



Two superb brand-new semi-detached bungalows, located in this popular Norfolk village, finished to a high standard, positioned on generous plots, both with off road parking

In brief

Norwich city centre 5.5 miles, Norfolk & Norwich Hospital 2.6 miles, Norwich Railway Station 4.4 miles, A47 1 mile, UEA 3.4 miles (distances are approximate).

**PLOT 1 AND PLOT 2 STOCKS HILL,
BAWBURGH, NR9 3LL**

Description

Porter Developments pride themselves on only building small developments of bespoke properties which enables a stronger focus and more personal approach to each home that they build, ultimately creating highly desirable homes with the greatest attention to detail possible.

Plot 1 is a two bedroom semi-detached bungalow.

Plot 2 is a one bedroom semi-detached bungalow.

Outside

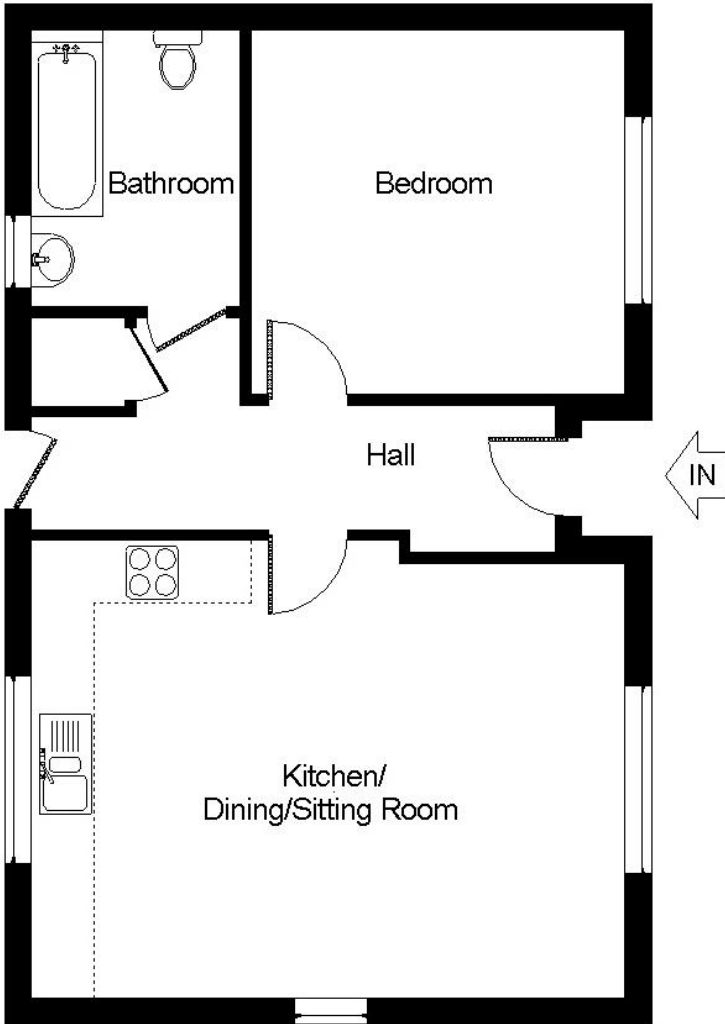
Enjoying a delightful private position set back from the road, with block paving drive, parking to the property with small front lawn area. The rear garden has a patio paved with slabs.

Bawburgh is without doubt one of the jewels in the crown of south Norfolk. The village lies in the valley of the River Yare about 5 miles (8.0 km) west of Norwich city centre.

Situated on the outskirts of Norwich, Bawburgh boasts proximity to a wealth of world renowned institutions such as the John Innes centre at the Norwich Research Park (NRP), University of East Anglia, (UEA), Norfolk & Norwich and Spire Hospitals (N&N) and a stone's throw from some incredible Norfolk countryside destinations. Bawburgh also has the benefit of being the home of a recent winner of "the best Pub in Norfolk", the Kings Head which is within walking distance from the development and nestling in the heart of the picturesque village. The pub is a 17th Century Freehouse, restaurant & inn committed to upholding the fine living philosophy of its namesake –sportsman & bon viveur King Edward VII. Bawburgh is also home to one of the county's most highly regarded golf clubs.

