



The Mallards

Whipps Lane, Fundenhall, Norfolk, NR16 1DT

BROWN & CO



The Mallards, Whipps Lane, Fundenhall, Norfolk, NR16 1DT

A striking contemporary new home with a detached annexe in an attractive rural setting.

£1,750,000



DESCRIPTION

The Mallards is a striking and contemporary newly built home, thoughtfully designed on the original site of a large agricultural barn. The property seamlessly blends the barn style with modern architectural elements, resulting in a spacious and stylish family home that exudes a contemporary charm.

Nestled within the grounds of The Mallards is The Drakes, a detached, two-story annex constructed from red brick. This attractive barn conversion offers approximately 1,700 square feet of living space, adding both character and versatility to the estate.

A covenant ensures that The Mallards and The Drakes remain under single ownership, preserving the integrity and unity of this unique property.

The Mallards offers an impressive and well-thought-out layout, providing ample space for both relaxation and entertainment across two floors with just under 4,500 square feet of elegant living space, beginning with a grand, glass-fronted reception hall that features a staircase leading to a stunning glazed galleried landing. At the heart of this impressive family home lies a spacious, open-plan Kitchen, Sitting Room, and Dining Room, benefiting from a triple aspect that floods the area with natural light. Bi-fold doors

seamlessly connect this central living space to the garden, enhancing the indoor-outdoor space.

On the ground floor, in addition to the open plan kitchen you'll find an additional sitting room. Adjacent to this is the family room, a versatile space that could be used as an office or simply a cosy spot to relax. A true highlight on the ground floor is the cinema room, designed with modern entertainment in mind. It comes equipped with a built-in projector and speakers, providing a full cinematic experience, while the LED lighting enhances the atmosphere, making it an ideal space for movie nights or gaming.

The first floor continues to impress with its thoughtful design. Upon reaching the top of the staircase, you are greeted by a large galleried landing, which adds a sense of openness to the home. This area leads to the double-aspect principal bedroom, a spacious room that offers plenty of natural light. The principal bedroom is complemented by a luxurious en-suite bathroom, ensuring privacy and convenience, as well as a well-appointed dressing room, providing ample storage and a touch of elegance.

The Drakes is a charming traditional red brick barn that offers living space spread over two floors. Upon entering the property, you're welcomed by a glazed entrance that floods the interior with

natural light. This leads into the open-plan kitchen, dining, and sitting room. The open-plan design maximises space. In addition there is a cloakroom on the ground floor.

Moving upstairs, the first-floor houses two bedrooms. The design maintains the barn's traditional charm while providing modern comfort. The floor is completed by a well-appointed bathroom, serving both bedrooms.

Outside, a shared long gravel driveway edged in lavender leads to the property with natural pond and flower meadow. With 4 bay cart lodge. There are two small outbuildings, one would make a perfect gym while the offer is designed as a pizza room ideal for summer entertaining.

LOCATION

Situated in the south-western quadrant of Norfolk, within easy reach of Wymondham and the A11 trunk road with Norwich easily accessible. This is an excellent opportunity to acquire a property in a private rural position in a pretty part of the county.

DIRECTIONS

Leave Norwich via the A11 Newmarket Road and continue towards Wymondham on the dual carriageway. Just past the town of



Wymondham take the slip road sign posted Mulbarton onto Browick Road, this will become Stanfield Road. Follow Stanfield Road passing Hethel Engineering on your left hand side, continue to the B1113 where you turn right at the t junction, take the 4th turning on the right hand side into Church Lane which becomes Whipps Lane passing St Nicholas Church on the left. This then becomes Whipps Lane where the property will be found on the left.

