



Plot 2,
Barrack Close,
East Tuddenham,
NR20 3LU

Asking Price £425,000





- Stylish, brand-new bungalow
- Built by local developer, Walnut Farm Developments
- 3 bedrooms, with en-suite off main bedroom
- Luxury Kitchen with Quartz worktop
- Air source heating system
- Zone controlled underfloor heating
- Garage and driveway
- 10 year NHBC warranty
- Generous size garden

Location

East Tuddenham is a semi-rural village in the parish of Breckland, the village offers a good sense of local community, village hall and a regular bus connection into Dereham and Norwich. Just 2 miles east is the well served village of Mattishall, which hosts an excellent range of 'day to day' amenities, including a pub/restaurant, take away, shop, hairdressers, school, doctors surgery and pharmacy along with other local businesses. The historic and cultural City of Norwich is renowned for its stunning architecture, arts and theatre. There are many affluent bars, restaurants and great independent 'cafe culture' which services a bustling and vibrant student City - with the UEA on the outskirts. Norwich is well connected with transport and there are numerous train and bus services, road links and an International airport flying to various European destinations. The breathtakingly beautiful North Norfolk coast with its array of sandy beaches and walks can be reached within a 40 minute drive from East Tuddenham.





The Property

This stylish bungalow has been built with energy efficiency in mind, whilst having a high end finish throughout and 'mod cons' such as zone-controlled underfloor heating throughout. The bungalow is currently under construction by local and well regarded Walnut Farm Developments, who have a reputation from building many excellent properties in and around the Breckland area over many years. The bungalow is built with a 10 year NHBC warranty and will have 'stand out' features such as a luxury quartz kitchen top within the spacious kitchen/diner complete with appliances and thermostatic showers with fixed drencher heads. Karndean floor and carpeting will be included throughout the property.

Outside

Gardens have been landscaped with generous size stone slab patio. Outside socket, tap and lights have also been included within the specification.

Agent note

Pictures are of a previously completed Walnut Farm Developments property next door. The anticipated completion date for the build is early Autumn 2024.

Services

Mains water, drainage and electricity are connected. Air Source heating system with zone-controlled underfloor heating throughout.

Viewing

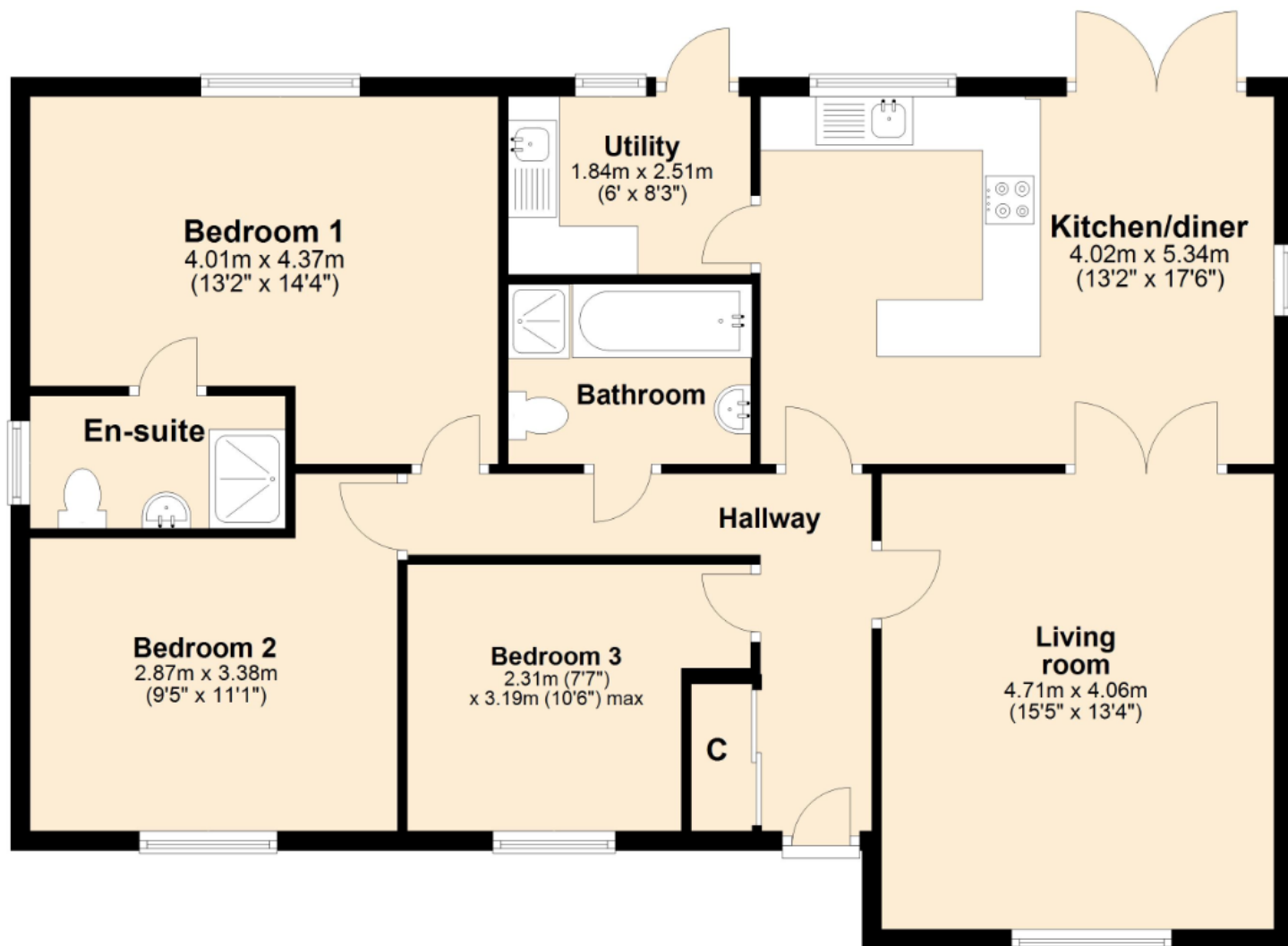
Strictly by appointment with TW Gaze.

Tenure: Freehold

How to get there – What3words:
cherry.adapt.toned

Ref: 2/19411/RM





For illustrative purposes only. NOT TO SCALE.

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

rural@twgaze.co.uk
www.twgaze.co.uk

