



Silver Birches  
Howletts Loke | Salhouse | Norfolk | NR13 6EX

# A WELL-KEPT SECRET



“Tucked away in the popular Broadland village of Salhouse, this newly-built home enjoys a superb setting. You’re beautifully secluded and well away from the road at the end of a long private drive, yet you can walk to the train station or drive to Norwich in five or ten minutes. So convenient for making the most of the area, the property is also designed to be perfect for any couple or family, with plenty of space and a versatile layout.”



# KEY FEATURES

- A Detached Modern Bungalow situated in the Popular Village of Salhouse
- Three Double Bedrooms; Family Bathroom
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room with Separate Utility Room
- Sitting Room
- Underfloor Heating Throughout with Air Source Heat Pump and CAT 6 Cabling
- Fenced Rear Garden with Patio Area
- Garage and Long Drive with Plenty of Parking
- The Accommodation extends to 1,512sq.ft
- Energy Rating: B

This is a wonderfully easy move – all the hard work has been done for you. With everything brand new, you can move straight in and enjoy the property right from the start. Ideal for entertaining or for today's busy families, the lifestyle on offer here is an enviable one. The perfect balance of country living with access to the city.

## Perfectly Pristine

On an exclusive development of just two brand new properties sharing a long private driveway, this is a real gem. You can't be seen from the road, you have neighbours around, but you're nicely secluded, so you can relax in peace and quiet in the sunny garden. A stone's throw from Salhouse station, you can jump on a train and be in the centre of Norwich in just ten minutes. There are regular buses too – and the Broadland Northway and village of Rackheath are just a couple of minutes by car. You can walk to the picturesque Salhouse Broad for a spot of birdwatching or paddleboarding, with the nearest shop only a mile away. There's an excellent fish and chip shop in neighbouring Rackheath too.

## Get Set For The Future

The single-storey property has plenty to offer, and it's been built with an eye on the future, to make sure it stands the test of time and is well set for the years to come. There's underfloor heating throughout the whole property, with an air source heat pump. As you'd expect, this home is well insulated and double glazed, so it holds the heat well too. The owner has chosen high-quality fixtures and fittings, including a gorgeous classic Shaker kitchen, stylish bathrooms with a boutique hotel feel, solid oak flooring in the kitchen and solid oak doors throughout.





# KEY FEATURES

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## An Excellent All Rounder

You head down the drive to the two properties and find this one straight ahead of you. There's an attractive lawned area to the front and a private driveway leading to your garage. You can enter the house here, into the utility room, or make your way round to the front. Coming into the entrance hall, you have a door to the kitchen to your left. This beautiful room has plenty of space for a family table and is a brilliant entertaining area. Dual aspect, it gets the best of the morning sun, so it's a great cheerful place for breakfast. You can imagine gathering all your family here for Sunday lunch, or having cosy evening suppers with friends. At the far end of the property is the main sitting room, also dual aspect to get both morning and afternoon sun. Double doors to the rear lead out to the patio. There are three double bedrooms running along the back of the house, all overlooking the garden. The principal has an en-suite shower room, while the other two share a family bathroom in the centre of the property. You could have one of the bedrooms as a home office, hobby room, formal dining room or playroom if preferred. The garden has been laid to lawn and is currently a blank canvas – ideal as it is for children to play, but having scope for a keen gardener to indulge their hobby and create something very special.



















# INFORMATION

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## On The Doorstep

Salhouse is a large village which is split into two parts. The railway is found in one part and a good mile or so, the other part of the village boasts a fine pub, a post office and Salhouse Broad. There is a good range of amenities in nearby Wroxham, with Roys of Wroxham stores and supermarket, pubs, café's, and restaurants. Nearby Blofield and Blofield Heath provides shops, a fish and chip shop, chemist, hairdresser, doctors' surgery, library and school. There are good leisure facilities in Blofield too, with Plantation Park Recreation Ground not far away, bowls, plus hard and grass tennis courts also available in the village.

