



The Show Home

AT NURSERY PLACE

FW

PROPERTIES

Creating Signature Developments



INTRODUCING

The Show Home

Plot 10, Nursery Place, Woodton, Norfolk
NR35 2LZ

Show Home Now Available to Purchase

Non-overlooked Private Garden

Wonderful Kitchen Dining Room

Quiet Cul-de-sac

Ready To Move Into

All Floorings Included Throughout

Garage and Driveway

Underfloor Heating Throughout

Air Source Heating

10 Year Warranty

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“...the perfect introduction to this beautifully finished home.”

Surrounded by rolling fields and mature woodlands, Nursery Place is a retreat from the hustle and bustle of nearby towns.

The oak porch at the front of the property is the perfect introduction to this beautifully finished 3 bedroom bungalow. The welcoming hallway with a convenient cloak cupboard and wood effect flooring leads through to the heart of the home, which is undoubtedly the kitchen-dining room. Comprising a breakfast bar with

room for stools, generous space for a sitting area and french doors leading out to the west facing patio.

Flooded with natural light from the dual aspect and with an abundance of cupboard space, the kitchen-dining room is complete with a separate utility room; including an external door to the rear garden and matching kitchen units, with a sink and space for two freestanding appliances.





“...nothing but birdsong...”

The third bedroom is a fantastic versatile space, whether it is required as an office or double bedroom. The principal and second bedroom are lovely double rooms, with bedrooms two and three utilising a family bathroom, complete with a shower over bath and stunning three piece suite. The principal bedroom boasts an en-suite shower room and fitted wardrobes.

With nothing but bird song to accompany warm summer days, the property offers a private west-facing garden with patio area and personal access into the larger than average garage. With parking for 2 cars and side access to the garden, the driveway abuts the property perfectly.





The Specification

External

- Garage with up and over door to the front and personal door accessed from rear garden
- Turfed garden
- Patio area
- Oak porch to front door

Internal

- Flooring included
- Tiled flooring to kitchen & utility, bathroom & en-suite
- Carpet to sitting room and all bedrooms
- Wood effect flooring to hallway
- Solid oak internal doors

Kitchen & Utility

- Dove grey kitchen units
- Wood effect worktop complimented by wood effect up stands
- Bosch appliances: integrated dishwasher, eye-level oven, induction hob, and stainless steel extractor above
- Stainless steel splashback
- Brushed steel sockets and switches
- Stainless steel sinks

Bathroom & En-suite

- Chrome shower and faucets
- Chrome heated towel rails
- Tiled shower surrounds
- White three-piece suite



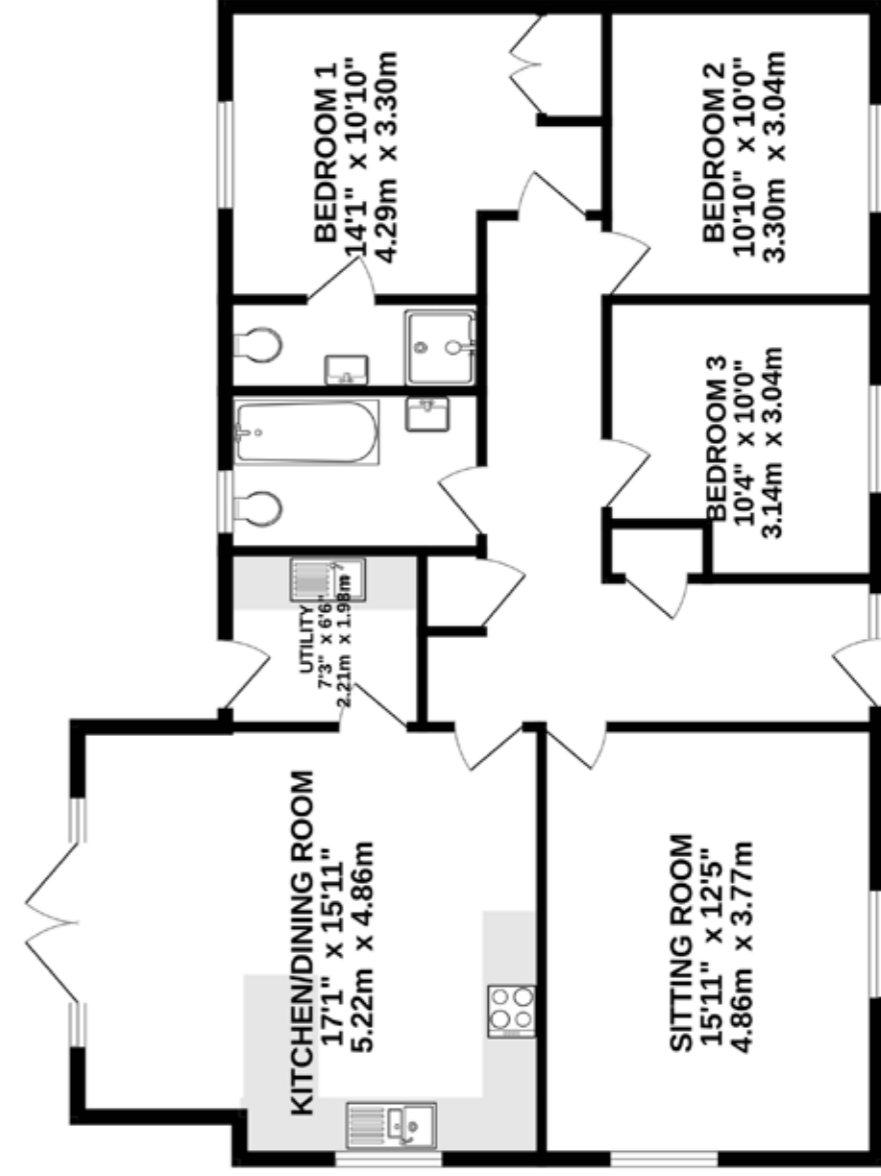
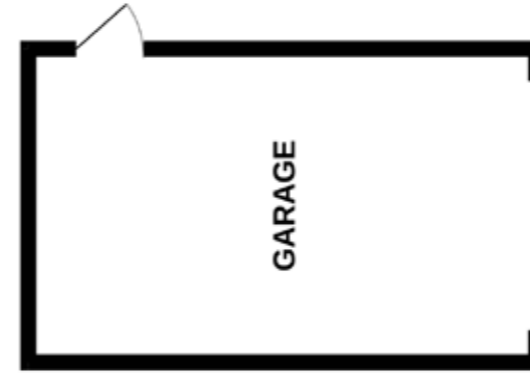
The Developer

