



SOWERBYS

Land & New Homes Specialists



Introducing Tall Trees

Resting on the south westerly fringe of this rural village, Tall Trees is a modest collection of only four, generous family homes, naturally framed by hedgerows and with a backdrop of mature tall trees screening the farmed fields to the rear.

Farmside Homes are a local development company with an enthusiasm for building beautiful, characterful modern family homes within the area.

What you can expect from your new home

- Rural riverside village location
- A collection of only four properties
- Detached family homes
- Four doubles bedroom, two with ensuite
- A mix of separate sitting rooms, study, pantry and utility room
- Sociable, open kitchen and dining areas
- Generous plots with a field view to rear
- Driveways with large detached garages
- Professional Consultants Certificate
- Air source heat pump
- Around 4 miles to Downham Market and 14 miles to Ely and King's Lynn







The Den (Home 1) The Nest (Home 4)

The Den and The Nest are approached over sweeping gravel driveways that provide ample off-road parking, as well as access to the large detached garages.

These characterful family homes enter beneath a covered Oak framed canopy into a welcoming entrance hallway with a useful cloaks cupboard and a study or home. A further door from the hallway leads to a warming feature sitting room with double doors opening into the sociable heart of this generous family home, and an open kitchen with a pantry, a utility and a dining area with twin double doors to the rear terrace.

To the first floor, a galleried landing offers a family bathroom and four double bedrooms, two with ensuite.

- Four double bedrooms, two with ensuite
- Separate sitting room and study
- Comprehensive kitchen with a pantry, utility and rear lobby
- Sociable open kitchen and dining area
- Ample off-road parking and large detached garages
- Front and rear enclosed lawn gardens with field views



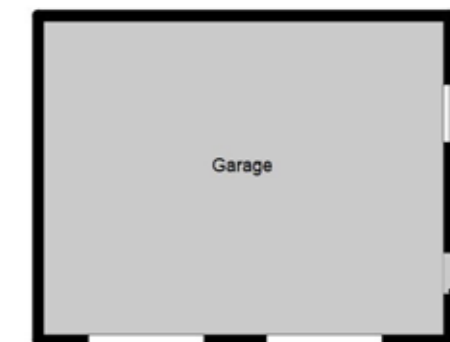
Ground Floor

| | |
|---------------------|--------------|
| Sitting Room | 4.5m x 4.1m |
| Kitchen/Dining Room | 10.1m x 3.4m |
| Study | 3.7m x 2.5m |



First Floor

| | |
|-----------|-------------|
| Bedroom 1 | 4.1m x 3.7m |
| Bedroom 2 | 3.8m x 3.7m |
| Bedroom 3 | 4.0m x 2.9m |
| Bedroom 4 | 3.8m x 3.0m |



Garage 7.1 x 5.6m

162 Sq. m. (1,744 sq.ft.)



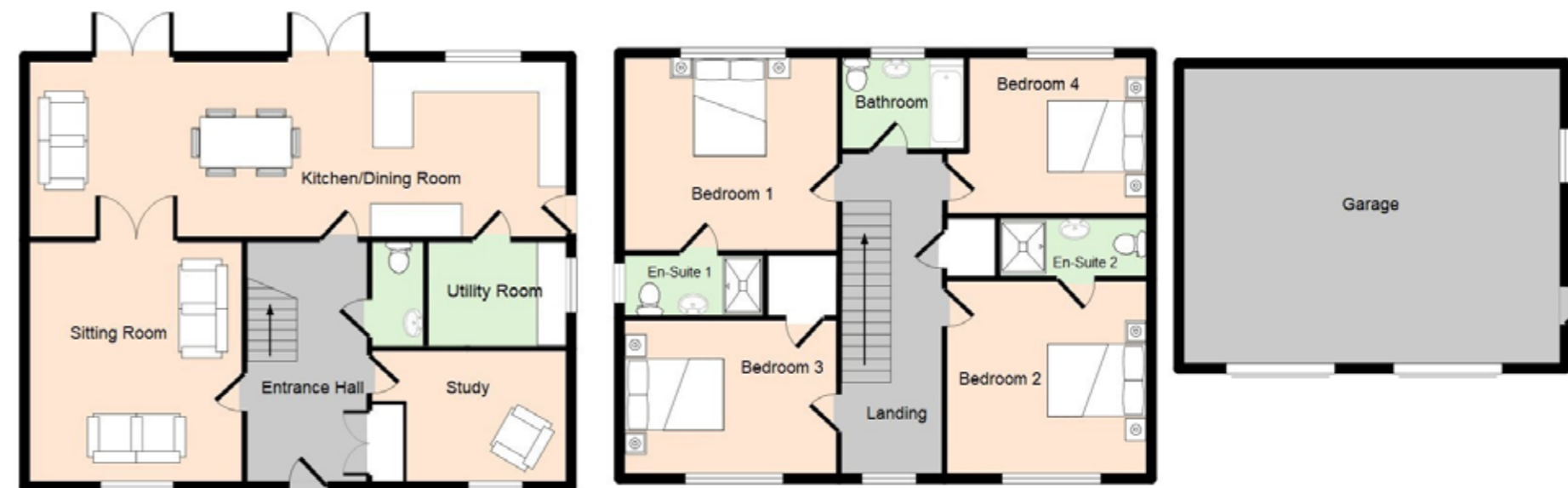
The Set (Home 2) The Burrow (Home 3)

