
ME  DOW G  RDENS

THE DEVELOPMENT

and rail transport links, it offers the potential for the idyllic balance between rural Norfolk living and the opportunities of towns and cities nationally.

Whittington is the smaller of two Norfolk villages that make up the Parish of Northwold and Whittington within the borough council of King's Lynn and West Norfolk. Conveniently located, roughly equidistant between the market towns of Thetford, Swaffham and Downham Market, it benefits from its own garage with store and a caravan and camping site positioned on the banks of the picturesque River Wissey. Approximately 2 miles away, the neighbouring village of Northwold features both a local pub and sports and social club.

Meadow Gardens is an exciting new development of just six units that will enjoy the privacy of a treelined outlook to the front and country views over meadows and rolling fields to the rear. Combined with enviable proximity to both road





GREEN NEW BUILDS LTD.

Green New Builds Ltd is a Norfolk based family run business - this husband & wife duo have already made a name for themselves creating bespoke developments that offer variety and character, combined with a high-quality finish which extends throughout both the internal and external elements of their projects.

Designing sympathetic additions to the rural landscape, their builds become proud enhancements to their surrounding communities, creating homes that are carefully thought through to meet the demands of modern living, whilst retaining flexibility and charm.



ONE

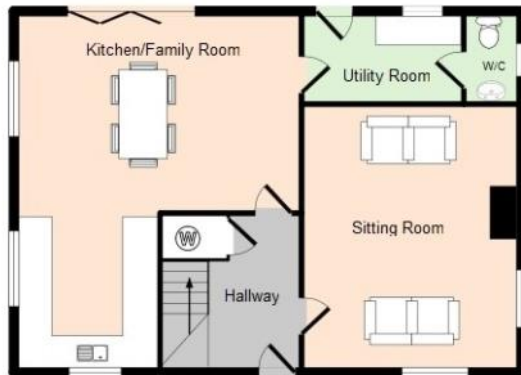
- ◆ Open-plan kitchen/dining/family room bi-fold doors to rear
- ◆ Four bedrooms with principal en-suite
- ◆ Family bathroom with contemporary four-piece suite
- ◆ Separate sitting room with feature fireplace
- ◆ Utility/boot room with separate cloakroom
- ◆ Rear lawn garden
- ◆ Oak storm porch
- ◆ Off-road parking

GROUND FLOOR

- ◆ Kitchen 9' 10" x 9' 2" (3.0m x 2.8m)
- ◆ Family Room 18' 0" x 12' 5" (5.5m x 3.8m)
- ◆ Sitting Room 16' 4" x 14' 1" (5.0m x 4.3m)

FIRST FLOOR

- ◆ Principal Bedroom 17' 4" max x 11' 1" max (5.3m max x 3.4m max)
- ◆ Bedroom Two 13' 5" x 9' 2" (4.1m x 2.8m)
- ◆ Bedroom Three 12' 5" x 8' 10" (3.8m x 2.7m)
- ◆ Bedroom Four 9' 6" x 7' 2" (2.9m x 2.2m)





TWO

- ◆ Open-plan kitchen/dining/family room with island unit and bi-fold doors to rear
- ◆ Four bedrooms with principal en-suite
- ◆ Family bathroom with contemporary four-piece suite
- ◆ Separate sitting room
- ◆ Utility/boot room with separate cloakroom
- ◆ Rear lawn garden
- ◆ Oak storm porch
- ◆ Oak framed carport and off-road parking

GROUND FLOOR

- ◆ Kitchen/Family Room 26' 2" max x 17' 8" max
(8.0m max x 5.4m max)
- ◆ Sitting Room 17' 8" x 12' 5" (5.4m x 3.8m)
- ◆ Utility Room 9' 2" x 6' 6" (2.8m x 2.0m)

FIRST FLOOR

- ◆ Principal Bedroom 13' 1" x 11' 9" (4.0m x 3.6m)
- ◆ Bedroom Two 14' 3" x 12' 9" (4.4m x 3.9m)
- ◆ Bedroom Three 13' 9" x 11' 1" (4.2m x 3.4m)
- ◆ Bedroom Four 10' 2" x 9' 10" (3.1m x 3.0m)
- ◆ Bathroom 9' 10" x 5' 10" (3.0m x 1.8m)





THREE

- ◆ Open-plan kitchen/dining/family room with island unit, dresser unit and bi-fold doors to rear
- ◆ Four bedrooms with two benefiting from en-suite shower rooms
- ◆ Family bathroom with contemporary three-piece suite
- ◆ Separate sitting room with feature fireplace
- ◆ Home office/study
- ◆ Utility/boot room with additional storage area and cloakroom
- ◆ Rear lawn garden
- ◆ Garage and covered off-road parking

GROUND FLOOR

- ◆ Kitchen 14' 5" x 11' 5" (4.4m x 3.5m)
- ◆ Family Room 23' 7" x 11' 5" (7.2m x 3.5m)
- ◆ Sitting Room 15' 8" x 13' 9" (4.8m x 4.2m)
- ◆ Home Office 13' 9" x 7' 2" (4.2m x 2.2m)

