



THE FORGE

Chequers Road, Grimston, Norfolk, PE32 1AJ

Price £315,000

BROWN & CO

DESCRIPTION

This beautiful two/three bedroom barn style new build single level residence with accommodation comprising an entrance hall, kitchen opening out onto an open plan living and dining area with double doors opening onto the spacious garden. There are two bedrooms and a further third bedroom/study and family bathroom. The property has a single garage attached to the rear with access from the rear garden.

Set in the tranquil West Norfolk village of Grimston, the Middle Farm development is an exciting collection of three bespoke, high quality barn style new build homes. The site is situated in the popular village of Grimston which is ideally located to provide access to the North Norfolk Coastline.

This popular village offers a country side setting and lifestyle with numerous walks and village amenities together with close access to conveniences of the large market towns. Grimston is situated approximately six miles East of King’s Lynn and is closely entwined with nearby Congham, Roydon and Pott Row. There are a number of amenities close by including doctors surgery/medical centre, The Three Horseshoes a popular pub serving food, a village store/post office and the Congham Hall Hotel. There is also a well serviced bus route. There are many countryside walks and bridleways nearby, Sandringham Country Park is also close by along with the North Norfolk Coastline. King’s Lynn itself has a wide range of shopping, educational and leisure facilities as well as a direct mainline rail link to London King’s Cross in 1hr 40 mins.

The small development has been designed to create a sense of rural living in various sized barn style new build properties behind a traditional farmhouse. Each of the three dwellings are individual, set around a large shingle courtyard leading to the garage area. There is a mixture of roof heights and ridge-levels providing interest to the site’s overall appearance. To reflect the surrounding countryside and heritage of the area, the properties have been designed with a mixture of rubble effect carrstone elevations, red brick facing walls and stained feather edge horizontal timber boards. The roofs are a traditional style clay pantile.

Air Source Heat Pump provides the heating to the property with underfloor heating and the property boasts UPVC/softwood double glazing throughout.

Leading from the shingle courtyard area are three garages, one for each property, attached to the Forge. The garage for this property is the one immediately attached to the building. The large courtyard will provide and accommodate further parking on an informal basis together with an abundant amount of turning space.

SERVICES

Mains water, drainage and electricity
Air Source heat pump providing zonal underfloor central heating
Council Tax Band: to be assessed
Freehold
EPC: to be assessed

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure there are in working order.

ANTI MONEY LAUNDERING LEGISLATION

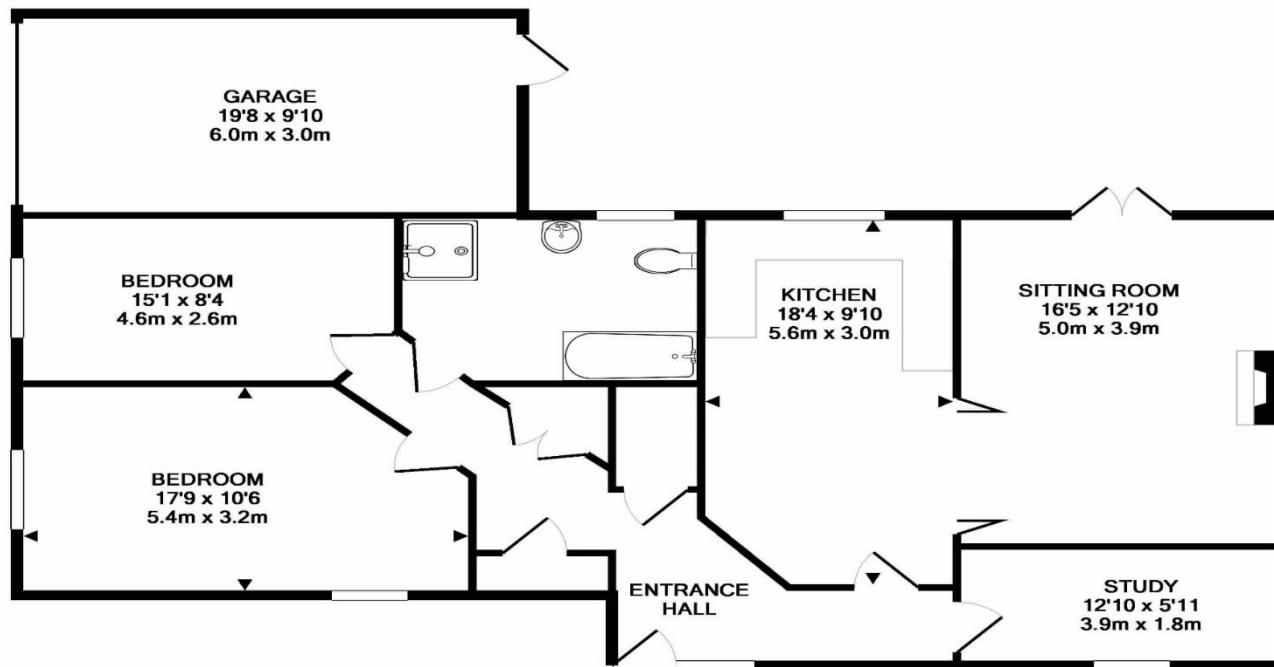
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION:

- Brand new detached bungalow
- Bespoke finish
- Open plan living
- Custom finish and fittings
- Tri-zone underfloor heating
- Large driveway
- Enclosed rear garden
- AirSource Central Heating
- Mainline train station 6 mile away
- No onward chain

Viewing is by appointment only please contact the office on 01553 770771.





TOTAL APPROX. FLOOR AREA 1221 SQ.FT. (113.5 SQ.M.)

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. 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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