

# INTRODUCING THE LAURELS



THORNBERRY GROVE  
SPOONER ROW | NORFOLK

HESTIA

S

INTRODUCING

# The Laurels

Thornberry Grove, Station Road, Spooner Row,  
NR18 9UL

•  
Wonderful Specification Throughout

Open Plan Kitchen / Dining / Family Room

Sitting Room with Fireplace and Separate Study

On a Development of 10 Luxury Homes

Principal Bedroom with Walk-in Wardrobe and En Suite

Panoramic Field Views to Rear

New Home Warranty

Close to Wymondham College

Conveniently Located Close to All

•  
SOWERBYS NORWICH OFFICE

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)





“A charming and beautiful home,  
ready to occupy.”



Behind the beautiful double-fronted façade of The Laurels can be found a wonderful family home with a wealth of features not normally enjoyed at this price point.

The ground floor is spacious throughout whilst bathed in natural light. The open plan kitchen, dining, family room at the rear is undoubtedly the star feature and boasts a wonderful kitchen with central island. The sitting room is more traditional with the focal point brick fireplace whilst there is also a separate study, utility room and WC.

The first floor offers four spacious double bedrooms, family bathroom and both a walk-in wardrobe and ensuite to the principal bedroom. Externally there is a detached garage, private driveway and rear garden with far reaching countryside views.

The Laurels is a charming and beautiful home, ready to occupy with no onward chain.







THORNBERRY GROVE  
SPOONER ROW | NORFOLK

## THE LAURELS SPECIFICATION

### CONSTRUCTION

- Traditionally constructed with buff bricks.
- Natural slate grey pantile roof.
- Hestia homes come with a insurance backed new build warranty.

### KITCHEN

- Stylish and traditional kitchen units finished in heritage colour fitted with soft close drawer and door mechanisms.
- Solid quartz kitchen worktop with upstands and oak worktop on island.
- Rangemaster oven and Induction hob, splashback and extraction hood.
- Premium integrated energy efficient dishwasher and fridge freezer.
- White ceramic under mounted bowl sink with a grooved drainer in a solid worktop and modern chrome mixer tap.

### UTILITY

- Stylish and traditional kitchen units finished in heritage colour fitted with soft close drawer and door mechanisms beneath natural block oak Duropal worktop.
- Stainless steel bowl with modern chrome mixer tap.
- Space for customer's own washing machine and tumble dryer. Storage cupboard provided.

### BATHROOMS AND EN-SUITES

- Luxury Porcelanosa sanitary ware including vanity unit and stylish chrome fittings.
- Fully tiled shower enclosure with low profile shower tray and recessed shelving. Thermostatic shower valves with a fixed shower head and secondary hand-held hose.
- Contemporary back-to-wall toilets with soft close seats and dual function chrome flush plates.
- Dual fuel heated towel rails with electric underfloor heating to all bathrooms.
- Porcelanosa ceramic wall and floor tiles to the bathroom and ensuite.

### HEATING AND WATER

- Daikin Altherma Air Source Heat Pump heating.
- Zoned heating system with underfloor heating to the ground floor and radiators to the first floor.
- Fireplace with black granite hearth in the Sitting Room.

### WINDOWS AND DOORS

- Custom-made flush casement double glazed UPVC windows in timber effect finished in agate grey.

- Timber effect composite external doors with high security multi-point locking system.
- Aluminium sliding bi-fold doors with a powder coated finish to match windows.
- Oak veneered interior doors with brushed steel contemporary furniture.
- Walk-in wardrobe to the Principal Bedroom.

### LIGHTING, ELECTRICAL AND BROADBAND

- LED downlights to Kitchen, Bathroom, Ensuite, Hallway, Landing and Utility Room.
- TV points to Sitting Room, Study, Kitchen, Living areas and all Bedrooms.
- Brushed steel sockets and switches.
- Burglar alarm installed with motion sensors.
- Contemporary external lighting to front, rear and side.
- Lighting and power to garage.
- Spur provided for Electric Vehicle charging point to Garage.
- Ultrafast Fibre Broadband infrastructure.
- External electrical socket at rear.

