



HARGHAM ROAD
SHROPHAM

SOWERBYS
Land & New Homes Specialists



AERIAL CGI

THE DEVELOPMENT

A collection of just six executive detached homes, offered in abundance. A chance to acquire an unique individual home, seldom available within the desirable Breckland area.

These homes are the perfect package, just two miles from the A11. A fusion of contemporary design and spacious comfortable family living awaits you in the village of Shropham.

The properties are covered by a 10 year warranty for peace of mind, with choices of finish (including kitchen) are available subject to the timing of your reservation. The anticipated completion date is late 2022 / early 2023.





NORWICH MARKET



ATTLEBOROUGH



THETFORD FOREST

SHROPHAM

The property is in the centre of the Breckland village of Shropham, conveniently located within easy reach of the A11 giving access to Norwich, Cambridge and London.

Your closest town, just a short drive away is Attleborough, which offers a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloo and Combat Paintball. Attleborough also includes a train station offering a direct line to Cambridge and Norwich, both with connecting services on to London.

The historic Cathedral City of Norwich, is found 20 miles to the north by car and has everything you would desire from a vibrant regional capital, including Norwich international Airport which caters for both domestic and international flight destinations.

NORWICH QUAY SIDE





POPPY VIEW

The hallway entrance has the essential cloaks cupboard and off to the left is the study – perfect for those working from home. French doors lead through to the stunning open plan area which stretches right across the rear. A low level elongated electric fire provides a focal point and separates the lounge and dining areas, whilst the over-sized central island greets you to the kitchen area.

Kitchens are somewhat of a speciality for the developer and such luxuries as stone worktops, boiling water tap and self-venting hob are all on offer. You will not be disappointed and the developer welcomes you to an array of choices with the finish.

The countryside views are emphasised by the expanse of glass including two sets of bi-folding doors across the rear. There is also a separate utility room with access to the outside and a downstairs WC of course.

The first floor offers four double bedrooms all generous in proportion. The principal bedroom suite is stunning offering countryside views, walk-in dressing room and en-suite. All four bedrooms share these wonderful south facing views whilst there is an additional en-suite and a family bathroom.

Externally the property is equally well equipped. A superb south facing rear garden, abundance of driveway, garage with electric door and the popular addition of a cart-lodge all make for the complete package.

MEASUREMENTS

GROUND FLOOR

Kitchen/Dining Room
22' 7" x 17' 8" (6.9m x 5.4m)

Sitting Room
21' 7" x 17' 8" (6.6m x 5.4m)

Study
12' 9" x 8' 2" (3.9m x 2.5m)

Utility Room
17' 0" x 8' 2" (5.2m x 2.5m)

FIRST FLOOR

Bedroom One
17' 8" x 12' 5" (5.4m x 3.8m)

Bedroom Two
16' 8" x 15' 1" (5.1m x 4.6m)

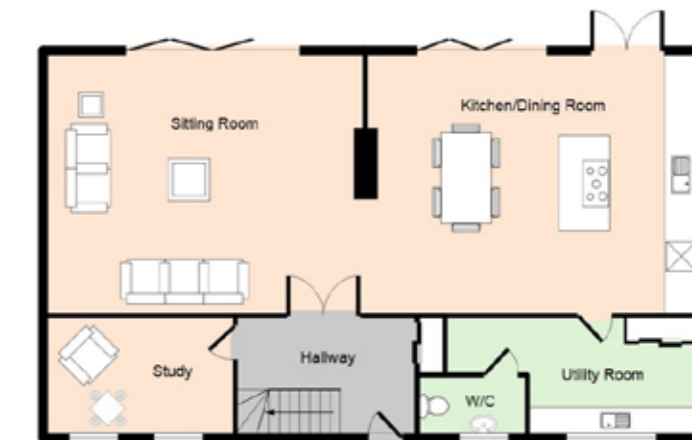
Bedroom Three
13' 9" x 10' 9" (4.2m x 3.3m)

Bedroom Four
13' 9" x 10' 5" (4.2m x 3.2m)

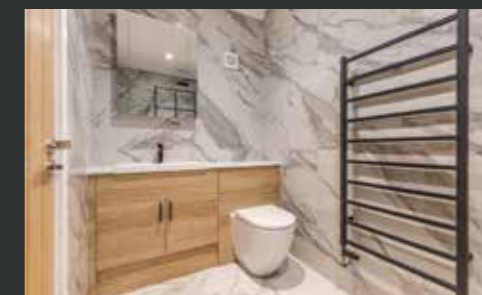
Please note, maximum measurements displayed

KEY FEATURES

- Stunning Contemporary Design
- Spacious Driveway
- Principal Bedroom Suite with Dressing Room
- 10 Year Warranty
- Choice of Bespoke Kitchen Included
- Field Views to Rear
- Generous 1/3 Acre Plot (stms) of A11
- Perfect for Commuting , Within 2 Miles
- Garage and Cart Lodge



“NORWICH HAS A
MODERN CULTURAL
FEEL WITH BEAUTIFUL
HERITAGE, DYNAMIC
NIGHTLIFE,
SOPHISTICATED
SHOPPING AND
MOUTH-WATERING
RESTAURANTS”



* Please note that all internal images are representative of plot 6.



FERN LODGE & GRAPES MEADOW

The hallway entrance has door to downstairs WC and off to the left is the study – perfect for those working from home. French doors lead through to the stunning open plan area which stretches right across the rear. A low level elongated electric fire provides a focal point and separates the lounge and dining areas, whilst the over-sized central island greets you to the kitchen area.