FW Properties is a distinguished property developer based in Norwich, specialising in crafting exceptional contemporary properties in Norfolk and Suffolk.

Founded in 2011 by Ian Fox and Julian Wells, they take pride in completing every home with finesse and flair to rigorous standards. With a combined experience of over 45 years in national and international property development, asset management, and investment, they oversee every aspect of the development process.

What sets FW Properties apart is their customer-centric approach. They understand that each client is unique, and thus, they start each new project from scratch, avoiding standardised templates. They carefully select architects who are best suited for the job, ensuring that every new home is custom-designed to accommodate modern living, boasting luxurious construction values and impeccable finishes.

Their commitment to responsible development and renovation is evident in their efforts to seamlessly integrate their developments with the local environment. Whether it's overlooking the River Deben in Woodbridge, nestled in Norwich's historic heart, or tucked away in the Norfolk countryside, they aim to maintain the integrity and character of each location.



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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ALL THE REASONS



Woodton

IN NORFOLK
IS THE PLACE TO CALL HOME



Home to All Saints Church, which serves as a focal point for community activities, the village of Woodton is a picturesque, rural village nestled in South Norfolk countryside.

The quiet village of Woodton is just 6.4 miles north-west of the market town of Bungay, offering a range of shops, restaurants, and historical sites such as Bungay Castle. A little further takes you to Beccles, where river activities are abundant and it has convenient access to Ipswich and Lowestoft by rail. For those looking for a little more hustle and bustle, Woodton sits just 11 miles south-east of the city of Norwich, with its historical cathedral and castle grounds, as well as direct train links to London and the coast. Norwich offers a thriving, diverse atmosphere with regular festivals and events including those run by the University of East Anglia, Norwich University of the Arts and Norfolk and Norwich Festival Trust.

Woodton offers an Ofsted rated 'good',

primary school, which teaches Forest School learning and is a feeder school for highly regarded Hobart High School.

A strong sense of community thrives among the proud residents and local businesses surrounding Woodton. Old Hall Farm offers a quintessential farm shop, cafe, delicatessen and vineyard open 7 days a week and also offers a postal service. Farmed by the Mayhew family for over 80 years, they offer RAW milk from their herd of dairy cows, loving cared for on the farm. Throughout the year there are plenty of local events in the area, including beer festivals, music events and local art and culture.

Residents of Woodton enjoy a quiet, rural lifestyle the village's charm lies in its peaceful setting and historical roots. While it may lack the hustle and bustle of larger towns and cities, its proximity to these areas allows for a balance between rural tranquillity and access to amenities and activities.



Note from Sowerbys



Nursery Place has direct access to Ravens Den Community Wood

“...a retreat from the hustle and bustle of nearby towns.”

SOWERBYS



SERVICES CONNECTED

- Air source heat pump
- Mains water
- Mains drainage

COUNCIL TAX

Band D

ENERGY EFFICIENCY RATING

B-82

TENURE

Freehold.

LOCATION

What3words: ///interests.clogging.jams

AGENT'S NOTES

- The show home furniture is not included in the asking price
- 10 year Build-Zone warranty
- Flooring has been installed throughout the property to all rooms

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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company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL