



Town Farm
Necton | Norfolk | PE37 8ES

TOWN FARM EXECUTIVE HOMES



Fine & Country are proud to be bringing to the market an exclusive development of 4 executive energy efficient homes in the very well served Norfolk village of Necton.



KEY FEATURES

- Solar PV fitted / EPC rating A / Fibre broadband connected to property
- Four Double Bedrooms with Ensuite to Master Bedroom
- L shaped open plan Kitchen with Breakfast Bar/ Dining Room and Lounge with provisions for a Wood Burning Stove
- Utility Room / Boot Room
- Home Office / Bedroom Five
- Double Garage and Off Road Parking for 4 cars
- Enclosed rear Garden with Field Views

Fine & Country are proud to be bringing to the market an exclusive development of four energy efficient executive homes in the highly regarded and well served mid Norfolk village of Necton just off the A47 main route between King's Lynn and Norwich.

Located down a private road, these highly specified properties offer privacy in a rural setting with stunning field views while being a few minutes' walk from all the village amenities. Necton benefits from a well-reviewed primary school, a public house, a Costa Coffee outlet, a Co-op, a filling station, and a village shop with a post office. These homes offer the perfect rural family lifestyle with the convenience of both a range of amenities right on the doorstep and good transport links.

Due for completion in March 2024, prices for the Town Farm homes range from £525,000 to £550,000 dependent on the location within the development and the size of the gardens. These stunning properties feature four double bedrooms (with an ensuite to the master bedroom), a contemporary galleried entrance hall, and a lounge with provisions for a wood burning stove. The open plan kitchen is "L" shaped with a peninsula fitted in a range of prestige matching units and have quartz worktops, a breakfast bar with feature lights above, a Bosch integrated fridge/freezer, a Bosch integrated dishwasher, a Bosch extractor fan, a Bosch hob and mid height double oven.

In addition, each property offers a home office (or, alternatively, a further bedroom) and a utility/boot room. Outside there is a double garage and off-street parking for four vehicles, and enclosed rear gardens with breathtaking views of the surrounding countryside.





KEY FEATURES

Energy efficiency is at the heart of the design of these properties. They are EPC rated 'A', with solar panels which have the option for battery storage. Heating is by means of a Grant air source heat pump with underfloor heating to the ground floor and radiators to the first floor.

