



GROUND FLOOR



FIRST FLOOR



Rear of the Fox Public House | Lyng | NR9 5LH

****COMING SOON**** A one off opportunity to acquire either one of these two beautifully designed contemporary three bedroom detached homes. Located in the idyllic village of Lyng, these generously proportioned homes offer spacious, light and airy accommodation and will be finished to a high specification throughout. The lofts have been constructed with attic trusses over bed two/three with the potential to create fourth bed in loft area. Both properties come with detached garages and offer off street parking.

Guide Price £375,000

- AVAILABLE TO RESERVE OFF PLAN
- DETACHED WITH GARAGE
- THREE BEDROOMS
- BEAUTIFULLY DESIGNED
- HIGHLY SOUGHT AFTER LOCATION

arnoldskeys.com | 01603 620551

Property Description

Specification:

Finished to highest standard throughout the kitchens will be of a contemporary design and fully fitted with high end appliances to include dishwasher, washing machine, cooker, electric hob, along with engineered wood flooring. Décor throughout the property will be finished in Farrow & Ball Colourways . The bathroom fittings will be high end with floors and walls tiled. Heating & hot water come via Air Source Heat Pump. The front door will be timber clad in cedar wood and all windows and doors will be grey aluminium. The driveway to be a pressed gravel finish and the gardens are to be lawned to the front and rear, with patio to the rear leading onto the garden.

Ground Floor:

Entrance Hall - 1750mm X 6000mm
Downstairs WC - 1600mm X 1000mm
Boot Room - 1700mm X 1750mm
Utility - 1750mm X 2150mm
Living Room - 3800mm X 5450mm
Kitchen/Dining Room - 4500mm X 4600mm

First Floor:

Landing - 900mm X 4000mm Velux Above
Family Bathroom - 1800mm X 4800mm Velux Above
Master Bed - 4500mm X 2900mm & 1700mm X 1900mm
Ensuite - 2700mm X 1500mm Velux Above
Bed Two - 2600mm X 3800mm
Bed Three - 2700mm X 3800mm

Loft:

Attic trusses over Bed two/three, potential to create fourth bed in loft area.

VIEWING

Strictly by appointment with Arnolds Keys Norwich on 01603 620551