



STOW ROAD
MAGDALEN

SOWERBYS

Land & New Homes Specialists



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MAGDALEN

A captivating residential project situated in the charming neighbourhood of Magdalen, this development consists of two contemporary three-storey homes which epitomise a harmonious blend of style and functionality.

Standing side by side, these homes offer not only a visually appealing facade but also a range of practical features. Nestled amidst a serene rural setting, they provide elevated vantage views of the picturesque surroundings, creating a truly idyllic living experience.

Designed with the needs of today's versatile modern families in mind, these homes are meticulously crafted to cater to every aspect of modern living.



ROLLING COUNTRYSIDE, MEANDERING BANKS... NORFOLK LIVING

A picturesque village which exudes charm and tranquillity, Magdalen is nestled amidst the rolling countryside, and along the meandering banks of majestic River Great Ouse. The village is adorned with quintessential cottages, adding to the timeless beauty of the surrounding landscape.

Boasting a close-knit community, where residents take pride in preserving the village's heritage. The parish church, St. Mary Magdalen, stands prominently at the heart of the village, its medieval architecture a testament to the past. The churchyard is a peaceful retreat, with ancient gravestones and a serene atmosphere that invites contemplation.

Nature lovers will find solace in the surrounding countryside, where gentle meadows, lush green fields, and meandering streams beckon exploration. Magdalen is also home to a vibrant wildlife population, with various species of birds, deer, and other creatures inhabiting the area.

Despite its small size, there's a sense of community spirit through local events and gatherings. The nearby railway station, which can be seen on the horizon in the neighbouring village of Watlington, offers an enviable host of commutable solutions, whether it's train services to London, Cambridge or nearby King's Lynn.

A short distance upriver, at the mouth of the Great Ouse, is the nearby historic port town of King's Lynn, which has been a centre of trade and industry since the Middle Ages,

and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



ABOUT THE HOMES

These two contemporary three-storey new homes are designed to cater to the needs of today's modern family lifestyle.

Nestled in a rural setting, they offer picturesque views and a sense of tranquillity. The homes feature spacious levels, stylish design, and attention to detail.

The layout maximises functionality, with separate areas for relaxation, entertainment, and privacy. Open-plan living spaces create unity and connectivity, while large windows and balconies capture the surrounding views. The three-storey design provides versatility, offering each family member their own space while promoting togetherness.



| Ground Floor | | First Floor | | Second Floor | |
|--------------|-------------|-----------------------------|-------------|--------------|-------------|
| Utility Room | 3.5m x 2.6m | Kitchen/Sitting/Dining Room | 9.1m x 6.5m | Bedroom 1 | 6.4m x 2.7m |
| Shower Room | 2.4m x 1.2m | Bedroom 4/Study | 3.7m x 2.6m | Bedroom 2 | 3.8m x 3.5m |
| Garage | 6.5m x 5.2m | Balcony | 2.0m x 7.0m | Bedroom 3 | 3.5m x 2.6m |

APPROX GROSS INTERNAL FLOOR AREA: 138 sq. m
OVERALL DIMENSIONS: 172 sq. m / 1,850 sq. ft (including Garage)

Versatile Accommodation over Three Storeys

Three or Four Bedrooms

Principal Bedroom with En-Suite and Juliette Balcony

Sociable Open Living Space with Bi-folding Doors to Elevated Balcony

Ample Driveway Parking and Versatile Garaging

Picturesque Countryside Views

Enclosed Rear Lawn Garden

10 Year Warranty

Efficient Energy Rating

Air Source Heating

Ready To Move In



SPECIFICATION

EXTERNAL FINISHES

- A Traditional Red Brick and Block construction under a Dark Grey Roof Tiles with Feature Black Cladding
- Ornate Dental Brickwork Fascia with Stainless Steel and Black Water Goods
- Composite Black Doors and Bi-Folding Doors
- Light Coloured Shingle Driveway
- Timber Side Gates and Fencing with Concrete Posts and Kicker Boards
- Large Black Electric Garage Door with Power, Lighting and Resin Flooring
- Black Front, Side, Rear and Balcony Lights
- Lawned Rear Gardens and Outside Tap
- Sandstone Pathways and Rear Terrace
- Double Electric Socket to Balcony
- Mitsubishi Air Source Heat Pump

INTERNAL FINISHES

- White Painted Walls and Ceilings
- A Mix of either Sage Green or Dusk Blue Painted Wood Finishings
- Satin Clear Oak Doors with Polished Satin Chrome Ironmongery
- White Wall Sockets inclusive TV Points to Bedrooms
- Mains Smoke Detection System
- White Radiators to all floors
- Choice from a Range of Flooring to include Luxury Vinyl Tiles and Carpeting
- Chandeliers to Stairwells with a Mix of Pendant and Spot Lighting

KITCHEN AND UTILITY FINISHES

- Mix of Sage Green or Dusk Blue Units with Brushed Nickel Cup and Round Knob Ironmongery
- Storm Grey Marble effect Worktops and Upstands
- Inset Grey Granite Composite 1.5 Bowl Kitchen Sinks with Brushed Steel Swan Neck Single Lever Faucet
- Inset Stainless Steel Utility Sink with Chrome Swan Neck Monobloc Faucet
- AEG Stainless Steel Multi-Function Oven
- AEG Five Zone Black Induction Hob with Stainless Steel AEG Canopy Extractor
- Integrated Frost-Free Fridge and Freezer OR Fridge Freezer, Dishwasher and Waste Bins

BATHROOM AND EN-SUITE FINISHES

- Mix of White and Platinum Grey Sanitary Wear
- Chrome Wall Radiator
- Golden Brown Marble effect Wall Panelling
- Shaving Point

GENERAL INFORMATION

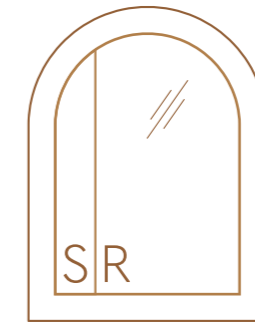
- Mains Water, Electricity and Drainage
- 10 Year Build Zone Warranty
- Manufacturer Warranty on Appliances



THE DEVELOPER

BTB & Sons are a prominent local new build specialist in Norfolk. They pride themselves on their excellent track record.

Their reputation is built on a foundation of integrity, sustainability, and a commitment to delivering top-notch craftsmanship. BTB & Sons consistently strive to provide high-quality homes meeting client desires.



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ALL ENQUIRIES
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This brochure offers a general impression of the range and quality of the homes we have on offer at Stow Road. BTB & Sons operates a policy of continuous product improvement so there could be material differences between the images and/ or specification depicted in our marketing literature compared with the final house product. Maps are not to scale. Other photographs are of the local area or are indicative lifestyle images.



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