



2 Bay Field
East Tuddenham | Norfolk | NR20 3SH

JEWEL IN THE CROWN



“This was the show home for this small and exclusive group of properties, and it’s easy to see why this was chosen. A great, sunny plot with wrap around gardens that sits on the site of a former English country garden. It feels beautifully rural here, with open farmland around, yet it’s within the heart of a friendly village. With space in abundance, a flexible layout, and coming to the market in pristine condition, this must be seen!”



KEY FEATURES

- A Handsome Detached Modern House in the Village of East Tuddenham
- Four Bedrooms; Three Bath/Shower Room
- The Principal Bedroom benefits from a Dressing Area and En-Suite Shower
- Kitchen/Dining Room with Separate Utility Room
- Sitting Room, Study and Ground Floor WC
- Landscaped Gardens with Large Patio
- Double Garage with Studio Above and Plenty of Parking
- The Accommodation extends to 2,161sq.ft
- Energy Rating: C

A beautiful, bright and contemporary home designed in a classic style, this is a modern property that has plenty of character and charm, offering a very warm welcome. As you view the property, you'll find the quality speaks for itself, as does the appeal of the large south and west facing garden. If you're looking for village life and a peaceful position, this house puts a big tick in every box.

Built To Last

Built in 2015 by Fleur Homes, Gold winner of the National What House? Awards Best Small Housebuilder, this is a truly lovely property. The developer is known for designing homes within the area's most desirable locations that reflect and enhance their surroundings. The build quality, traditional architecture and cool, contemporary styling all works together to create a home that's spacious, luxurious and a pleasure to live in. This is one of just five properties and was the show home. When the owner came here, she had the pick of all five and chose this because of the size of the plot, the orientation of the garden and the privacy of the setting. When she came to view the houses here, she could see they were a cut above all the others she'd seen and knew right away that she'd found something special.

A Sense Of Space

The ground floor sitting room is a dual aspect room that runs the length of the property and is lovely and sunny, doors open to the south in summer, yet is also nice and cosy on dark winter nights, a fire roaring in the woodburner. Double doors lead onto the kitchen, so you can open up the whole area if you have a houseful. The kitchen again has double doors onto the garden to the south, with plenty of room for both seating and dining, so it's a lovely family friendly place.





KEY FEATURES

Room For All

There's a useful additional reception to the front of the house that has been used as a home office, but it would also be a great playroom or even a ground floor bedroom. Upstairs, the layout has been cleverly designed, with the principal having a dressing room and en-suite, plus the second bedroom benefitting from its own shower room. Both remaining bedrooms share the family bathroom and both are good size doubles – there's nothing on a small scale here!

Embracing Village Life

Outside, there's plenty of parking on the driveway, plus a double garage. This has a studio above – another option if you're working from home – and it would also be great as a hobby space or a den for older children, enabling them to have friends over without disturbing you! You're screened from the road by beautiful mature trees, and the south and west facing garden is totally private and gets plenty of sun. This is a very quiet place, even though you're in the centre of the village, so you can walk to the village hall, tennis courts and playground and take part in community gatherings.

There's a lot nearby too, from riding schools to golf clubs.

Neighbouring Mattishall has a coffee shop, pub and convenience store, as well as a doctor's surgery and primary school, while the farm shop in the other direction is also a popular choice. You're near to the A47 for travel into Norwich or out of the region, with the supermarkets, gym and other shops at Longwater just a ten-minute drive away.





























INFORMATION



On The Doorstep

The vibrant bustling, rural village of Mattishall is nearby, surrounded by beautiful, unspoilt countryside with the benefits of its own church, village shops, post office, surgery, pubs and schooling. East Tuddenham is positioned 9 miles from both Dereham and Wymondham, which has Wymondham College and is the largest boarding school in Europe, offering education for children from the ages of 11 to 18. Local attractions include the Abbey and Historic Railway Museum at Wymondham, Norfolk Golf & Country Club at Reymerston and Barnham Broom Golf and Country Club.

How Far Is It To?

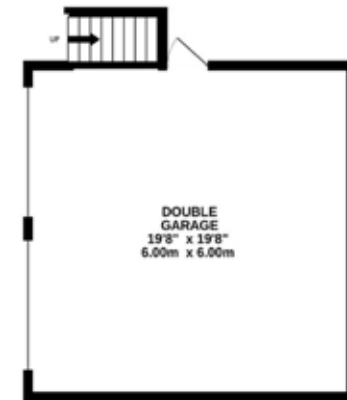
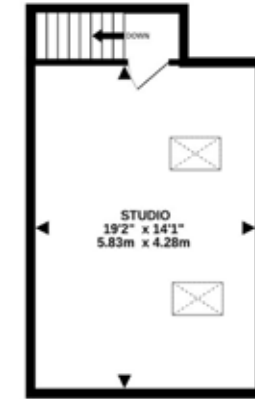
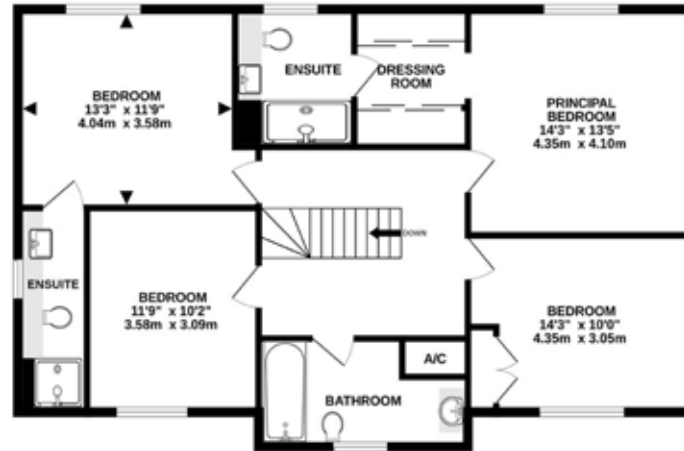
Thetford Forest, Newmarket and Cambridge are now commutable via the A11 in under one hour with London just beyond. Heading north, the Norfolk coastline is an easy and rewarding excursion with its quaint villages and pretty sandy beaches. The cathedral city of Norwich is 8 miles to the east and has retail shopping provide by Chantry Place and Castle Quarter as well as bars, restaurants, cafes, cinemas and theatres. Norwich has a direct rail service to London Liverpool Street and an international airport as well as the University Hospital and UEA. The beautiful Norfolk Broads can be found to the north east of Norwich.

Directions

Leave Norwich heading west on the A47. Upon reaching the Honingham and Mattishall roundabout take the first exit onto Norwich Road and then a slight left onto Mattishall Road. Continue onto The Street and pass All Saints Church on your right hand side. Continue along this road and after passing Barrack Close on your left, the turning for Bay Field will be located shortly after on the right hand side.

Services, District Council and Tenure

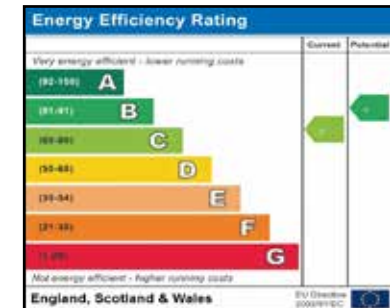
Air Source Heat Pump, Underfloor Heating to Ground Floor, Radiators to First Floor, Mains Water, Mains Drainage
Breckland District Council - Council Tax Band E
Freehold



FLOOR AREA (EXCLUDING GARAGE & STUDIO) : 2161 sq.ft. (200.7 sq.m.) approx.
TOTAL FLOOR AREA : 2875 sq.ft. (267.1 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
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GARAGE GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



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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