



Kingfisher Close

Guist



HOMES & LAND

RESIDENTIAL ESTATE AGENTS



Location

This exclusive development of six spacious four bedroomed bungalows is in the sought after hamlet of Guist located in between Dereham and Fakenham with easy access to the North Norfolk Coast. The site is in a rural setting, partly adjoining Guist Common which as part of the River Wensum basin is designated as a conservation protected area of special scientific interest.

Local provisions include Store and Post Office, frequent rural bus services and major link roads to Fakenham, Dereham Holt and Norwich. Schools catering for all age groups, shops, banking and leisure facilities can be found in the nearby town of Fakenham. Nearby North Elham offers an excellent Doctors Surgery. The picturesque Georgian market town of Holt situated approximately 10 miles away and is home to Greshams Preparatory and Senior School and is renowned for its award winning restaurants, boutique shops and other excellent facilities. Beeston Hall Preparatory School is situated further along the coast between Sheringham and East Runton.

Easy access to the North Norfolk Coastal area designated as an Area of Outstanding Natural Beauty is available from the location. Cley next the Sea is three miles north of Holt and Burnham Market and Burnham Overy Staithe are 8 miles to the north west of Fakenham. This area provides excellent beaches, rural and coastal walks, sailing sports and bird watching opportunities.

Norwich the cathedral city and regional capital of the wider area is situated about 20 miles to the southeast and has a mainline rail service to London Liverpool Street and an approximate journey time of one hour and fifty minutes.



The Site



Plot 1

Entrance Hall

Open entrance hall with storage cupboards and access to;

Cloakroom

Side aspect window, WC and wash hand basin.

Open Plan Living/Dining/Kitchen/Family Room

Dining Room Area 18' 10" x 13' 10" (5.74m x 4.21m)

Lounge Area 23' 1" x 21' 2" (7.04m x 6.45m)

Feature fireplace with wood burner, Large bi-fold doors and rear aspect full height feature window.

Kitchen/Family Room Area 27' 8" x 23' 1" (8.43m x 7.04m)

Large open plan space with bi-fold doors to the rear opening up into the rear garden. Side and front aspect windows. Large kitchen with range of base and wall mounted storage units with square edge work surfaces, induction hob, glass splash back behind hob, extractor fan, electric oven, integral fridge/freezer, integral dishwasher, sink and drainer. Brushed steel sockets and switches and underfloor heating.

Utility Room 13' 7" x 8' 2" (4.15m x 2.50m)

Rear door and rear aspect window. Range of base and wall mounted storage units with square edge work surface, space and plumbing for washing machine and dryer.

Bedroom 1 16' 4" x 9' 10" (4.97m x 3.00m)

Rear aspect window. Opening to;

Dressing Room

Door to;

En-suite

Shower, wc, wash hand basin and heated towel rail.

Bedroom 2 14' 9" x 14' 0" (4.50m x 4.26m)

Front aspect window. Opening to;

Dressing Room

Door to;

En-suite

Shower, wc, wash hand basin and heated towel rail.

Bedroom 3 12' 5" x 10' 6" (3.78m x 3.20m)

Side aspect window and built-in wardrobe.

Bedroom 4 12' 5" x 10' 6" (3.78m x 3.20m)

Side aspect window and built-in wardrobe.

Family Bathroom

Side aspect window, shower, wc, wash hand basin and heated towel rail.

Externally

Large south facing rear garden.

Double Garage/Home Office

Double garage with internal stairs up to first floor Home Office with velux windows, radiators.

Image



Floor Plan



Plots 2, 3 & 4

Entrance Hall

Open entrance hall with storage cupboards and access to;

Open Plan Living/Dining/Kitchen/Family Room

Dining/Family Room Area 25' 9" x 11' 6" (7.86m x 3.50m)

Rear aspect window.

Lounge Area 25' 2" x 19' 9" (7.68m x 6.02m)

Feature fireplace with wood burner, Large bi-fold doors and front aspect full height feature window.

Kitchen Area 13' 5" x 12' 8" (4.10m x 3.86m)

Side and rear aspect windows. Large kitchen with range of base and wall mounted storage units with square edge work surfaces, induction hob, glass splash back behind hob, extractor fan, electric oven, integral fridge/freezer, integral dishwasher, sink and drainer. Brushed steel sockets and switches and underfloor heating.

Utility Room 11' 6" x 6' 0" (3.50m x 1.82m)

Rear door and side aspect window. Range of base and wall mounted storage units with square edge work surface, space and plumbing for washing machine and dryer.

