



SOWERBYS

Land & New Homes Specialists

Life set in the west of Norfolk

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.

The Wissey flows through Norfolk for nearly thirty miles and conveniently for boating enthusiasts, the latter third becomes navigable at Whittington. Approximately 2 miles away, the neighbouring village of Northwold features both a local pub and sports and social club.

The developer

EAM Developments are an established local family business with an eye for quality over quantity, renovating and building new homes to the highest standard and with local trades that care.

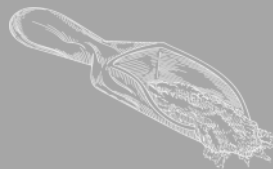


Whittington Mill

This landmark building, dating back to the 19th Century, has been carefully renovated and cleverly designed to provide these very unique homes for the area. Each characterful property is generously arranged with accommodation over three storeys, offering a modern solution to the necessities of today's versatile lifestyle. Steeped in its heritage, with towering high ceilings, exposed steel columns and bare brickwork walls, this former Mill now lends a sense of reassurance to the fortitude of this once industrial landmark.

Shouldering the ascending Whittington Hill road and opposite the pretty flint rendered Christ Church, the Mill is approached over a private driveway that sweeps to a broad, shared expanse affording access to both pedestrians and vehicles, and allocated parking for residents and visiting guests.

Individual, enclosed courtyard gardens grant private access to each new home and afford a welcome space to enjoy those social outdoor occasions.



Plots 5 & 6

Plots 5 and 6 enter into a glass wall ground-floor entrance lobby with stairs rising to the first-floor and a glass door that opens into the open, sociable heart of these urban style homes; consisting of a lounge with bi-folding doors to the courtyard, a formal dining area and a stylish, contemporary kitchen and separate larder with a WC and practical outdoor space. To the first-floor, separate doors lead to a styled family bathroom, a versatile lounge, study or fourth bedroom and a principal bedroom meeting the growing phenomena of an open en-suite. The second-floor replicates the first-floor, with a further styled family bathroom and two bedrooms; one with a further en-suite.

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Plot 5 1,397 Sq.Ft



Ground Floor

- * Kitchen/Dining/Sitting Room 9.1m x 3.2m
- * Utility Room 2.9m x 2.0m

First Floor

- * Family Room 5.1m max x 3.2m max
- * Bedroom 1 4.1m x 3.2m

Second Floor

- * Bedroom 2 4.1m x 3.2m
- * Bedroom 3 5.2m max x 2.8m max

Plot 6 1,470 Sq.Ft



Ground Floor

- * Kitchen/Dining/Sitting Room 8.6m x 4.5m max
- * Utility Room 2.7m x 1.9m

First Floor

- * Family Room 5.4m max x 3.1m max
- * Bedroom 1 3.7m x 3.6m

Second Floor

- * Bedroom 2 4.2m x 3.4m
- * Bedroom 3 3.4m max x 2.4m max

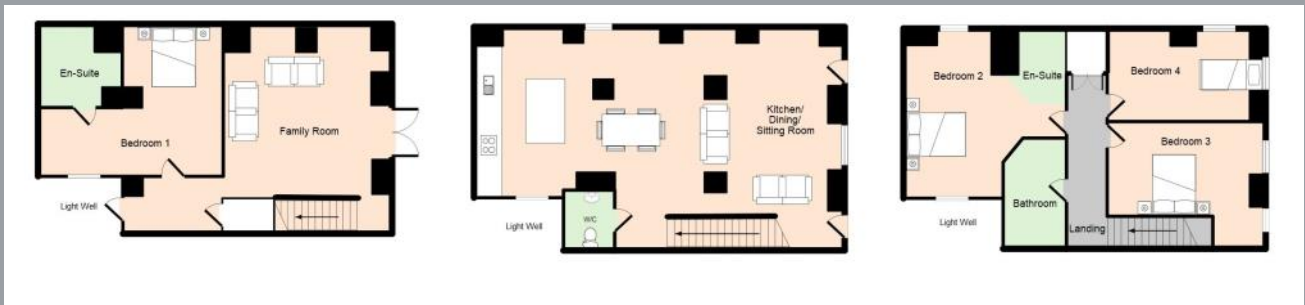
Plots 7, 8 & 9

Plots 7, 8 and 9 enter into welcoming first-floor entrance hallways with a practical cloakroom and stairs rising and falling to alternative floors. A door from the entrance hall opens into the generous, open plan lounge with bi-fold doors to the courtyard, a formal dining area and comprehensive kitchen. To the first-floor, separate doors lead to a styled family bathroom and three bedrooms; the principal bedroom with an en-suite. The ground-floor affords a variety of solutions to meet today's modern generational needs and a sense of independent living; a principal bedroom with en-suite and a spacious family room with bi-folding doors to a practical outdoor space.