## How Far Is It To?

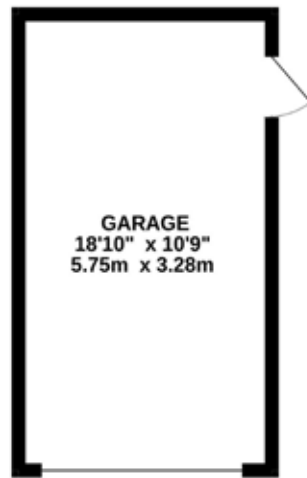
Salhouse lies 7 miles east of the cathedral city of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

## Directions

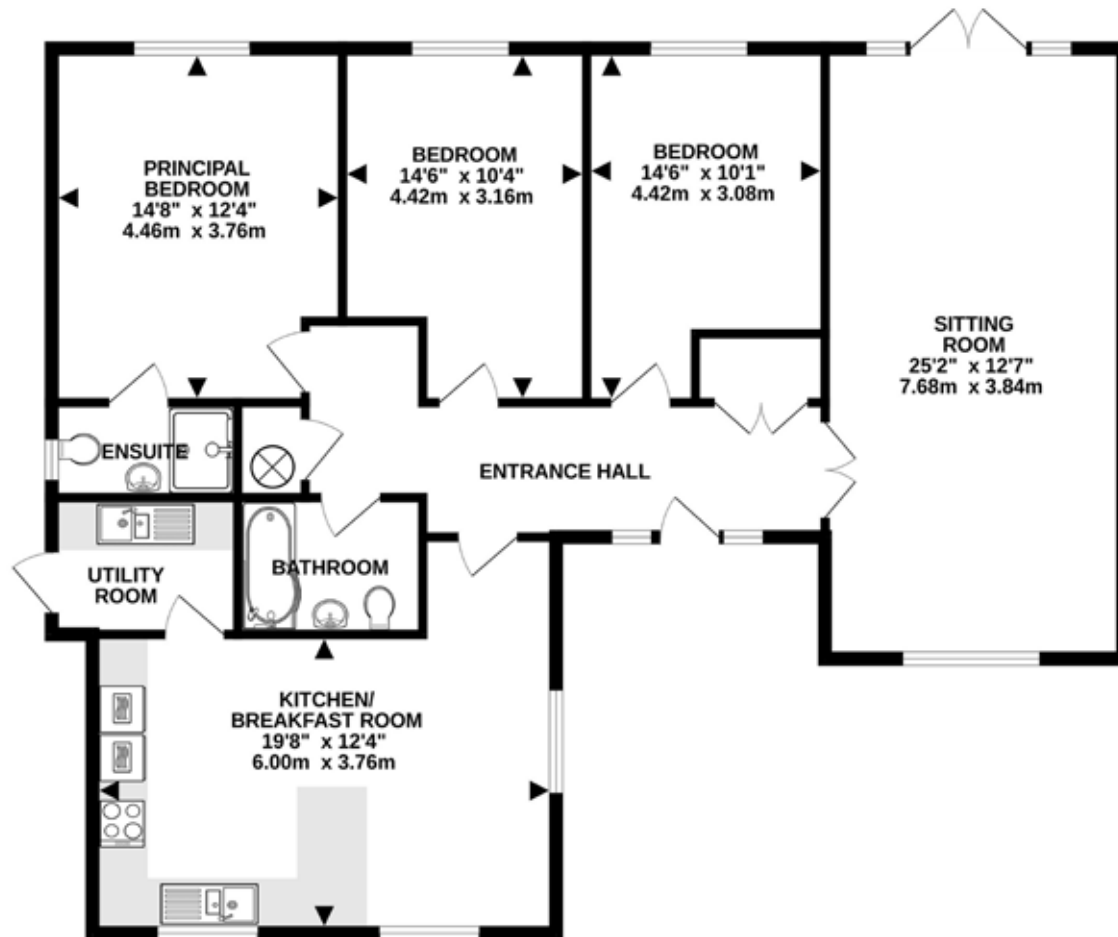
Leave Norwich on the Salhouse Road, at the roundabout take the 2nd exit and stay on Salhouse Road. Go over 1 mini roundabout and continue onto Norwich Road. Turn left onto Station Road and then right onto Howlett's Loke., whereby the property will be located by a Fine & Country For Sale Board.

## Services, District Council and Tenure

Air Source Heat Pump,, Mains Water, Mains Drainage  
Broadland District Council - Council Tax Band - yet to be assigned  
Freehold



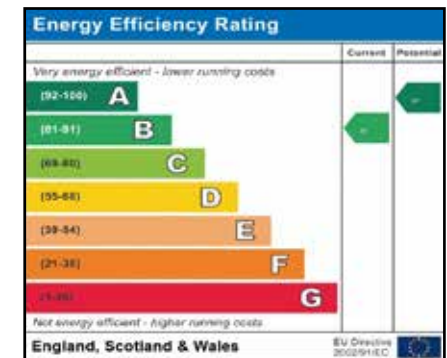
GARAGE  
203 sq.ft. (18.8 sq.m.) approx.



GROUND FLOOR  
1310 sq.ft. (121.7 sq.m.) approx.

TOTAL FLOOR AREA : 1512 sq.ft. (140.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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