Bedroom 1 16' 2" x 11' 8" (4.93m x 3.55m)

Front aspect bay window. Opening to;

Dressing Room

Door to;

En-suite

Shower, wc, wash hand basin and heated towel rail.

Bedroom 2 12' 10" x 10' 2" (3.91m x 3.11m)

Rear aspect window. Opening to;

Dressing Room

Door to;

En-suite

Shower, wc, wash hand basin and heated towel rail.

Bedroom 3 12' 3" x 9' 9" (3.74m x 2.96m)

Rear aspect window and built-in wardrobe.

Bedroom 4 12' 3" x 9' 9" (3.74m x 2.96m)

Front aspect window and built-in wardrobe.

Family Bathroom

Rear aspect window, shower, wc, wash hand basin and heated towel rail.

Externally

Large south facing rear garden.

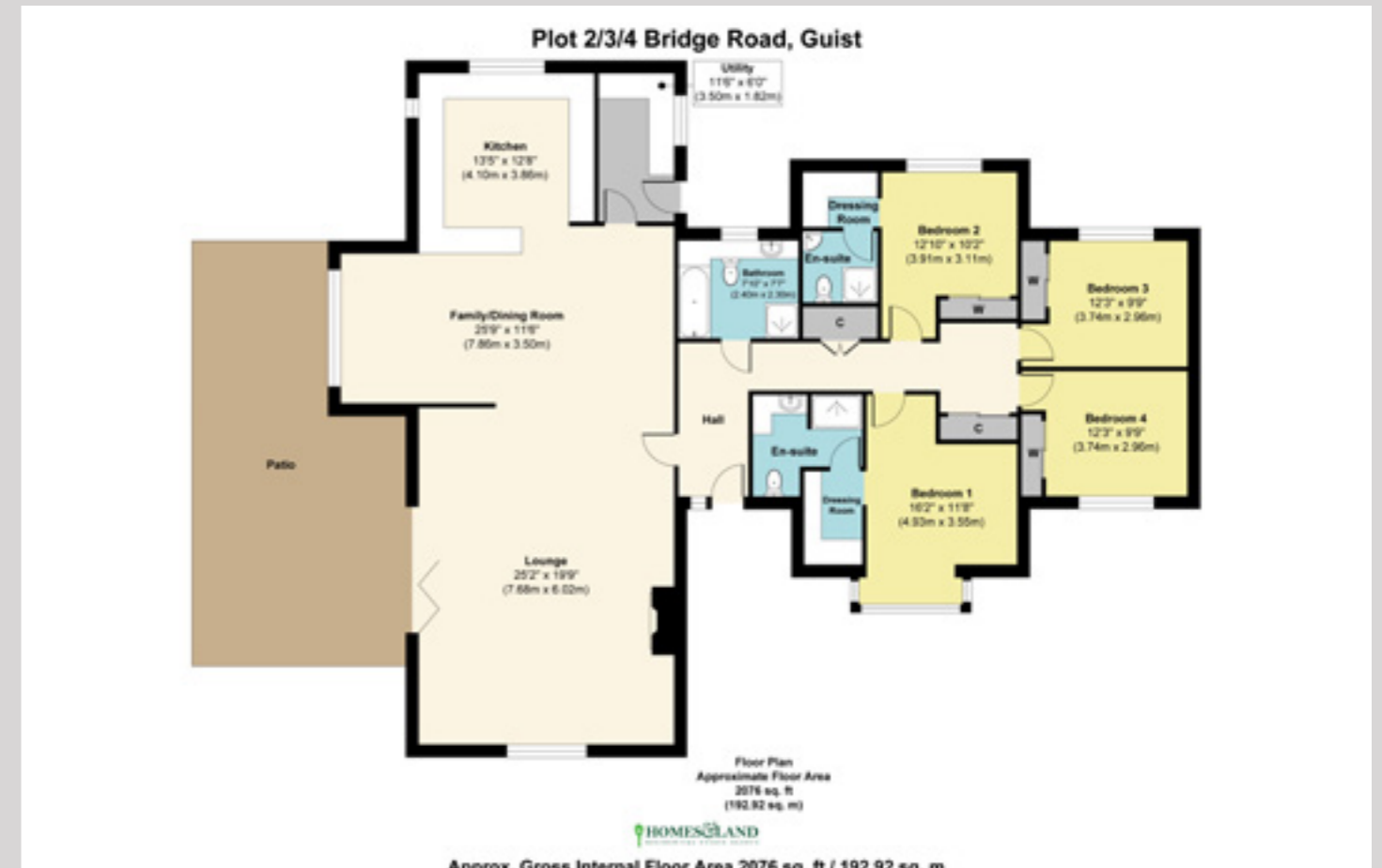
Double Garage/Home Office

Double garage with internal stairs up to first floor Home Office with velux windows, radiators.