Kitchens are somewhat of a speciality for the developer and such luxuries as stone worktops, boiling water tap and self-venting hob are all on offer. You will not be disappointed and the developer welcomes you to an array of choices with the finish.

The countryside views are emphasised by the expanse of glass including two sets of bi-folding doors across the rear. There is also a separate utility room with access to the outside.

The first floor offers four double bedrooms. The principal bedroom offers countryside views, en-suite and an expanse of fitted wardrobes. Bedroom two also offers en-suite and there is also a family bathroom.

Externally the property is equally well equipped. A superb south facing rear garden, abundance of driveway, garage with electric door and the popular addition of a cart-lodge all make for the complete package.

KEY FEATURES

- Two En-Suites
- Choice of Bespoke Kitchen Included
- Generous 1/3 Acre plot (stms)
- Garage and Cart Lodge
- Spacious Driveway
- Stunning Contemporary Design
- Field Views to Rear
- Perfect for Commuting, Within 2 Miles of A11
- 10 Year Warranty

MEASUREMENTS

GROUND FLOOR

Kitchen/Dining Room
23' 3" x 16' 8" (7.1m x 5.1m)

Living Room
18' 8" x 16' 4" (5.7m x 5.0m)

Study
16' 4" x 10' 5" (5.0m x 3.2m)

Utility Room
10' 9" x 8' 10" (3.3m x 2.7m)

FIRST FLOOR

Bedroom One
13' 5" x 13' 5" (4.1m x 4.1m)

Bedroom Two
12' 5" x 10' 5" (3.8m x 3.2m)

Bedroom Three
12' 5" x 10' 9" (3.8m x 3.3m)

Bedroom Four
10' 9" x 8' 10" (3.3m x 2.7m)

Please note, maximum measurements displayed



*Grapes Meadow floorplan above. Fern Lodge is handed

SPECIFICATION

KITCHEN / UTILITY ROOM

- Fully fitted bespoke kitchen units & utility room wall and base units in a choice of colour.
- Granite or quartz work surfaces with matching upstands.
- Undermount 1.5 bowl sink in a choice of finish.
- Boiling water tap.
- Bosch or Neff oven, combination microwave, warming drawer, integrated dishwasher and induction venting hob.
- LED lighting underneath wall cabinets.
- Porcelain floor tiles with a choice of finish.

BATHROOM / ENSUITES

- Porcelain wall tiling with luxury vinyl tiles to floors.
- RAK ceramic sanitary ware.
- Shower enclosures with a choice of finish.
- Shower trays with a choice of finish.
- Designer vertical towel warmers to bathroom and master ensuite.

INTERIOR FINISH

- Skirting and architraves in white satin.
- Oak internal doors.
- Oak crafted timber stair balustrades and handrail.
- Brushed or polished chrome door

furniture.

- Walls to be finished with a choice of colour.
- Ceilings to be finished in white matt emulsion.
- Smooth plastered ceilings throughout.
- Carpets (where applicable) with choice of finish.

ELECTRICAL FITTINGS

- Brushed or chrome sockets & switches.
- Brushed or chrome ceiling LED down lighters to kitchen, bathroom and ensuites.

- Pendant lighting to all other locations including the use of energy efficient light fittings.
- Shaving points to all ensuites.
- Exterior power point.
- Heating via air source heat pump with underfloor heating to ground floor

EXTERNAL & GARAGE

- Electric sectional roller doors.
- Double sockets and lighting to garage.
- Anthracite doors and windows.
- Seeded rear garden.
- Feather edge 6ft panel fencing with concrete posts and gravel boards.

- Open post and rail fencing front & rear.
- Natural stone or equivalent paving as per plans.
- Front and rear external lighting.
- Stone driveway.
- Outside tap.

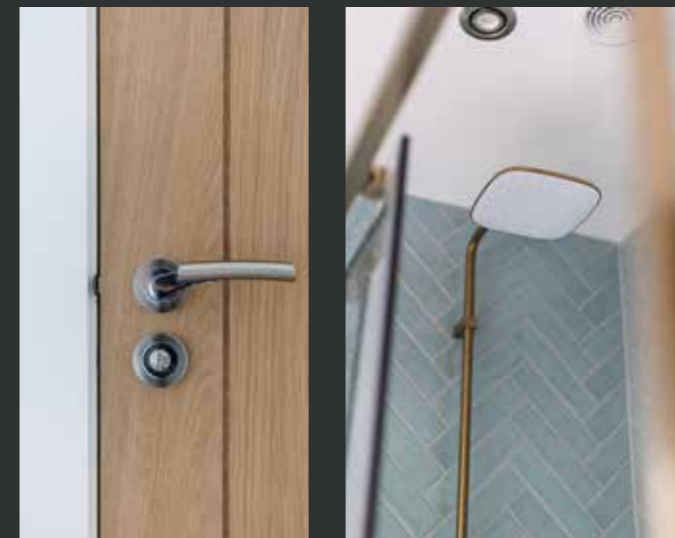


THE DEVELOPER

Founded in 2003, Newrooms are proud to be a totally independent showroom offering a wide range of products. With all designs being completely unique and tailored, Newrooms are the recommended expert retailer, which never compromise on quality or their friendly, straight forward attitude to customer service.



“WYMONDHAM IS
A BUSTLING TOWN,
FAMOUS FOR ITS
ABBEY, AND OFFERS
DIRECT TRAIN
LINKS TO NORWICH,
CAMBRIDGE AND
LONDON, KINGS
CROSS”



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