The Set and The Burrow are approached over sweeping gravel driveways that provide ample off-road parking, as well as access to the large detached garages.

These characterful family homes enter beneath a covered Oak framed canopy into a welcoming entrance hallway with a useful cloaks cupboard and a study or home office. A further door from the hallway leads to a warming feature sitting room with double doors opening into the sociable heart of this generous family home, and an open kitchen with a utility and a dining area with twin double doors to the rear terrace.

To the first floor, a galleried landing offers a family bathroom and four double bedrooms, two with ensuite.

- Four double bedrooms, two with ensuite
- Separate sitting room, study and utility room
- Sociable open kitchen and dining area
- Ample off-road parking and large detached garages
- Front and rear enclosed lawn gardens with field views



Ground Floor

| | |
|---------------------|--------------|
| Sitting Room | 4.5m x 4.1m |
| Kitchen/Dining Room | 10.1m x 3.4m |
| Study | 3.7m x 2.5m |

First Floor

| | |
|-----------|-------------|
| Bedroom 1 | 4.1m x 3.7m |
| Bedroom 2 | 3.8m x 3.7m |
| Bedroom 3 | 4.0m x 2.9m |
| Bedroom 4 | 3.8m x 3.0m |

Garage

7.1 x 5.6m

156 Sq. m. (1,679 sq.ft.)



Village Life

The pretty, rural village of Hilgay rests due south of Downham Market and the bustling historic port town of King's Lynn, on the banks of meandering River Wissey, amongst a prominent patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes from whence it derived its Old English name - the 'island or dry ground in a marsh'.

The village provides a number of necessary amenities to enjoy a modern rural lifestyle, with a farm shop, butchers, a primary school, The Rose & Crown public house, a beautician's and a pretty Lime tree lined avenue leading to the church.

One of Norfolk's oldest market towns, Downham Market is found just 4 miles away and can traced be back to Saxon times. The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.

King's Lynn (11 miles away) has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. One of Norfolk's oldest market towns,



Specification

A Farmside Homes home is finished to a standard high specification from build through to the finishing touches of fixtures and fittings. To include...

External finishes

- Antique farmhouse style brickwork with detailed brick fascias
- Black aluminium guttering and downpipes
- Anthracite Upvc windows and composite doors
- Anthracite aluminium bi-fold doors
- Gravel driveway with Anthracite garage doors
- Black up and down lights
- Timber post and closeboard fence panels
- Outside tap

Internal finishes

- Oak veneer doors with black ironmongery
- White painted walls and woodwork
- TV points in bedrooms, living areas and kitchen
- Grey tiled flooring to reception rooms, hallway and wet areas
- Grey carpets to landing and bedrooms
- A mix of recessed and pendant lighting

Kitchen finishes

- A mix of unit styles, colour and ironmongery
- Quartz worktops and upstands
- Integrated oven, hob and wall mounted extractor
- Integrated fridge freezer, dishwasher and wine cooler

Bathroom and Ensuite finishes

- White sanitary ware
- Metro white tile splashbacks and concrete style shower boards
- Shaving point

General

- Professional consultants certificate warranty
- Manufacturers warranty on appliances
- Smoke detection system
- Mains water and drainage
- Air source heat pump
- Underfloor heating to ground floor and radiators to first and second floors

Owners will be responsible for the maintenance of their portion of the shared driveway.



Finding Us

Tall Trees
Foresters Avenue
Hilgay
Norfolk
PE38 0JU



CONTACT US

01553 766741
kingslynn@sowerbys.com
www.sowerbys.com

SOWERBYS
Land & New Homes Specialists

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of this development. Layouts provide approximate measurements and are for guidance only and do not constitute any part of an offer, contract, or warranty. Bathroom and kitchen layouts are indicative only and may be subject to change. The information shown on the plans within this brochure are a preliminary guide only.

SOWERBYS

Land & New Homes Specialists