Image



Floor Plan



Plots 5 & 6

Entrance Hall

Open entrance hall with storage cupboards and access to;

Open Plan Living/Dining/Kitchen/Family Room

Kitchen/Lounge/Dining Room Area 38' 11" x 20' 6" (11.85m x 6.24m)

Side aspect windows and full height front aspect feature window. Large kitchen with range of base and wall mounted storage units with square edge work surfaces, induction hob, glass splash back behind hob, extractor fan, electric oven, integral fridge/freezer, integral dishwasher, sink and drainer. Brushed steel sockets and switches and underfloor heating. Feature fireplace with wood burner.

Family Room Area 14' 5" x 12' 4" (4.39m x 3.75m)

Large bi-fold doors to the rear and side aspect window.

Utility Room 12' 4" x 5' 9" (3.75m x 1.75m)

Rear door and side aspect window. Range of base and wall mounted storage units with square edge work surface, space and plumbing for washing machine and dryer.

Bedroom 1 16' 6" x 11' 10" (5.02m x 3.60m)

Rear aspect bay window. Built-in wardrobes.

En-suite

Shower, wc, wash hand basin and heated towel rail. Side aspect window.

Bedroom 2 16' 6" x 10' 11" (5.02m x 3.32m)

Rear aspect window.

Bedroom 3 12' 0" x 11' 11" (3.65m x 3.64m)

Front aspect bay window and built-in wardrobe.

Bedroom 4 12' 0" x 10' 10" (3.65m x 3.30m)

Front aspect window.

Family Bathroom

Side aspect window, shower, bath, wc, wash hand basin and heated towel rail.

Externally

Large south facing rear garden.

Double Garage/Home Office

Double garage with internal stairs up to first floor Home Office with velux windows, radiators.

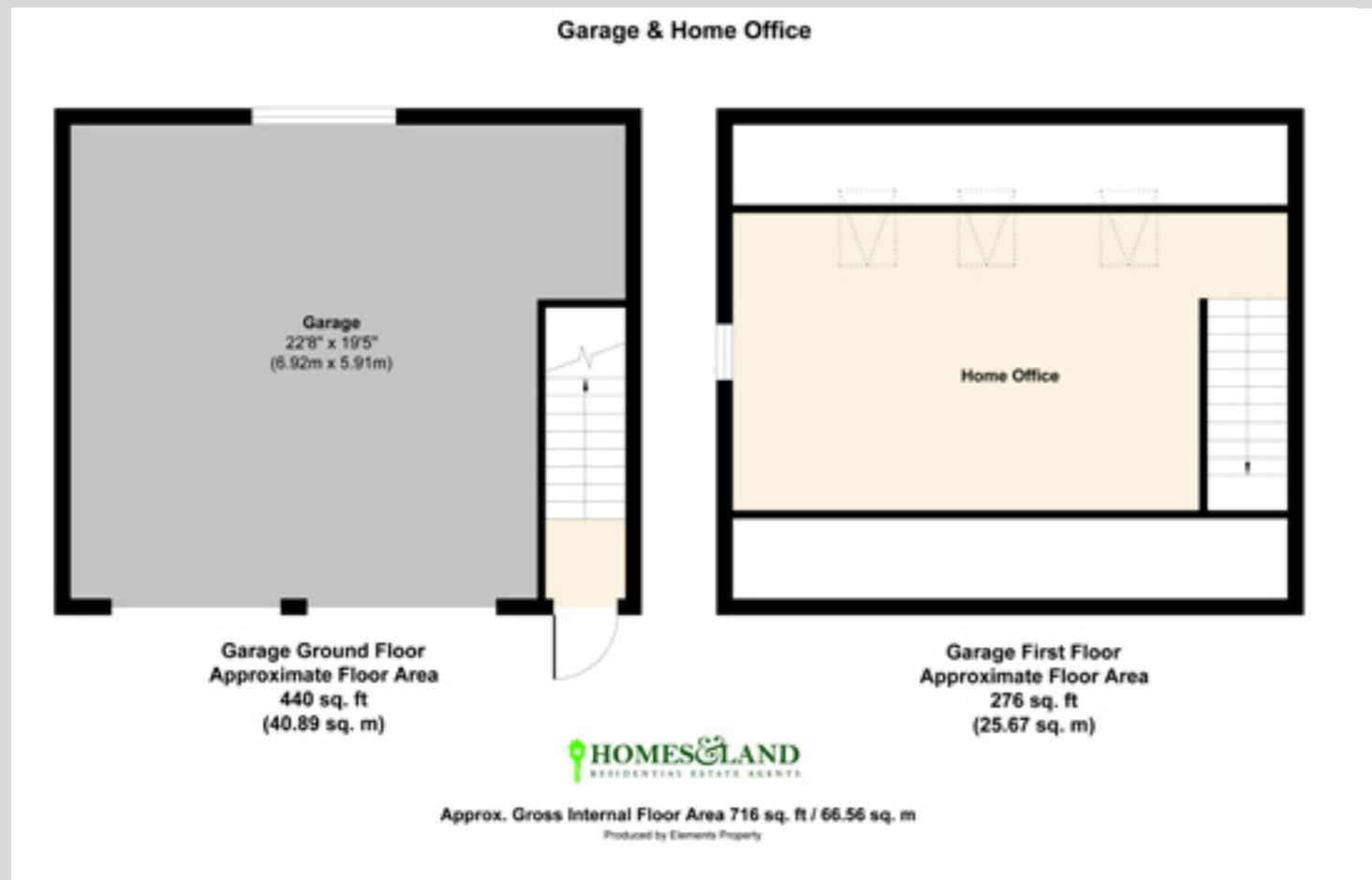
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Floor Plan



