



THE STORY OF

1 Bay Field

East Tuddenham, Norfolk

SOWERBYS



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East Tuddenham, Norfolk
NR20 3SH

Detached Executive Home Built by the
Highly Esteemed Fleur Homes

Accommodation Stretching to Over 2,100 Sq. Ft.

Four Double Bedrooms

Study

Stand-Out Open-Plan Kitchen/Diner

Utility Room

Impressive Principal Bedroom
with Walk-In Wardrobe

En-Suite to Bedroom Two

South Facing Mature Garden with Paved
and Covered Areas for Entertaining

Double Garage

SOWERBYS DEREHAM OFFICE

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Located in a quiet cul-de-sac of executive homes, this beautiful four-bedroom property was built by the highly respected and beloved Fleur Homes. The current owners have further enhanced the property with updates that elevate it to a new level of elegance.

The kitchen/dining area, recently updated by the current owner, stands out as the highlight of the home. Featuring navy-blue kitchen units accented with a gold strip. Large glass doors and a generous window on the far wall overlook the garden, allowing ample natural light to fill the room.

Adjacent to the kitchen is the sitting room which spans the width of the property. This room features a large wood-burner, wood-panel effect walls, and double doors leading to the garden.

The ground floor also includes a sizable home office, which could be used as a snug or downstairs bedroom, as well as a practical utility room.

Upstairs, a large galleried landing provides access to all four well-proportioned double bedrooms. The principal bedroom boasts a walk-in wardrobe and a private en-suite shower room. The second largest bedroom also has an en-suite shower room, while the remaining bedrooms share a family bathroom.

The rear of the property features a large south-facing garden, primarily laid to lawn with mature trees and shrubs throughout. Directly off the back of the house is a spacious sandstone-paved entertaining area, ensuring a pleasant place to sit regardless of the sun's position. The present owners have added a covered patio area, perfect for BBQing and entertaining.

To the front of the property a large single driveway offers parking for several cars and leads to a double garage.





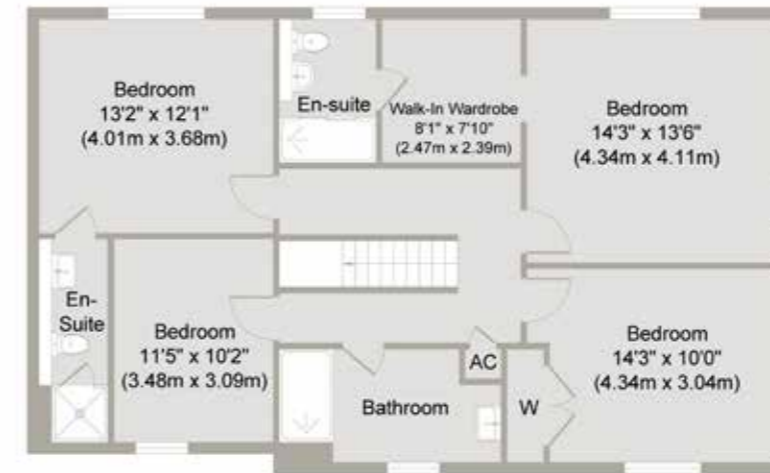
The property offers a perfect blend of traditional and contemporary styling which Fleur Homes are so renowned for.





...large south-facing garden...





First Floor
 Approximate Floor Area
 1,027 sq. ft
 (95.41 sq. m)



Ground Floor
 Approximate Floor Area
 1,128 sq. ft
 (104.82 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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East Tuddenham

A GROWING VILLAGE WITH GOOD ACCESS TO THE A47 AND BEYOND



East Tuddenham is a growing village located between Norwich and Dereham, with good access to the A47 and beyond. The village has a community allotment, social club with a refurbished peacock bar ideal for meeting friends and neighbours, as well as a recreation field with a small play park for children.

The village is surrounded by countryside with lots of tracks and footpaths for walking and wildlife watching. Just under four miles away Barnham Broom can be found. For keen golfers, there is a golf club with two courses and a leisure club.

Only a mile away is the popular farm shop, The Goat Shed, offering local produce and a lovely restaurant. On warm summer days, The Buck in Honingham offers superb ale and excellent food. It is also a good destination for walks on a summer evening.

Around four miles from East Tudeenham is Longwater Retail Park, featuring a large Sainsbury's, Next, Marks and Spencer Foodhall, and other retail stores.

If you are looking for a quiet village with a thriving community and ease of access to all nearby villages, towns, and cities, East Tuddenham is the ideal village for you. Being only a short drive to Norwich, you have all that the bustling city has to offer while living out in the countryside.



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:-0335-3810-7893-9625-8231

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: ///committed.subsets.lowest

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SOWERBYS

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Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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