### FLOOR COVERINGS

- Porcelanosa ceramic tiles to Kitchen and Dining areas, Utility Room, Bathroom

and Ensuite.

- Engineered oak timber floorboards to Entrance Hall and WC.
- Soft pile carpets to Sitting Room, Study, Landing and all Bedrooms.
- Engineered oak thresholds to each room entrance.

### DECORATIVE FINISHES

- Walls painted in a variety of off-white heritage colours.
- Skirting and architraves in brilliant white satinwood finish.
- Square edge contemporary skirting boards and architraves.

### LANDSCAPING AND BOUNDARIES

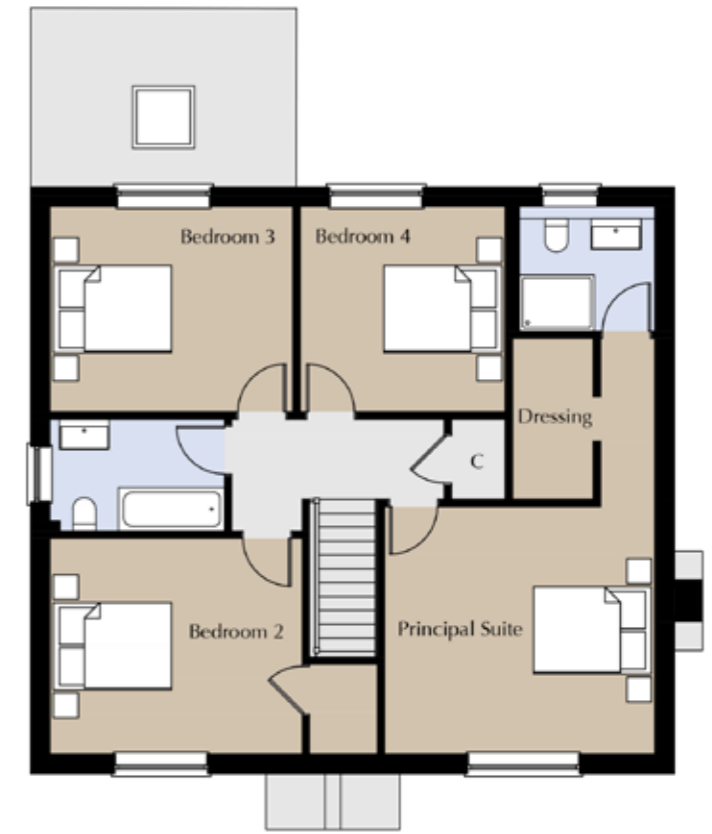
- Timber fenced rear garden.
- Turfed lawn to rear garden with prepared beds for planting.
- Large format natural stone paving to rear terrace and paths.
- Shingled driveway.
- Bin storage area.
- Trees and hedging selectively planted within the development.