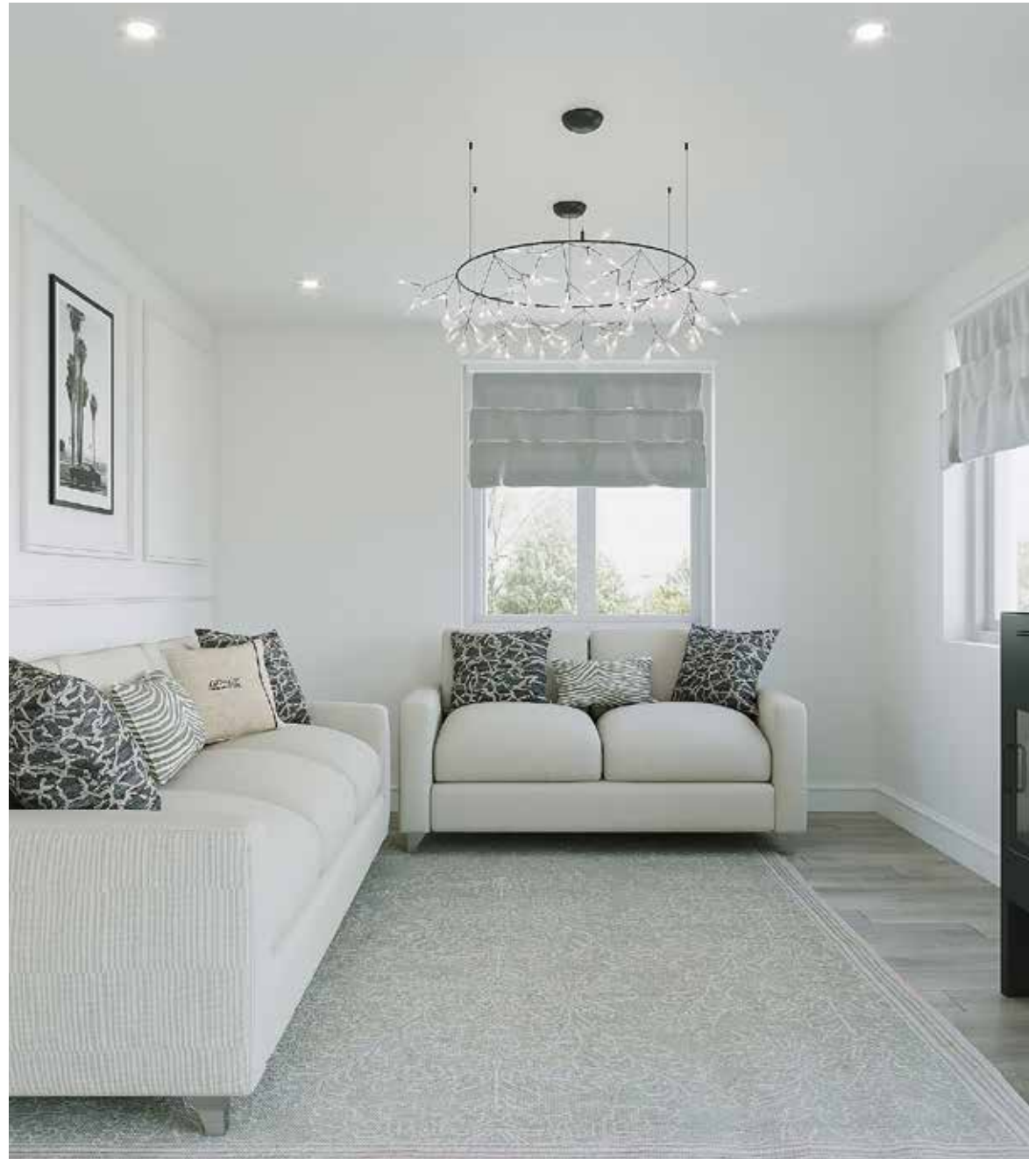
Further features include fibre broadband to the property, and brushed chrome socket plates throughout. The gardens are to be turfed along with a sandstone patio area (which can be enlarged at additional cost).

Sought-After Village

Necton offers the best of rural living in the heart of the Brecklands as well as being conveniently located for access to the A47 between Swaffham and East Dereham. Necton itself offers a range of amenities including a local shop, post office, butchers, hairdressers, two GPs' surgeries, The Necton Windmill public house and restaurant, a Costa Coffee shop, a Co-op supermarket, and a petrol station at the top of the village. In addition, there is a primary school, and an active sports and social club with football teams catering for all ages from children to veterans. The market town of Swaffham is approximately five miles by car and is the nearest town for supermarkets and also for its Saturday market, which is very popular for its local produce, plant stalls, clothing and bric-a-brac.

Necton is well served with a regular bus service to Norwich, King's Lynn and Swaffham where mainline rail links to London can be accessed or, alternatively, it is approximately thirty minutes' drive to Downham Market to commute to London.

Approximately twenty-four miles to the north the stunning North Norfolk Coast, designated an area of Outstanding Natural Beauty, is hugely popular for its sandy beaches, bird reserves and sailing. Destinations including Wells-next-the-Sea, Brancaster and Holkham are a short drive away, the latter also the location of Holkham Hall with its fabulous walks around the grounds.













INFORMATION



ELEVATIONS SCALE 1:50

EXTERNAL JOINERY SCHEDULE

NO.	DESCRIPTION	QTY
1	UPPER WINDOW	1
2	LOWER WINDOW	1
3	FRONT DOOR	1
4	REAR DOOR	1
5	FRONT DOOR	1
6	FRONT DOOR	1
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100	FRONT DOOR	1

GROUND FLOOR PLAN SCALE 1:50

FIRST FLOOR PLAN SCALE 1:50

VOID ARCHITECTURE

1202.08 08 B

PRELIMINARY

01.09.17
Jeremy Stone

10116
House Type 9

0476
27.08.2017

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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.



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