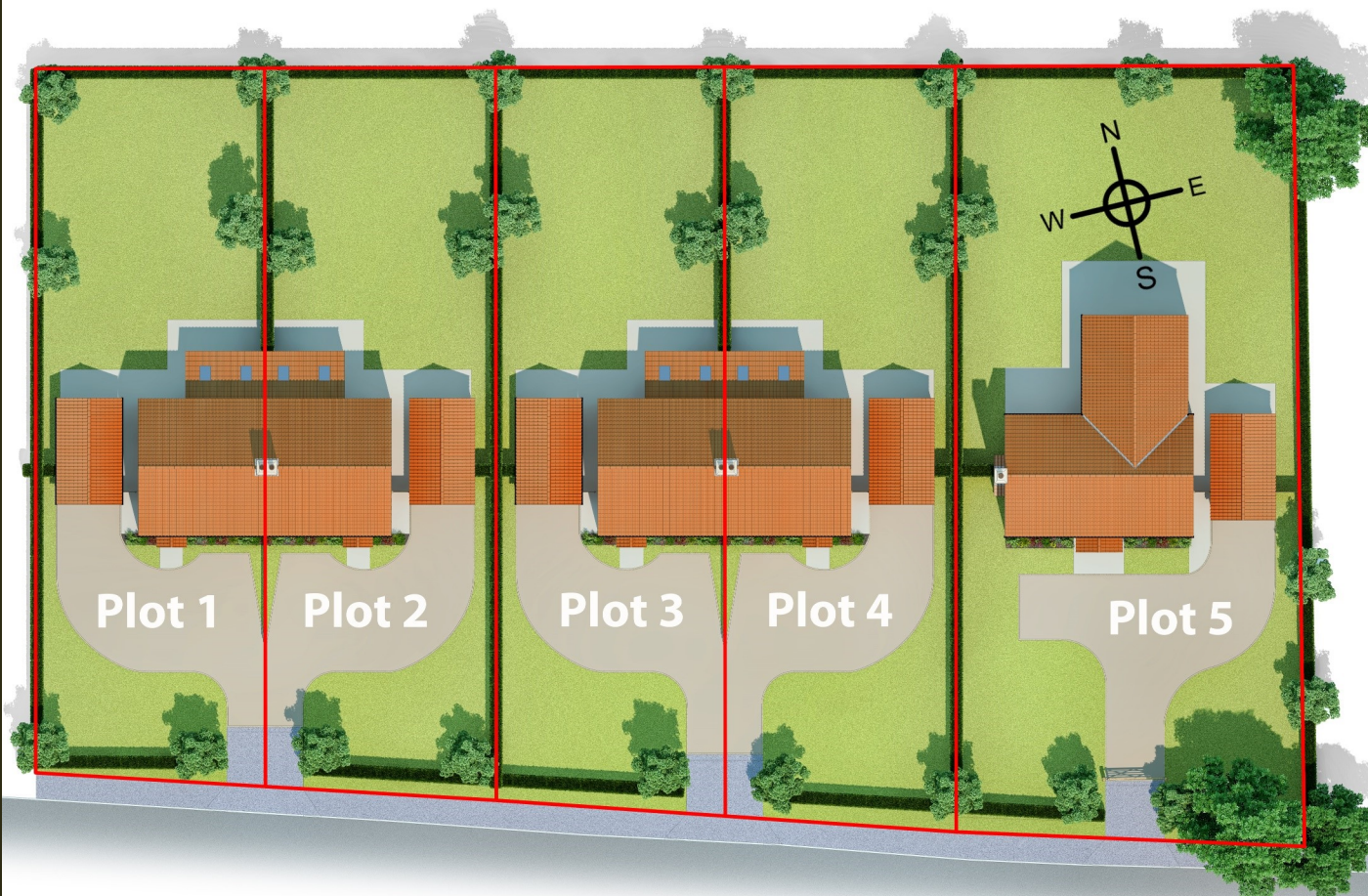


### GROUND FLOOR

Kitchen	5.8m x 5.5m (19'0 x 17'10)
Living Room	6.3m x 4.5m (20'6 x 14'7)
Snug/Office	4.3m x 4.0m (14'2 x 13'0)
Utility Room	2.3m x 2.2m (7'5 x 7'4)
WC	2.4m x 1.2m (8'0 x 3'9)
Entrance Hall	6.3m x 2.2m (20'6 x 7'4)

### FIRST FLOOR

Bedroom 1	5.9m x 5.2m (19'3 x 17'0)
En-Suite	2.9m x 1.5m (9'6 x 5'0)
Bedroom 2	4.2m x 3.6m (13'8 x 11'8)
Bedroom 3	3.9m x 3.0m (12'10 x 9'9)
Bedroom 4	3.9m x 3.1m (12'0 x 10'3)
Bathroom	3.6m x 1.9m (11'8 x 6'3)



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