The A47 provides easy access to the A11, A146 & A140 and within 3 miles is the popular shopping and retail park of Longwater that includes such establishments as M&S, Sainsburys & Next to name a few. The mill at the centre of the village was the original site of the manufacture of Colman's mustard. The village also offers a fine community spirit with a local church, primary school and community centre.





Plot 2

Gross Internal Area 52 sq m (556 sq ft)

Kitchen/Dining/Sitting Room - 5.69m x 4.37m (18'8" x 14'4")

Bedroom - 3.59m x 4.50m (11'9" x 11'6")

Plot 1

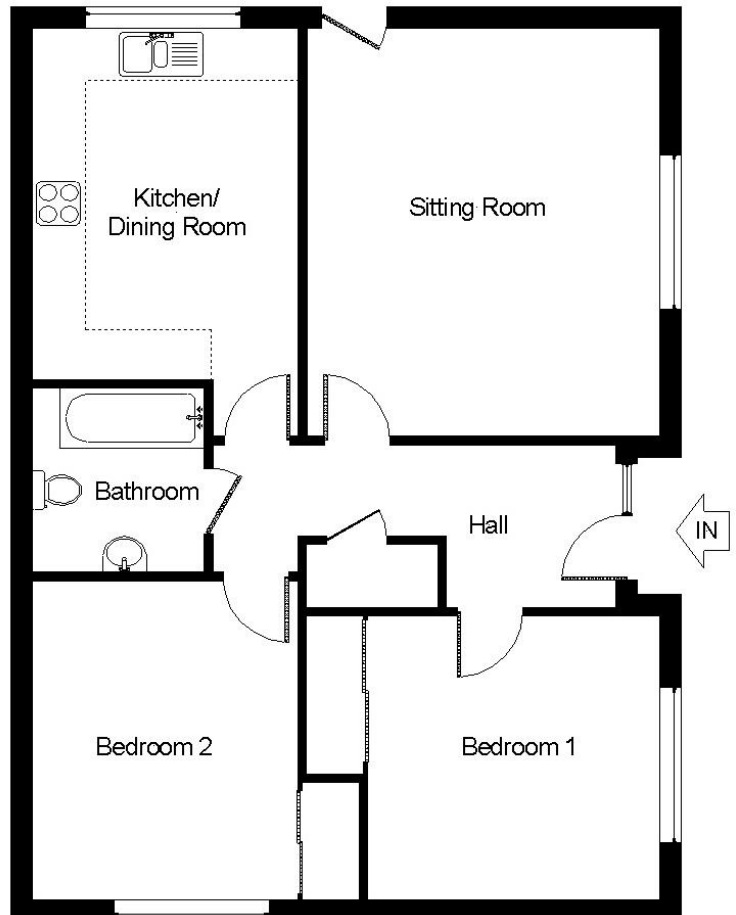
Gross Internal Area 72 sq m (772 sq ft)

Kitchen/Dining Room - 4.08m x 3.08m (13'5" x 10'1")

Sitting Room - 4.68m x 4.09m (15'4" x 13'5")

Bedroom 1 - 3.39m x 3.22m (11'1" x 10'7")

Bedroom 2 - 3.78m x 3.70m (12'5" x 12'2")



Enquiries and Viewing

Viewing by prior appointment with Bidwells
Norwich New Homes
01603 229428
norwichnewhomes@bidwells.co.uk

Additional Information

Services

All mains services are connected to the properties, with heating and hot water served by a gas boiler.

Local Authorities

South Norfolk District Council

Tenure & Possession

The property is for sale freehold with vacant possession on completion

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property and all viewings are to be strictly by appointment with Bidwells.

Energy Performance Rating – TBC



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