AGENT'S NOTES:

- (1) Understanding the importance of personalizing key areas of the home, the owner has deliberately chosen not to install a kitchen, allowing the future owner to create a space that truly reflects their style and needs. There is an allowance of £50,000 in total for the Mallards and The Drakes. Wren Kitchens have 3 kitchen designs, which can be shared with potential purchasers.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

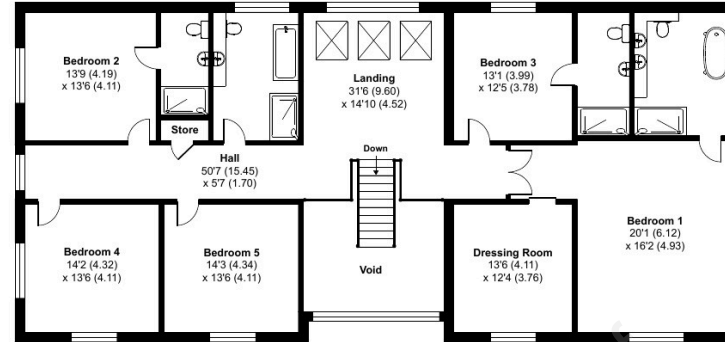
The Mallards, Whipps Lane, Fundenhall, Norwich, NR16

Approximate Area = 4761 sq ft / 442.3 sq m (excludes void areas)

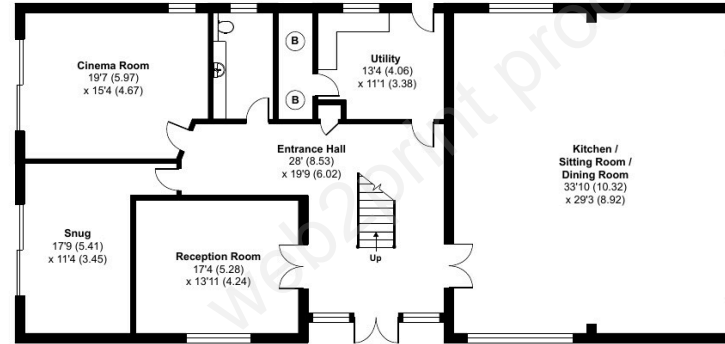
Annexe = 1327 sq ft / 123.3 sq m

Outbuildings / Workshop = 850 sq ft / 78.9 sq m

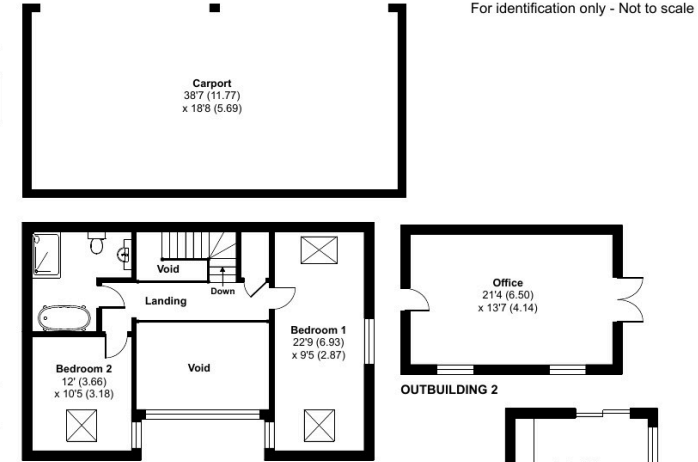
Total = 6938 sq ft / 644.5 sq m



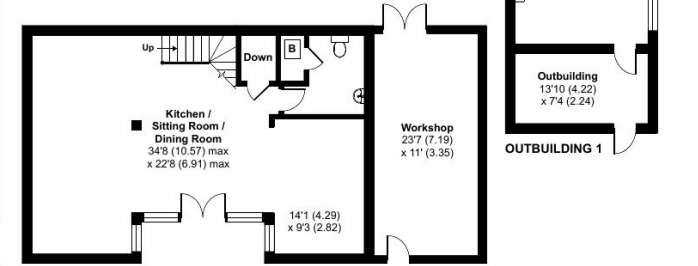
FIRST FLOOR



GROUND FLOOR



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1182247

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