



# 65 High Road

TILNEY CUM ISLINGTON

**SOWERBYS**

Land & New Homes Specialists

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INTRODUCING

# 65 High Road

Tilney cum Islington, Norfolk  
PE34 3BL

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Detached New House

Four Double Bedrooms

Two En-Suites and Built-in Wardrobes

Sociable Kitchen/Dining Room

Separate Sitting Room, Utility and Cloakroom

Off-Road Parking and Integral Garage

Extended Rear Terrace and Field Views

Air Source Heating

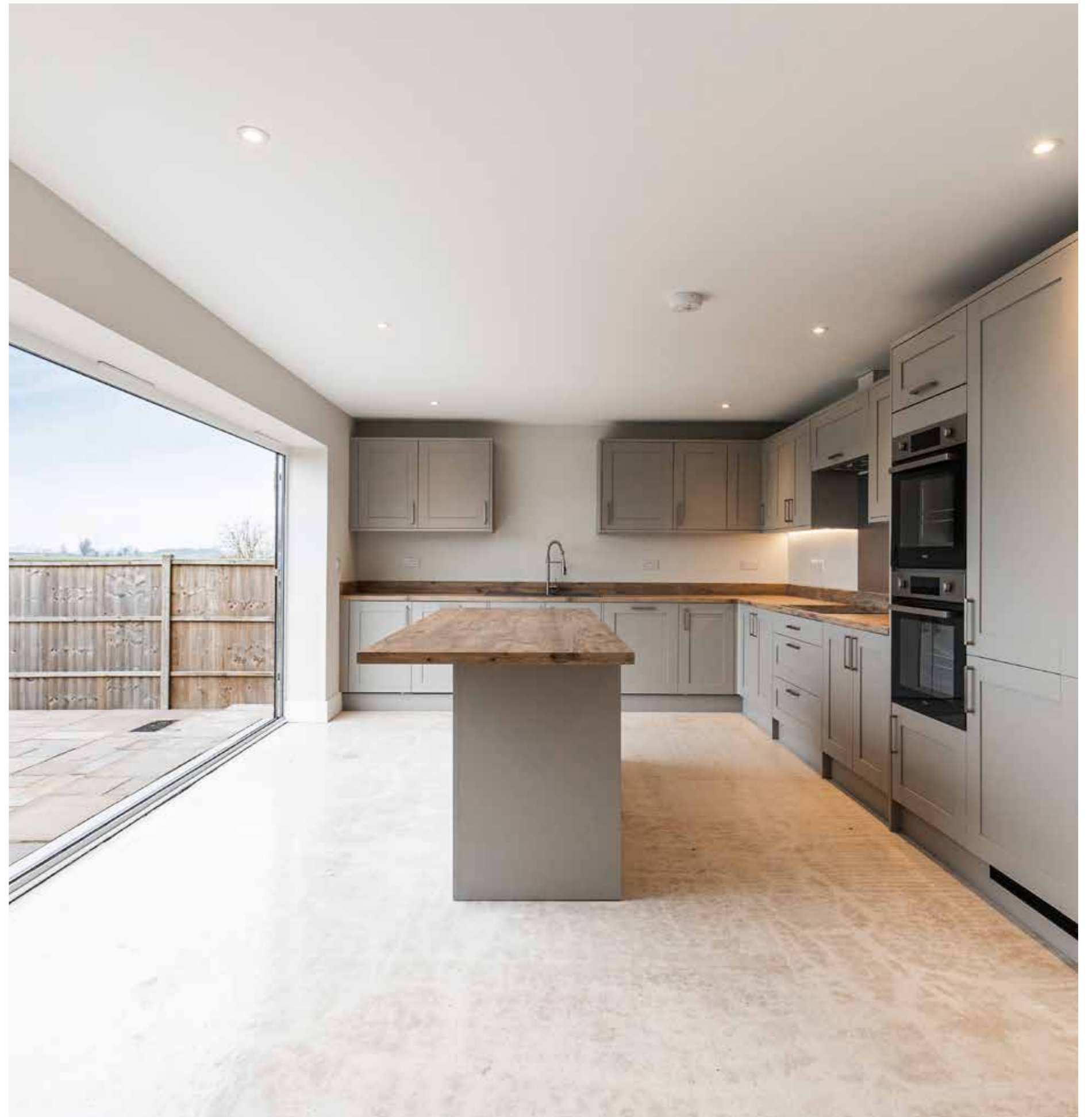
10 Year Warranty

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Remotely located in the open setting of Tilney cum Islington, this newly built family home offers a perfect blend of practical aesthetics and modern convenience. Nestled field-side on an adequately sized plot, the property provides the tranquillity of village life without sacrificing contemporary comforts. Set back from the village road, it features a low-maintenance shingle driveway leading to an integral garage.