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Plot 7 2138 Sq.Ft



Ground Floor

- * Family Room 6.2m x 4.7m
- * Bedroom 1 4.7m max x 2.9m max

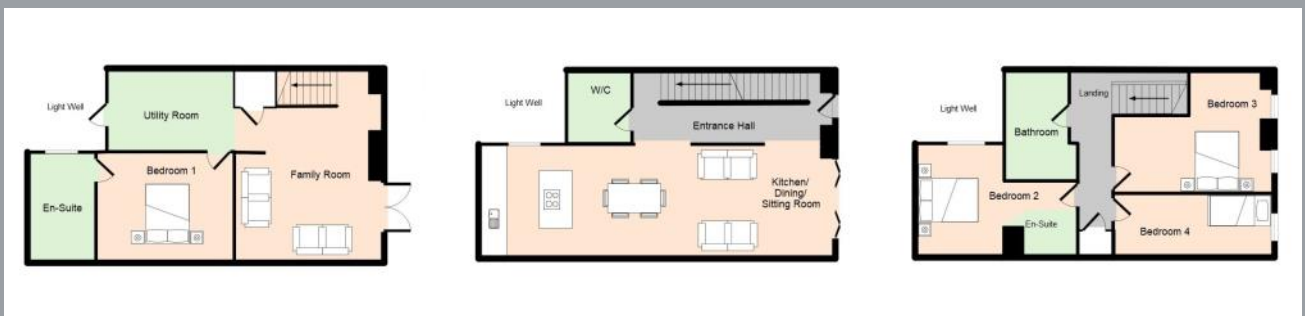
First Floor

- * Kitchen/Dining/Sitting Room 11.4m x 5.2m max

Second Floor

- * Bedroom 2 5.2m x 3.1m
- * Bedroom 3 4.8m x 2.9m
- * Bedroom 4 4.8m x 2.8m

Plot 8 1860 Sq.Ft



Ground Floor

- * Family Room 6.5m x 3.4m
- * Bedroom 1 4.4m max x 3.4m max

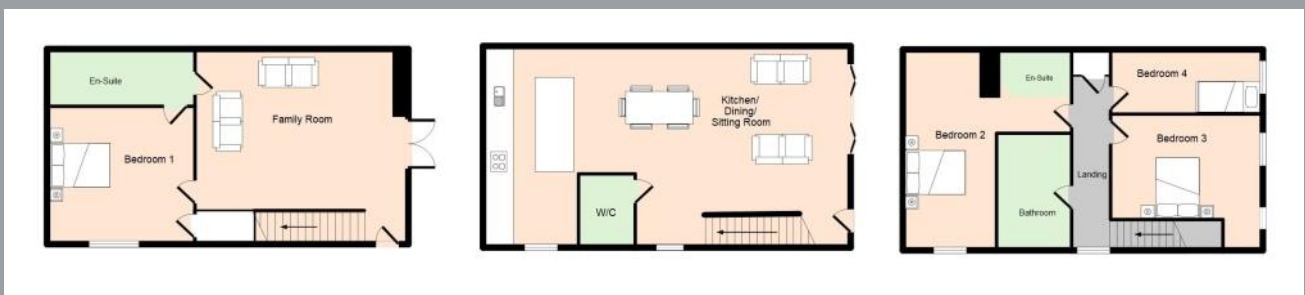
First Floor

- * Kitchen/Dining/Sitting Room 10.9m x 3.5m

Second Floor

- * Bedroom 2 3.5m max x 2.6m min
- * Bedroom 3 4.9m x 3.8m
- * Bedroom 4 4.9m x 2.0m

Plot 9 2160 Sq.Ft



Ground Floor

- * Family Room 6.2m x 6.0m
- * Bedroom 1 4.6m x 4.4m

First Floor

- * Kitchen/Dining/Sitting Room 11.4m max x 3.9m min

Second Floor

- * Bedroom 2 6.2m max x 2.8m min
- * Bedroom 3 4.6m x 2.9m min
- * Bedroom 4 4.6m x 2.0m

Specification

An EAM Development home is finished to a standard high specification from build through to the finishing touches of fixtures and fittings. To include:

Interior Features and Decoration

- * Solid Oak internal doors
- * Frelan door ironmongery
- * Internal decoration in white and white satin
- * Artic Grey Wood effect tile flooring to ground floor
- * White brick wall tiles and Marble effect gloss floor tiles to bathrooms
- * Carpeted staircases and reclaimed wood flooring to bedrooms and hallways

Kitchens and Larders

- * Contemporary Concrete formed effect cabinet doors
- * Slender black ironmongery
- * White Quartz worktops and upstands
- * Stainless Steel 1½ bowl Rangemaster sinks
- * Black Abode Pico mono mixer taps
- * Integrated AEG double electric oven
- * Black AEG Glass hob
- * Eclipse angled black Glass cooker hood
- * Integrated fridge, freezer, dishwasher and washer dryer



Bathrooms and En-Suites

- * RAK Series sanitary ware throughout
- * Freestanding Aquatrend bath and mixer taps
- * Close couple toilets with soft closing seats and covers
- * Black framed shower enclosure
- * Back lit mounted mirrors and chrome heated radiator

Electrics, Lighting and Heating

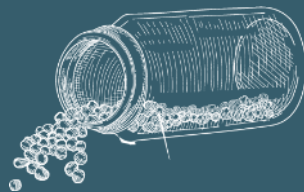
- * Mains connected smoke detectors and Ring System intruder alarm
- * Samsung Air Source Heating
- * Underfloor heating to ground floor and radiators to other levels

Exterior Features

- * Golden gravel driveway finish
- * Ring System doorbell, light and outside tap
- * Allocated parking and bin storage
- * Enclosed courtyard gardens with mix of stone and artificial lawn

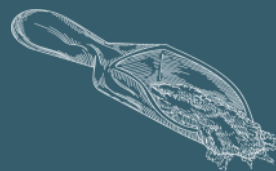
Guarantees

- * 10 year Internal Construction Warranty
- * Warranty to central heating system
- * Manufactures warranty to appliances



Development key features

- * Contemporary Renovation
- * Urban Styled Accommodation
- * Sociable Open Lounge, Dining Area & Kitchen
- * Two Allocated Parking Spaces
- * Enclosed Low Maintenance Courtyards
- * Versatile Three Storey Accommodation
- * Four or Five Bedrooms
- * Principal Bedrooms with En-Suite
- * Retained Character Features
- * Approximately 10 Miles to Downham Market & Swaffham
- * Air Source Heating
- * 10 Year Warranty





*Images are representative of plot 5.



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For more information or to arrange a viewing please contact:

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