Double Garage & Office



Specification

CONSTRUCTION FEATURES

- Traditional brick and block construction with white cement joint
- Areas of the roof will be oak queens trusses with other areas hand cut
- Roof tiles are clay neo pantile
- Internal supporting walls to be 100mm block work
- All other internal walls to be 75mm wood stud with rock wool insulation, with 11mm osb board to both sides in bathrooms and kitchens
- Finished in 12.5mm Gypsum plasterboard with plaster skim finish
- Windows and doors to be powder coated aluminium in anthracite colour double glazed with all necessary security features
- Front door to be composite from our selected range

INTERNAL FEATURES

- Walls to be painted grey matt and ceilings to be painted white
- Architrave and skirting to be MDF and painted white gloss
- Window cills to be MDF and painted white gloss
- Loft access to be plastic insulated hatch
- Oak veneer doors with clear finish and chrome satin handles

Specification Cont'd

KITCHEN

- Kitchen to be selected from range within budget limit, all Neff appliances (Extras will be paid for before installation)
- Kitchen work surfaces to have up-stand with painted walls between the up-stand and units, glass splash-back to rear of hob
- Kitchen to include integrated appliances: Oven, Induction Hob, Extractor Hood, Fridge freezer and Dishwasher as standard

BATHROOM

- Bathroom suite to be white Roca sanitary ware
- Bristan shower and taps to be chrome finish
- Ceramic tiles will be selected from our standard range within selected budget
- Ceramic tiles will be fully fitted around baths and showers, half tiled around the rest of the bathroom
- Heated towel rail

ELECTRICAL, LIGHTING, COMMUNICATION AND HEATING

- Electrical installation protected by circuit breakers provides for lighting, cooker outlet, 13amp ring main.
- Brushed chrome electrical face plates throughout
- All lights to be recessed downlights
- Space heating provided by Air Source Heat Pump and underfloor heating to the properties
- Mains drainage

OUTSIDE FEATURES

- Driveways and parking areas will be spray shingle finish

DOUBLE GARAGE & OFFICE

- Detached garages with office space to the upper roof-space area
- This first floor space will be accessed via timber stairs
- Office space is to have three double sockets
- Office space to be finished in 12.5mm Gypsum plasterboard with plaster skim finish
- Walls to be painted grey matt and ceilings to be painted white
- Architrave and skirting to be MDF and painted white gloss



HOMES & LAND

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Mon - Fri: 9am - 5:30pm
Sat: 9am - 1pm
Sun: Closed

EPC Rating - TBC

Agents Notes

Whilst every care is taken when preparing details, HOMES & LAND RESIDENTIAL LTD., do not carry out any tests on any domestic appliances, which include Gas appliances & Electrical appliances. This means confirmation cannot be given as to whether or not they are in working condition. Measurements are always intended to be accurate, but they must be taken as approximate only. Every care has been taken to provide true descriptions, however, no guarantee can be given as to their accuracy, nor do they constitute any part of an offer or contract.