FIRST FLOOR

- ◆ Principal Bedroom 14' 5" x 11' 5" (4.4m x 3.5m)
- ◆ Bedroom Two 13' 9" x 11' 5" (4.2m x 3.5m)
- ◆ Bedroom Three 13' 9" x 11' 5" (4.2m x 3.5m)
- ◆ Bedroom Four 11' 5" x 10' 2" (3.5m x 3.1m)
- ◆ Bathroom 7' 10" max x 7' 6" max (2.4m max x 2.3m max)





FOUR

- ◆ Open-plan kitchen/dining/family room with bi-fold doors to rear
- ◆ Four bedrooms with principal en-suite and built in wardrobes
- ◆ Family bathroom with contemporary four-piece suite
- ◆ Separate sitting room with feature fireplace
- ◆ Home office/study
- ◆ Rear lawn garden
- ◆ Oak storm porch
- ◆ Garage and off-road parking
- ◆ Utility/boot room with separate cloakroom

GROUND FLOOR

- ◆ Kitchen 10' 2" x 9' 10" (3.1m x 3.0m)
- ◆ Family Room 13' 9" x 13' 1" (4.2m x 4.0m)
- ◆ Sitting Room 16' 4" x 11' 1" (5.0m x 3.4m)
- ◆ Study 11' 1" x 6' 6" (3.4m x 2.0m)

FIRST FLOOR

- ◆ Principal Bedroom 15' 8" x 11' 1" (4.8m x 3.4m)
- ◆ Bedroom Two 13' 9" x 9' 10" (4.2m x 3.0m)
- ◆ Bedroom Three 10' 5" x 9' 10" (3.2m x 3.0m)
- ◆ Bedroom Four 9' 10" x 9' 10" (3.0m x 3.0m)
- ◆ Bathroom 9' 10" max x 7' 2" (3.0m max x 2.2m)





FIVE

- ◆ Open-plan kitchen/dining/family room with island unit and bi-fold doors to rear
- ◆ Four bedrooms with principal en-suite
- ◆ Family bathroom with contemporary four-piece suite
- ◆ Separate sitting room
- ◆ Separate utility/boot room with cloakroom
- ◆ Rear lawn garden
- ◆ Oak storm porch
- ◆ Oak framed carport and off-road parking

GROUND FLOOR

- ◆ Kitchen/Family Room 26' 2" max x 17' 8" max (8.0m max x 5.4m max)
- ◆ Sitting Room 17' 8" x 12' 5" (5.4m x 3.8m)
- ◆ Utility Room 9' 2" x 6' 6" (2.8m x 2.0m)

FIRST FLOOR

- ◆ Principal Bedroom 13' 1" x 11' 9" (4.0m x 3.6m)
- ◆ Bedroom Two 17' 8" x 12' 9" (5.4m x 3.9m)
- ◆ Bedroom Three 13' 9" x 11' 1" (4.2m x 3.4m)
- ◆ Bedroom Four 10' 2" x 9' 10" (3.1m x 3.0m)
- ◆ Bathroom 9' 10" x 5' 10" (3.0m x 1.8m)





SIX

- ◆ Open-plan kitchen/dining/family room with breakfast bar and bi-fold doors to the rear
- ◆ Four double bedrooms with principal en-suite and Juliet balcony
- ◆ Family bathroom with contemporary four-piece suite
- ◆ Separate utility/boot room
- ◆ Study/Snug
- ◆ Rear lawn garden
- ◆ Oak storm porch
- ◆ Oak framed carport and off-road parking

GROUND FLOOR

- ◆ Kitchen/Dining Area 25' 11" x 10' 9" (7.9m x 3.3m)
- ◆ Living Area 13' 1" x 9' 10" (4.0m x 3.0m)
- ◆ Snug 13' 5" x 10' 2" (4.1m x 3.1m)
- ◆ Utility Room 10' 9" x 6' 10" (3.3m x 2.1m)

FIRST FLOOR

- ◆ Principal Bedroom 16' 8" max x 11' 9" max (5.1m max x 3.6m max)
- ◆ Bedroom Two 11' 5" x 10' 5" (3.5m x 3.2m)
- ◆ Bedroom Three 13' 1" x 9' 10" (4.0m x 3.0m)
- ◆ Bedroom Four 10' 5" x 9' 2" (3.2m x 2.8m)



THE FINISHING TOUCHES

KITCHEN

- ◆ Pebble and dove grey shaker style units with brushed stainless strap and cup handles, finished with solid oak worktops and upstands.
- ◆ Composite anthracite 1.5 bowl sink with polished chromed taps.
- ◆ Lamona built in oven unit and electric six ring hob with clear glass backsplash
- ◆ Integrated fridge/freezer, dishwasher and wine cooler

BATHROOMS

- ◆ White sanitary ware
- ◆ Sink units, bath and showers finished with chromed fittings.
- ◆ Clear glass shower enclosure
- ◆ Vanity units

FLOORING

- ◆ Oak flooring throughout the open plan kitchen/dining/family room continuing into the utility area and entrance hall
- ◆ Tiled finish to the family bathroom, en-suite's and downstairs cloakroom
- ◆ Pale grey carpets throughout the remaining receptions areas and bedrooms

HEATING

- ◆ Air source heating
- ◆ Underfloor heating to ground floor and radiators to upper floors

OTHER

- ◆ Fibre Optic Broadband connected

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