



5 The Woodlands
Great Moulton | Norwich | Norfolk | NR15 2DW

FINE & COUNTRY

YOU CAN HAVE IT ALL!



Nestled in a quiet cul de sac of just six premier properties in the peaceful village of Great Moulton, this luxurious new home caters for all. An active, village community yet close to Long Stratton and Diss for wider amenities and connectivity, the four-bedroom property offers fantastic versatility, whether for professional couples wanting entertaining space, retirees welcoming family to stay or for families with room for everyone and a large garden for children and dogs.



KEY FEATURES

- Fabulous Detached New Home Approaching 3000 sq ft
- Impressive Light and Airy Accommodation
- Traditional Cavity wall Construction
- Four Generous Bedrooms with Three Ensuite and a Family Bathroom
- Sizeable Sitting Room With Impressive Stone Fireplace
- Stunning Kitchen Breakfast Room and Utility
- Bi fold doors out to a stunning sun terrace
- Detached double garage with a home office above complete with kitchen and W.C.
- Select Development of 6 similar homes
- Approaching 0.5 acres (stms)

The current owners designed this stunning high spec four-bedroom new home, set in 0.5 acre grounds, and commissioned a local builder to construct with attractive Vandersanden Ledbury bricks and "Sahtas" clay plain tile roof. Set in a development of only six premier homes on a quiet cul de sac this home offers worry free living with 10 year builders guarantee, economic to run heating, high spec appliances and an immaculate finish. You can move straight in and enjoy village life whilst staying easily connected to towns, cities and London.

Step Inside

Stepping in through a light airy entrance hall you take in two superbly open planned spaces. The property was designed open plan but with a view to buyers having flexibility to create cosy zones for eating, relaxing, working or playing. A well designed utility room and thoughtful shower room, perfect for muddy paws and boots after country walks, completes this floor.

Luxurious Living

Custom made to measure by Wentwood Kitchens, this hub of the home has anti slip porcelain flooring, Minerva worktops and ample space for family dining table. Quality appliances include Neff appliances, instant hot water tap, a Tesla induction hob, so whether creating a sophisticated supper, feeding the family, or entertaining a crowd it is easy here. The centre island has extra storage and electric sockets for small appliances – these details are so often forgotten in a new build but not here. The luxury atmosphere continues through to the lounge area with the English produced hand carved Aegean Limestone fireplace and chimney built to suit open fire, log burner or electric fire, creating a cosy area in winter months. With eco-friendly top brand Valliant Air Source heat pump and underfloor heating to both floors, full fibre supplied to the whole house the design is future proofed and faultless.





KEY FEATURES

Exploring Upstairs

The large open landing leads to four large double bedrooms on the first floor. The principal bedroom boasts its own dressing room and fantastic ensuite with bathtub as well as shower – it feels like your own wing of the house and has a boutique hotel tone. Along the landing you find two further airy double bedrooms, both with ensuite and a fourth bedroom served by a family bathroom. All the bathrooms have been designed with Lusso Italian Amalfi stone bath & hand basins, continuing the indulgent feel of this property.

Step Outside

Step out from either the 6m all glass fully opening folding doors in the kitchen or 3m doors in the lounge and you are greeted by a beautiful 14m width south facing terrace of easy maintenance porcelain tiles. The terrace is level with the internal space creating effortless flow for Al fresco dining, summer barbecues, or just enjoying a sunny spot in the evening with a glass of wine. The lawns with mature trees are fully enclosed for children and dogs and for green fingered buyers there is a large section of garden behind the double garage ideal for veggie patch and greenhouse. The double garage with electric up & over doors has living space above with toilet and kitchen area, perfect for home office, gym or a teenager's own pad offering further flexibility of space.

On The Doorstep

Great Moulton is a quiet village close to Long Stratton, between the larger town of Diss and the city of Norwich. Located close to the A140, which connects Norwich to Ipswich, the village is well-served by its own shop, active village hall and popular Fox and Hounds pub and restaurant.

How Far Is It To....

