

## Langley Green, Langley, Norwich

Guide Price £695,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Brand New Modern Home
- ✓ Approx. 1800 Sq ft (stms)
- ✓ Approx. 0.25 Acre Plot (stms)
- ✓ Air Source Heating
- ✓ Sitting Room & Study
- ✓ Open Plan Kitchen/Living with Bi-Fold Doors
- ✓ Four Double Bedrooms
- ✓ Panoramic Field Views with Balcony

To arrange an accompanied viewing please call our Poringland Office on 01508 356456

**STARKINGS  
&  
WATSON**





UNDER CONSTRUCTION this substantial BESPOKE and HIGH SPECIFICATION home will offer over 1800 Sq ft (stms) of accommodation, and a PLOT close to 0.25 ACRES (stms), with PANORAMIC FIELD VIEWS to rear. POTENTIAL exists to PERSONALISE the build at an early stage, whilst the property will be LOADED with a MIX of MODERN CHARACTER including OAK WOOD DOORS and STAIRS, whilst being completed with ENERGY EFFICIENCY in mind, incorporating an AIR SOURCE HEATING SYSTEM providing underfloor heating to the ground floor via SMART THERMOSTATS with WIFI CONTROL. CAT5e NETWORKING will be installed throughout allowing for HIGH SPEED CONNECTIONS, whilst CCTV will be provided. The accommodation comprises a HALL ENTRANCE, STUDY, CLOAKROOM, SITTING ROOM, utility room, and the HIGH QUALITY KITCHEN with GRANITE/HARD WOOD WORK TOPS and INTEGRATED APPLIANCES. FOUR DOUBLE BEDROOMS lead off the landing, with an EN SUITE and FAMILY BATHROOM including RAINFALL SHOWERS.

#### LOCATION

The village of Langley is set just ten minutes outside Loddon and offers a wealth of countryside pursuits and walks. Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR14 6DG), but to help you... Leave Norwich via the A146 Loddon Road, continue to follow the

road for approximately 8 miles and take the slight left onto Norwich Road signposted Loddon & Chedgrave and take an almost immediate left onto Big Back Lane. At the end of Big Back Lane take a right onto Langley Road and an immediate left on to Snow's Lane which becomes Gentleman's Walk. Follow this road for approximately a mile and at the T junction turn left onto Langley Street. The property can be found along this road on the left hand side indicated by our For Sale board.

#### KITCHEN/DINING ROOM

Spanning the width of the property with panoramic field views and bi-folding doors onto the rear garden. Finished with a high quality kitchen with granite/hardwood worktops and splash backs. Integrated appliances supplied. LVT Flooring.

#### BATHROOM & EN SUITE

High quality suites with rainfall showers. Tiled splash backs. LVT/tiled Flooring.

#### ELECTRICAL

High quality white sockets and switches with at least 4 double sockets in all habitable rooms.

#### LIGHTING

LED Lighting throughout. White down lighters in kitchen, utility room, bathrooms, en-suites and hallways (IP rated where required for building regs).

#### TECHNOLOGY

CAT5e networking installed throughout the house with at least 2 connections to each habitable room. Networking allows for reliable high speed connections at (up to 1Gb/s) to devices such as smart TV's. Fixed network security cameras provided front and rear.

#### STAIRS TO FIRST FLOOR LANDING

Oak stairs (except treads and risers which are carpeted).

#### INTERNAL DOORS

Oak doors with brushed chrome door handles.

#### WALL FINISHES

Painted with high quality matt white emulsion.

#### SKIRTING AND ARCHITRAVES

150 mm Ogee skirting and 70mm Ogee architrave finished in white satin.

#### FLOOR COVERINGS

Good quality twist pile carpet from standard range in neutral colour.

#### HEATING AND HOT WATER

Air source heating providing up to 4kw of heat for every 1kw used. Unvented hot water cylinder with backup immersion heater. Underfloor heating on ground floors. 'Smart' thermostats with WiFi allowing for remote app control, radiators to first floor rooms with chrome towel rads in bathrooms.

#### CAR PORT/CANOPY

LED strip lights (IP Rated). Wiring for EV Charger.

#### LANDSCAPING

Natural stone paving/ patio to front and rear with rear and front lawns (either seed or turf depending on time of year).

#### ENTRANCE HALL

9' 10" x 9' 6" (3m x 2.9m)

#### STUDY

9' 6" x 7' 6" (2.9m x 2.3m)

#### SITTING ROOM

18' 8" x 14' 5" (5.7m x 4.4m)

#### KITCHEN/DINING ROOM

31' 5" x 17' 0" (9.6m x 5.2m)

#### UTILITY ROOM

10' 9" x 7' 10" (3.3m x 2.4m)

#### BEDROOM 1

16' 4" x 14' 5" (5m x 4.4m)

#### EN SUITE

8' 6" x 4' 11" (2.6m x 1.5m)

#### BEDROOM 2

16' 0" x 14' 5" (4.9m x 4.4m)

#### BEDROOM 3

12' 9" x 11' 5" (3.9m x 3.5m)

#### BEDROOM 4

10' 9" x 9' 6" (3.3m x 2.9m)

#### FAMILY BATHROOM

9' 6" x 7' 6" (2.9m x 2.3m)

#### AGENTS NOTE

Standard specification only applies to the property named above at the asking price listed.

All options are subject to charges. These will be quoted and agreed before any work is carried out and any options specified must be paid in full before completion.