Upon entering, a thoughtfully designed full-height hallway greets you with an abundance of natural light. The ground floor boasts a separate sitting room for peaceful retreats or social gatherings, and a comprehensive open kitchen/dining space with wall-length bi-fold doors which open onto a raised rear terrace and offer stunning field views.





Upstairs, the home features four generously sized bedrooms, all with built-in wardrobes. Two bedrooms benefit from their own en-suite shower rooms, while a family bathroom serves the remaining rooms, ensuring comfort and convenience for everyone.



Developed by the respected Burch Prop Limited, 35 High Road showcases their commitment to quality craftsmanship, combining practicality with modern efficiency to create a home of lasting appeal.





First Floor



Ground Floor

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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## Specification

### External Finishes

- Mix Colour Brickwork under a Rustic Red Roof
- Anthracite Seamless stainless steel guttering and upvc down pipe
- Light Grey Upvc Windows
- Broad Light Grey Bi-Fold Doors to Rear
- Extended Raised Rear Terrace
- Shingle Driveway
- Integral Garage with anthracite Electric Roller Door
- Covered Entrance with Timber Piers, Lighting and anthracite Door
- Timber Private Side Gate with Concrete Post and Timber Fencing
- Enclosed Lawn Garden to Rear and Outside Tap
- Electric Vehicle Point

### Internal Finishes

- Smooth Walls and Ceilings
- Painted Wood Finish
- Oak Capped Glass Balustrades
- Wood Style Doors with Chrome Ironmongery
- Smoke Detection System
- Fitted Wardrobes to Bedrooms

- Mix of Pendant and Spot Lighting
- Feature Light to Entrance Hallway

### Kitchen Finishes

- Pebble Grey Units with Stainless Steel Ironmongery
- Pitch Pine Wood Effect Worktops and Upstands
- Grey Franke Titan Sink with Brushed Nickel Faucet
- Integrated Ovens, Fridge, Freezer, Dishwasher and Waste Bins
- Black Glass Hob with Extractor and Metallic Effect Splashback

### Bathroom Finishes

- White Sanitary Wear with Chrome Fittings
- Chrome Wall Radiators
- White Granite, Black Slate and Marble Effect Shower Boards with Chrome Fittings

### General Information

- Build-Zone 10-Year Warranty
- Mains Water and Electricity
- Mitsubishi 8.5kw Air Source Heat Pump
- Underfloor Heating to Ground Floor Living Area
- Radiators to First Floor
- Sewage Treatment Plant
- Electric Vehicle Point



# Tilney cum Islington

VILLAGE CHARM WITH  
EXCELLENT CONNECTIVITY

A peaceful village surrounded by expansive fields, Tilney cum Islington offers the best of rural living with excellent access to nearby towns and amenities.

Neighbouring Tilney St Lawrence, just three miles away, adds to the appeal with its well-connected location and strong community spirit. Positioned at a crossroads, Tilney St Lawrence provides easy access to Cambridgeshire, Lincolnshire, and Norfolk towns, all within a 20-minute drive. The village offers daily conveniences, including The Family Store, a local pub, and a post office housed in the village hall. With a church and a playground, it's a great spot for families. For nature lovers, countryside walks to Terrington St. John or along Smeeth Lode towards Wiggenhall St. Mary provide the perfect escape.

King's Lynn, a historic town just a short journey away, offers even more. Its rich heritage, reflected in the historic quarter, blends with modern attractions like independent shops, restaurants, and the WhataHoot distillery. Commuters can also take advantage of easy connections, Watlington station is a 10-minute drive, providing a direct route to London.

With coastal retreats like Sandringham, Heacham, and Hunstanton nearby, as a resident of Tilney cum Islington you may enjoy the serenity of rural life paired with easy access to city, coast, and countryside.



*Note from Sowerbys*



“Field views  
are a wonderful  
offering from  
this newly built  
home.”



## SERVICES CONNECTED

Mains water and electricity. Drainage to a sewage treatment plant.  
Air source heating with ground floor underfloor heating and radiators on the first floor.

## 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: ///alive.bribing.glorified

## AGENT'S NOTE

Some images have been virtually renovated and staged with computer generated imagery.

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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