



INTRODUCING

The Heron

The Old Coach Yard, Foulton

SOWERBYS



“Foulden exudes the opportunity for a family life in the countryside.”



Foulden

A PLACE TO CALL HOME

Wrapped in a patchwork of rolling farmed fields, the idyllic rural village of Foulden lies on the very fringe of the sprawling Thetford Forest Park and amidst the many tributaries of the nearby meandering River Wissey.

Encircled by flourishing countryside and resting on a subtle

prominence, this pretty village overlooks the surrounding valley from where it naturally derived its name; fowl and den, meaning the hill frequented by wildfowl.

Whether rambling along a riverbank or walking in the wooded common, Foulden exudes the opportunity for a family life in the countryside.

Further afield, the historical market towns of Swaffham, where poultry auctions and sheep fairs remain a way of life and locally sourced produce can be sought, and Thetford and Downham Market where mainline trains can export you around the county and beyond.



“Foulden is a place you find, a secret wrapped in the countryside.”

Peter Hurrell

Land & New Homes Manager



Sitting Room
6.2m x 4.5m

Kitchen/Dining Room
7.4m x 3.0m

Study
2.9m x 2.7m

Bedroom 1
4.6m x 3.3m

Bedroom 2
3.3m x 3.2m

Bedroom 3
4.3m x 2.7m

Bedroom 4
3.5m x 2.7m

The Heron

Key Features

Located to the right hand side of a shared approach and towards the front of the development, The Heron enjoys its own outdoor space and garaging.

The ground floor accommodation embraces the versatility

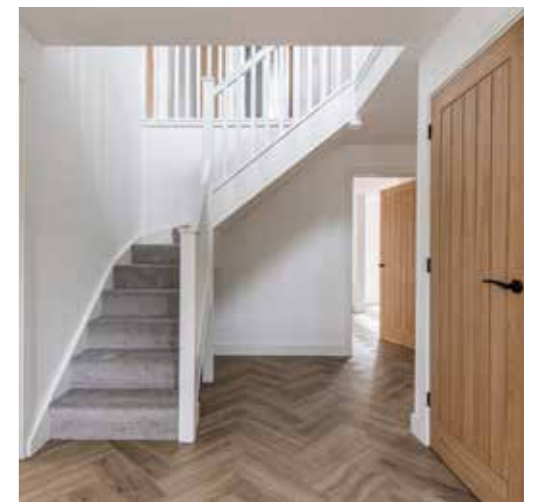
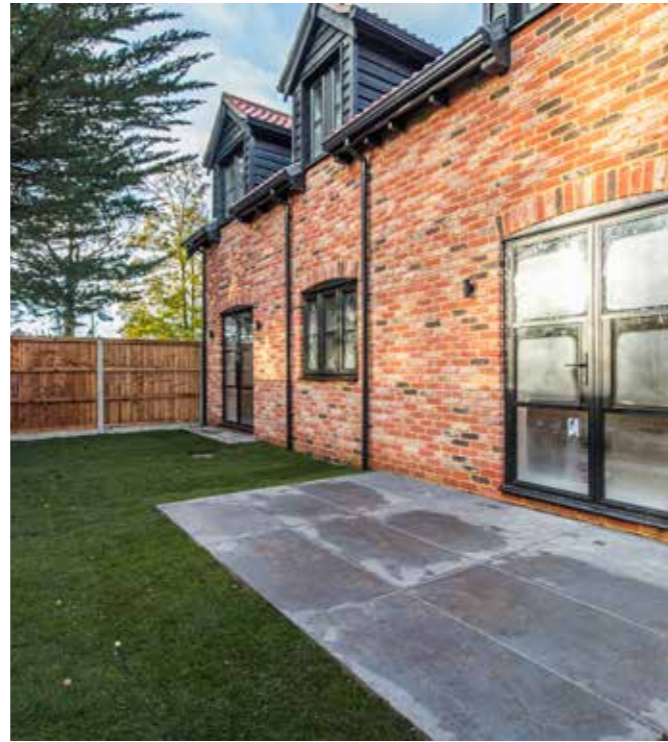
required of a modern family lifestyle, with a sociable open plan kitchen and dining area, complemented by double doors out onto a rear terrace and a separate family sitting room with additional double doors to the rear garden, a home office or

study and a cloakroom.

To the first floor, a family bathroom, a principal bedroom with en-suite and three further bedrooms, completes the accommodation.

- Living Space Approximately 1,571 sq.ft
- Four Bedrooms
- Principal Bedroom with En-Suite
- Sociable Open Kitchen and Dining Area
- Separate Sitting Room, Home Office and Cloakroom
- Off-Road Parking and Garage
- Timber Fencing and Lawned Garden







Specification

A Green New Builds 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

- White painted walls and woodwork.
- Oak interior doors with black handles.
- Exposed brick hearth with oak bressimer.
- Luxury Vinyl Wood effect flooring to entrance hallway, receptions rooms, kitchen and dining area.
- Tiled flooring to bathrooms and ensuites.
- Carpeting to stairways, landing and all bedrooms.
- A mix of spot and pendant lighting.
- Television points in all bedrooms and living areas.
- Underfloor heating to ground floor and radiators to first floor.

Kitchen Areas

- Shaker style kitchen units with brass handles.
- Oak worktops and upstands.
- Five ring hob with black extractor and splashback.
- Integrated oven with grill under.

- Integrated fridge, freezer, dishwasher, washer dryer and wine cooler

Bathroom Areas

- White sanitary wear with brass fittings.
- Bathroom wall radiator.

Exterior Features and Decoration

- Antique weathered brickwork and red double pantiles.
- Black fascias, cladding, guttering and downpipes.
- Black windows, exterior doors and external lighting.
- Electric black roller garage door.
- Gravel driveways and an anthracite sandstone terrace .
- Featheredge fence panels.
- Lawned garden and outside tap.
- Air source heat pump.



Site Key Features

- Ready to Occupy Early 2023
- Collection of Three Family Homes
- Four Bedrooms, Principal with En-Suite
- Versatile Living Accommodation
- Off-Road Parking and Garaging
- Air Source Heating System
- 6 Year Professional Consultants Certificate
- Rural Village Location
- Beautiful Surrounding Countryside
- Reputable Local Developer
- Neighbouring Market Towns of Swaffham, Thetford and Downham Market
- A Service Charge will Exist for the Maintenance of Shared Areas





The Kingfisher

The Mallard

The Heron

The Develoment

Resting on the edge of the village, ideally located for social occasions at the village hall and overlooking open fields to the front, The Old Coach Yard is an appealing collection of three, four bedroom, family homes nestled off a passing country lane.

Green New Builds

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

The examples on the opposite page are of a previous development.





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SOWERBYS
Land & New Homes Specialists