Primary schooling is available in the close by villages of Aslacton, Fornsett and Tivetshall, progressing to Long Stratton High school. Long Stratton has supermarkets, health centre, leisure centre, petrol station, and a range of cafes and restaurant plus good bus service. Diss is just 10 miles for connection by rail to London in 90 minutes and the cathedral city of Norwich has an international airport.





























INFORMATION



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Agents Note: We are informed that access is shared between the 6 properties. There will be a full 10 year building warranty put in place.

Directions

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... ///What 3 Words Location - ///clenching.workshop.beak

Services, District Council and Tenure

Air Source Heat Pump

Mains Drainage, Water & Electricity

Broadband Available – Cables in ducting for fibre to the property please check

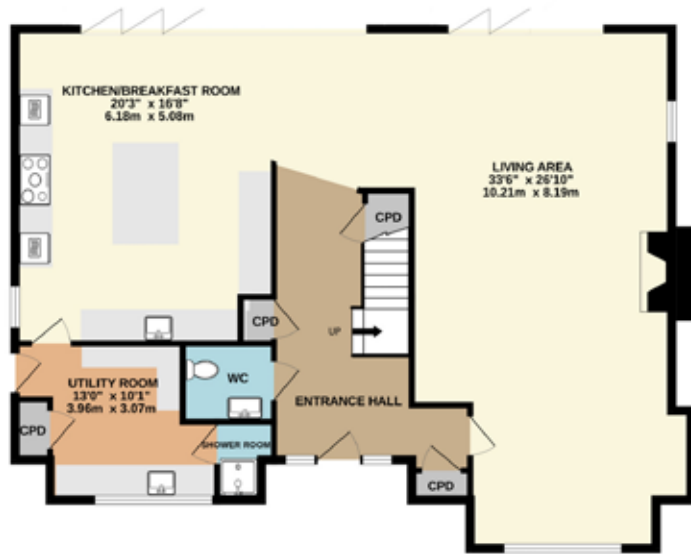
www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

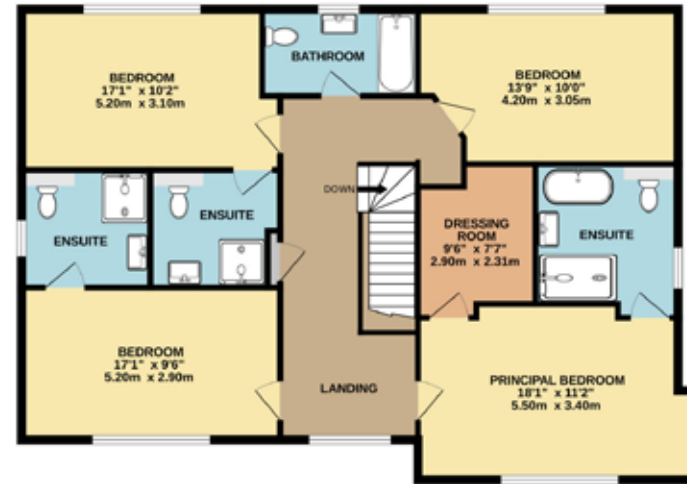
South Norfolk Council – Band F

Tenure: Freehold

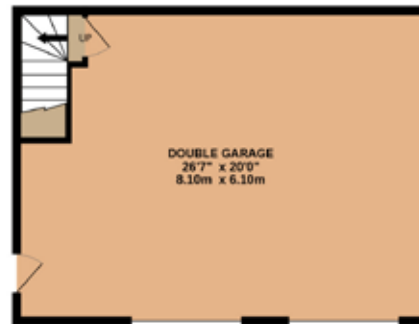
GROUND FLOOR
1290 sq.ft. (119.8 sq.m.) approx.



1ST FLOOR
1220 sq.ft. (113.4 sq.m.) approx.



TOTAL FLOOR AREA : 3414 sq.ft. (317.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Energy efficiency class (based on energy costs)			99
A			
B		86	
C			
D			
E			
F			
G			
How energy efficient is your building?			
England & Wales		EU Directive 2002/91/EC	
www.ehcau.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

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