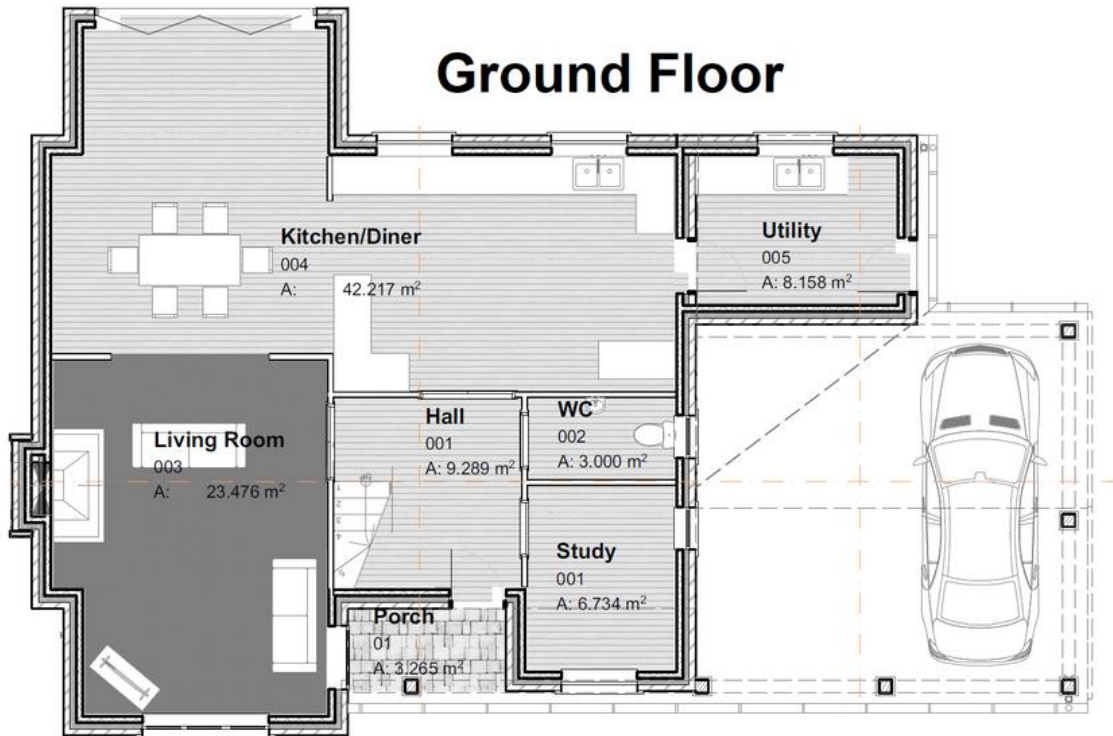
All options are subject to the current state of build and some will not be available or will increase in cost depending on how far the build has progressed.

Specifications are subject to variation and change.

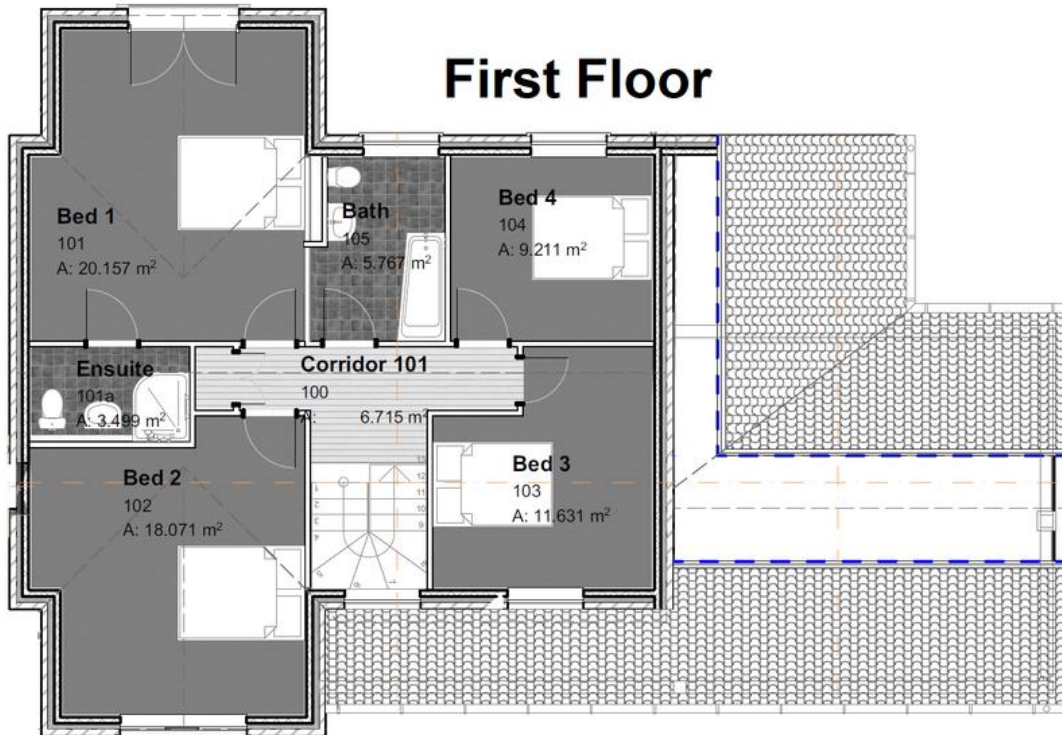




## Ground Floor



## First Floor



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Centralised Hub:

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP

01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk

starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson. Company Registration Number 10386501  
Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA  
VAT Registration Number 253 994 172