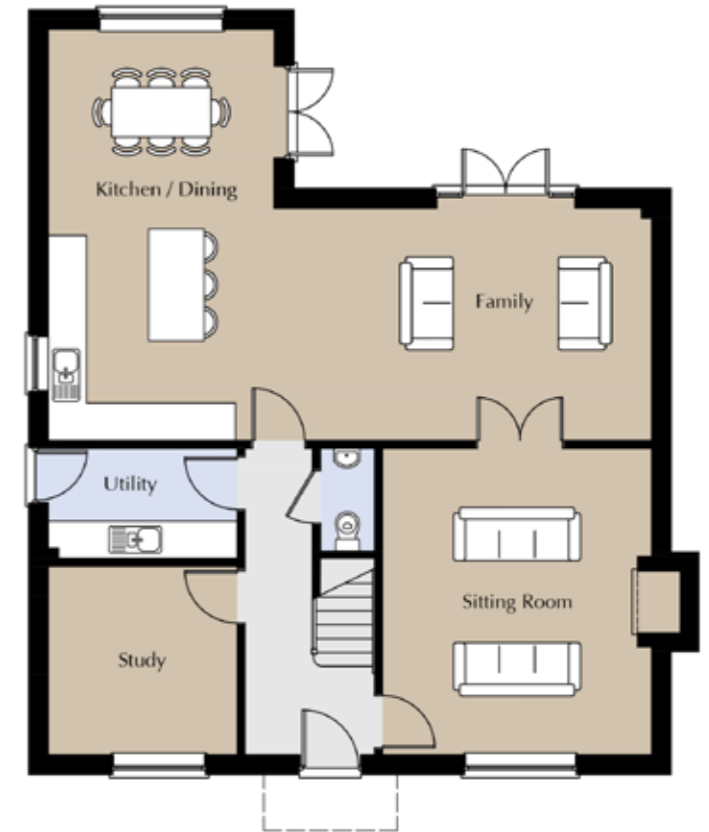
FIRST FLOOR

Principal Bedroom	4.4m	x	4m
Bedroom 2	4.1m	x	3.5m
Bedroom 3	3.9m	x	3.3m
Bedroom 4	3.3m	x	3.3m



GROUND FLOOR

Sitting Room	5.0m	x	4.4m
Kitchen / Dining Room	6.6m	x	3.7m
Family	6.1m	x	3.8m
Study	4.0m	x	2.8m
Utility	3.1m	x	1.8m
Garage	5.6m	x	3.0m



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.

ALL THE REASONS

# Wymondham

IS THE PLACE TO CALL HOME



Nestled in the heart of Norfolk, Wymondham stands as a testament to centuries of history and community, with the 12th-century abbey, a beacon of the town's storied past.

Despite enduring the ravages of time, including the infamous Great Fire of 1615, Wymondham still proudly displays its heritage through its charming streets and historic buildings.

The Market Square, a hub of activity, hosts a vibrant weekly market, enveloped by 17th-century structures and winding medieval lanes. Here, amidst the bustling atmosphere, one can explore an eclectic array of shops, from quaint boutiques to familiar high-street retailers. And when hunger strikes, the town offers a tempting selection of eateries, promising culinary delights for every palate.

Transportation is a breeze with Wymondham's mainline railway service providing direct links to Norwich, Cambridge, and London, making it not only a commuter's dream but also a gateway to adventure and exploration.

Education thrives in Wymondham, with esteemed institutions like Wymondham College Prep School, Wymondham College, and Wymondham High School shaping young minds to excellence. Meanwhile, for daily needs, residents can easily access amenities such as the Waitrose supermarket, ensuring convenience at every turn.

Beyond its borders, Wymondham's proximity to Norwich, a mere 8 miles away, opens doors to further opportunities. The cathedral city beckons with its own treasures, from sought-after schools to a bustling array of shops, restaurants, and services.

As one wanders through Wymondham, echoes of its past resonate in every corner. From the time-worn timbers of the 14th-century Green Dragon Pub to the enduring elegance of the Grade II listed White Hart Hotel, history intertwines with the present, creating a tapestry of timeless beauty.

Even the Market Cross, symbolizing resilience in the face of adversity, stands as a testament to the town's enduring spirit. Rebuilt in 1617 after the Great Fire, it now serves as a beacon of knowledge, housing the Tourist Information Office and preserving the legacy of generations past.

In Wymondham, every step is a journey through time, where the past and present coexist in harmony, inviting all who visit to become part of its rich tapestry of life.



Note from Sowerbys



“Purposely designed in sympathy with its rural surroundings.”

SOWERBYS



## SERVICES CONNECTED

Mains water, electricity and drainage. Underfloor heating.

## COUNCIL TAX

Band F

## TENURE

Freehold.

## LOCATION

What3words: /// biggest.buzzing.different

## AGENT'S NOTE

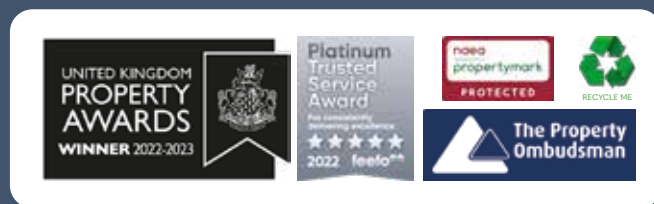
Some pictures have been virtually staged with computer-generated imagery.

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

Land & New Homes Specialists



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL