



INTRODUCING

# Aurdley House

*Lower Stow Bedon, Norfolk*

**SOWERBYS**

Land & New Homes Specialists



THE STORY OF

# Aurdley House

Lower Stow Bedon, Norfolk  
NR17 1EL



Highly Specified Individual New Build

Four Double Bedrooms & Three En-Suites

Impressive Principal Suite with Walk-In  
Dressing Room and South Facing Balcony

Approximately 2900 sq. ft. of Interior Living Space

Stunning Views Over Paddocks

Gated Driveway and Double Garage

Solar PV To Rear

Air Source Heating

10 Year Warranty



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“Blending contemporary interior with traditional exterior, Aurdley House is a stunning property in the making.”

Sitting in approximately 0.4 of an acre (STMS), Aurdley House is currently in the advanced stages of construction with the finished property expected to be ready to occupy summer 2024.

This is an individual, one off property by RSLC Developments of Norfolk who are well regarded for the properties they have built in the area over many years. The opportunity here is for the buyers of Aurdley House to work with the developer and have the property tailored specifically for them.

There is approximately 2900 sq. ft. of internal space beginning with a spacious central hallway. The ground floor has a triple aspect kitchen dining room, opening to a beautiful reception space flooded with natural light from the glass roof

lantern. Two further reception rooms are also offered with the sitting room having a central fireplace with wood burning stove. There are bi-folding doors right across the rear.

The first floor is equally as compelling. All four bedrooms are spacious and there are three en-suites. The principal bedroom is truly spectacular with fully fitted dressing room, an en-suite the size of a double bedroom and south facing balcony with wonderful views of the countryside.

The property will have a gated entrance, front lawns flanking the driveway and double garage complete with car charging point. The solar PV's on the rear roof are a further future proofing benefit. All of this wonderful property is further enhanced by a 10 year structural warranty.



# AURDLEY HOUSE

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## *Specification*

The developer wishes to offer the buyer choices (see below) up until a time in the build schedule when these selections will need to be made. Please speak to Sowerbys to confirm the stage of build. Amongst the extensive specification the property will include:

- Select from a range of carpet and LVT finishes
- High quality integrated appliances
- A high end kitchen with your choice of finish
- Select from a range of beautiful quartz worktops and matching upstands
- Samsung air source heat pump with underfloor heating to the ground floor
- Stunning oak staircase complimented by oak interior doors
- Brushed chrome sockets to ground floor
- Extensive driveway finished with 14mm shingle
- Patios finished with porcelain tiling
- Electric remote controlled garage doors
- External lighting and outside tap
- Estate fencing and gates
- Turfing to lawn areas
- Solar panels to the rear south facing roof
- Traditional brick and block build construction



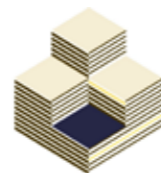
Previous Project

## The Developer & The Warranty

The developer has an established and well regarded business focused on building high quality properties in Mid-Norfolk. Building since 2003, this family firm has received press recognition for past projects.

Attention to detail, quality of finish and premium specification is at the heart of many previous developments, and this bespoke build in Stow Bedon is another example of this approach.

The property comes with a 10 year warranty as standard. If any snagging is required, this will be promptly attended to by the developer. Following this, anything else falls under the warranty. Another great advantage of purchasing a home from a local developer who is so proud of their product.



**RSLC**  
Developments Ltd

*A previous project by RSLC  
Developments Ltd*





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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

# Lower Stow Bedon

IN NORFOLK  
IS THE PLACE TO CALL HOME



The hamlet of Lower Stow Bedon adjoins the village of Stow Bedon, although the two are often considered to be one village. The domesday book mentions Stow Bedon, known as a 'Free Village' the village maintained an independent spirit.

Just under 8 miles away is the bustling market town of Attleborough which is located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.



Build Progress as of January 2024.



## SERVICES CONNECTED

Mains water and electricity and drainage to water treatment plant. Air source heat pump to underfloor heating (ground floor) and radiators (first floor).

## ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///replace.coasted.horseshoe

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 the property.

# SOWERBYS



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