



Flint Cottage · Hazel Cottage

CHURCH LANE, WHITTINGTON

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Flint Cottage & Hazel Cottage

1A & 1B Church Lane, Whittington, Norfolk
PE33 9TG



Characterful Semi-Detached Cottage Style Homes

Three Bedrooms

Principal Bedroom with Ensuite

Separate Sitting Room and Sociable
Kitchen Family Room

Flint Rendered Façade

Air Source Heating

Predicted B-Rated Energy Performance

Located on a Quiet Village Lane

Off Road Parking



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“A quiet country lane, with a leafy view,
the perfect place to call home...”

A characterful pair of rurally set three-bedroom semi-detached houses, ideally suited as a first home, first family home, a bolt hole or even a rural retreat.

Finished to a reputable high standard and a stylised cottage feel, these Green New Build homes enjoy the best of country living.

Tucked away along a leafy lane, luring you onward toward the tranquillity of a country setting situated beyond the resident flint-built church, Flint Cottage and Hazel Cottage are a pair of cottage styled semi-detached new homes. Adorned with a characterful front flint rendered façade, this pair of brand new homes enjoy both the elegance of local vernacular, alongside the efficiencies of a modern home.

The Developer



Green New Builds is a Norfolk-based family-run business. This husband and wife duo have established a strong reputation for themselves by creating bespoke developments boasting a high-quality finish which extends to both the internal and external elements.

With a focus on designing sympathetic additions to the rural landscape, Green New Builds takes pride in enhancing the surrounding communities. Their homes are meticulously planned to meet the demands of modern living, whilst preserving flexibility and charm.

Green New Builds' commitment to creating homes which blend seamlessly with their environment, and cater to contemporary lifestyles, sets them apart in the industry. Their projects reflect careful consideration, resulting in properties which stand out as proud enhancements to their communities.

FIRST FLOOR

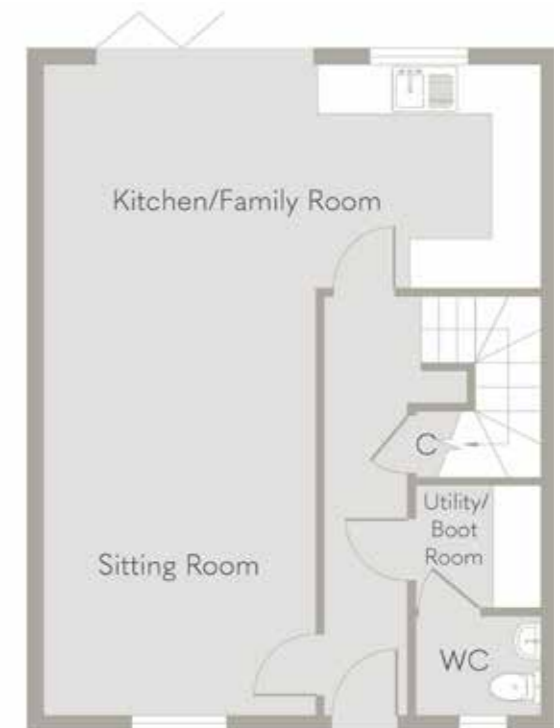
- Bedroom 1
12'2" x 10'10" (3.70m x 3.30m)
- Bedroom 2
10'10" x 10'2" (3.30m x 3.09m)
- Bedroom 3
9'2" x 8'8" (2.79m x 2.64m)
- Bathroom
8'10" x 8'8" (2.70m x 2.64m)



First Floor

GROUND FLOOR

- Kitchen/Family Room
19'10" x 13'9" (6.04m x 4.19m)
- Sitting Room
11'10" x 10'10" (3.60m x 3.30m)
- WC
5'1" x 3'11" (1.54m x 1.20m)
- Utility/Boot Room
5'1" x 4'11" (1.54m x 1.49m)



Ground Floor

TOTAL APPROXIMATE FLOOR AREA - FOR A SINGLE UNIT

1,042 sq. ft (96.82 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 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.

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The Specification

A Green New Build home is finished to a standard high specification from build through to the finishing touches with fixtures and fittings. To include:

EXTERNAL FINISHES

- Rustic Red Double Roof Pantiles
- Audley Antique Style Red Mix Brickwork
- Brick and Block Construction with Flint Front Façade
- Black Feather Edge Cladding to Dormas
- Black Aluminium Rainwater Goods
- Black Front and Rear Up and Down Lights
- Timber Feather Board Fencing to Rear and Side Gate
- Outside Tap to Rear
- Agate Grey Flush Casement Windows
- Gravel Driveway

INTERNAL FINISHES

- White Painted Walls, Ceilings and Wood Finishes
- Oak Interior Doors with Black Ironmongery
- Luxury Vinyl Tiles to Receptions, Kitchen and Hallway
- Carpet to Stairs, Landing and Bedrooms and Floor Tiles to Bathrooms
- Pendant Lighting to Receptions, Hallways, Landings and Bedrooms
- Spot Lighting to Family Rooms, Kitchens and Bathrooms
- Television Points to Bedrooms, Sitting Room and Family Room
- Broadband Point to Sitting Room

KITCHEN FINISHES

- Oak Worktops and Upstands
- Inset White Belfast style Sink with Brushed Brass style Taps
- Neutral Shaker style Kitchen Units with Brushed Brass style Ironmongery

- Integrated Double Oven and Five Ring Hob with Black Extractor Hood
- Integrated Fridge Freezer, Dishwasher and space for Washing Machine

BATHROOM FINISHES

- White Sanitary Ware with Black Vanity Units
- Brushed Brass Faucets and Fittings
- Towel Rail Radiator
- Mirror and Shaving Point
- Neutral Wall Tiles

GENERAL INFORMATION

- Ian Bix 6-Year Professional Consultants Certificate
- Marsh Industries Treatment Plant



ALL THE REASONS

Whittington

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled in the picturesque countryside of Norfolk, Whittington offers a tranquil and idyllic retreat. Situated in close proximity to the market town of Downham Market, residents of Whittington enjoy the best of both worlds – a peaceful rural location and easy access to modern amenities.

Whittington's rural setting provides a serene environment, perfect for those seeking a slower pace of life and a strong sense of community. The village is surrounded by lush green fields, charming woodlands, and meandering streams, offering ample opportunities for outdoor activities such as walking, cycling, and birdwatching. The scenic beauty of the Norfolk countryside is truly at your doorstep.

For major amenities, Downham Market is just a short distance away. This thriving market town boasts a range of shops, boutiques, cafes, and restaurants. The town also hosts a regular market, where locals can browse a variety of fresh produce, local crafts, and other goods.

The town also has a mainline train station. This station provides excellent transport links, connecting the area to major cities like Cambridge and London, or even to the Norfolk town of King's Lynn.

Commuters can enjoy a hassle-free journey, with regular train services offering quick and convenient access to these urban hubs. Whether it's for work, leisure, or exploring the cultural and educational opportunities available, having a reliable train service at your doorstep opens up a world of possibilities.



Note from Sowerbys



“Nearby Thetford Forest is only ten minutes away and the ideal spot for a family walk or day out.”

SOWERBYS



SERVICES CONNECTED

Services to be confirmed.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.


LOCATION

What3words: ///stages.bulge.quilting

AGENT'S NOTE

Please note that internal images are from previous Green New Build developments.

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.

A decorative floral pattern in a light blue color, featuring stylized leaves and swirling lines, set against a solid light blue background.

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