



'LUXURIOUS MODERN HOME ON PRIVATE ROAD'
Eccles, Norfolk | NR16 2JJ

WELCOME



It would be hard to overstate what's on offer in this exquisitely appointed home. Built to a very high spec, and sold by the builder to the current owner, this modern five-bedroom, three-bathroom home is an absolute one-off. It also happens to be placed in an exceptional location – at the end of a quiet private lane with open fields behind yet just a few minutes to great road connections.







- Beautifully Looked After Home
- Immaculate Throughout
- Built in 2016/17 - Builders Warranty Remains
- Superbly Extended
- Five Bedrooms - Two Down and Three Up
- Three Bath/Shower Rooms Plus Cloakroom
- Excellent Kitchen Opening into Fabulous Garden Room with Bifold Doors
- Cosy Sitting Room with Double Sided Wood Burner
- Dining Room and Useful Study
- Delightful Gardens, Off Road Parking and Garage

“As soon as I drive up the lane, all stress melts away – it’s my little sanctuary”, says the owner, very reluctant to leave the house she loves so much. Upon entry into the large double-height entry hall, you’ll begin to see why. Deceptively spacious, the proportions inside seem somehow more expansive than they appear from the outside. The abundant space is enhanced by the use of natural materials – wood floors, exposed brick – along with wide entryways and a pale palette. The result is an airy, bright, voluminous interior with exactly the right amount of open plan living.

This is a kitchen you’ll be happy to be stuck in – and so will everyone else! Absolutely at the heart of the home, there’s plenty of room for family and guests to pitch in or mill about. White hand-built Kestrel cabinetry runs around three walls with a large iroko-topped island in the middle of the room providing plenty of storage and prep space. A splendid extra-wide stainless-steel stove will manage anything you ask of it with ease. The real joy of this magnificent kitchen, however, is its connectivity. A brick chimney breast at one end has a hearth which opens right through to the lounge next door – a cosier, carpeted room – so that the wood-burning stove can be enjoyed on both sides. But if it isn’t the moment for a roaring fire, the kitchen is also wide open to a wonderful new garden room.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















In the stunning garden room there are windows that reach the apex and skylights and bi-fold doors to the terrace all of which flood the room with light while permitting garden views on three sides of this magnificent addition – little wonder the owner has described this room as “a time thief”!

Across the hallway is the formal dining room, its wide doorway of exposed structural beams open to the centre of the house. Behind it is a study with an exposed brick feature wall. Two bedrooms on the ground floor, both with beautifully finished bathrooms, make possible single storey living if required. There is also a downstairs cloakroom.

The main bathroom upstairs is not to be missed, however, and the owner says it closed the deal for her originally. The luxurious double-ended tub is placed in just the spot for stargazing through the skylight. A niche box in a wide tiled column adjacent is perfect for candles and, says the owner, exactly the right height for a bottle of wine – as so excellently planned by the meticulous builder. The shower – wet room style – cannot be seen behind the column in this brilliantly conceived space.

Up here, all rooms lead off a landing wide enough for a seating area under the pitch of the roof. It's a soothing place to sit, but might equally make an extra workspace, if needed.

A large, air conditioned vaulted bedroom next to the bathroom features a full-height window at the gable end, while another bedroom of a similar size has access to a considerable storage room under the eaves – so much more user-friendly than an attic. The third bedroom has been converted into a sleek minimalist dressing room. Cupboards line the walls, providing organisation for even the most extensive wardrobe. What's not to like?

The plot was thoughtfully landscaped just a few years ago and the planting of the borders around the lawn is already mature and in its prime. A natural stone path wraps around the house, widening to a sheltered terrace in the lee of the garden room and lounge. South-facing, the rear of the house gets day-long sunshine. From here, views stretch over the fields beyond.

There is also a detached garage clad in attractive weathered wood to match the front elevation of the main house.



STEP OUTSIDE

Eccles offers all the quietness and seclusion you could want yet a community thrives here too. The owner has appreciated being able to wander over to the village hall on Friday nights where locals like to gather for a drink. Just two minutes up the road from this rural retreat is the arterial A11 which will get you to Norwich in 30 minutes and Cambridge in 45 minutes. The market town of Attleborough is just an eight-minute drive while Diss – on the mainline route between London and Norwich is 20 minutes away. Eccles has its own station (Eccles Road) on the Breckland Line running between Norwich and Cambridge.

Agents Notes

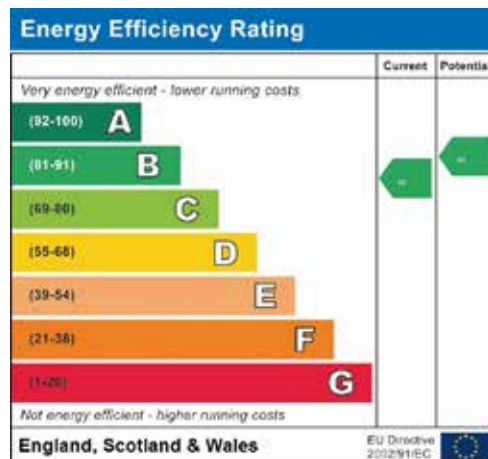
Tenure: Freehold

Local Authority: Breckland District Council - Band F

Services: Mains Water & Electricity, Private Drainage (Water Treatment Plant), Air Source Heat Pump.

Directions:

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - backfired.clubbing.com/ patrolled





Gallows lane, Eccles NR16 2JJ

TOTAL APPROX. FLOOR AREA 2,837 SQ.FT - 264 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

MAIN HOUSE	:	2,627 SQ.FT - 244 SQ.M
GARAGE	:	210 SQ.FT - 19 SQ.M
TOTAL AREA	:	2,837 SQ.FT - 264 SQ.M



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

