



Introducing  
Brecklands Green, North Pickenham

**SOWERBYS**

## THE RICHMOND

Set within the Breckland countryside and enjoying uninterrupted open field views, these newly built homes offer modern comfort with thoughtful design.

The kitchen/ breakfast room is at the rear overlooking the garden. Double doors lead through to the exceptional sitting room which could also be used as a lounge/ dining room. Specification includes such luxuries as Quartz worktops with exposed Bosch appliances to the kitchen. A ground-floor study offers the option to work from home without compromise.

Upstairs, all four bedrooms are comfortable doubles, the principal benefiting from a private en-suite. The main bathroom serves the remaining bedrooms and is finished with a calm, neutral palette.

Externally The Richmond has a range of offerings, from driveways with a cart lodge to double garages and excellent gardens. Air source heating ensures the homes are both energy efficient and ready for the future. Whether you're looking to upsize, relocate, or settle into a more rural pace of life, these new homes offer a move-in-ready option, in a village setting that doesn't feel remote.

Brecklands Green offers a rare opportunity to enjoy village living in a high-specification home.

Available Now.

## SERVICES CONNECTED

Mains water, drainage and electricity.  
Heating via air source heat pump.  
Broadband and phone connections.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. 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.

## TENURE

Freehold.

## LOCATION

What3words: ///jump.overdone.oven

## AGENT'S NOTE

- Please note that some internal and external images have been virtually staged and renovated, respectively, to show how the house could look once complete.
- All properties have driveway parking plus either a cart lodge, single or double garage.



# SOWERBYS

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