

# Sizeland Drive

# MILEHAM



**HOMES & LAND**  
RESIDENTIAL ESTATE AGENTS

# TRANQUIL LUXURY

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An exciting opportunity presents itself to acquire a modern, energy-efficient executive detached four-bedroom house located in the quiet and highly sought-after village of Mileham. The property is part of an exclusive development of only 10 properties and was constructed a mere three years ago.

Upon entering this exquisite home, one will immediately appreciate the spacious and contemporary design. The accommodation comprises an open-plan kitchen/dining room, which is ideal for entertaining guests or spending quality time with family. The kitchen is equipped with modern appliances and stylish fixtures and fittings, whilst the dining area provides ample space for a large table and chairs, making it perfect for hosting dinner parties.

The property also boasts a generously sized sitting room, featuring sliding doors to the rear and a window to the front aspect, which allows plenty of natural light to fill the room. This room is ideal for unwinding with family or entertaining guests.

The ground floor also incorporates a utility room off the kitchen and a cloakroom, which is convenient for visitors. Moving up to the first floor, the property boasts a Master bedroom with an ensuite bathroom, three additional bedrooms, and a family bathroom, providing abundant space for a growing family or visiting guests.

Externally, the property benefits from an enclosed rear garden, which offers a private outdoor space to enjoy. Additionally, an external, oversized, detached double garage provides ample storage and parking. The property is situated in a peaceful and tranquil village, and features an energy-efficient air source heating system, making it a cost-effective and eco-friendly home.

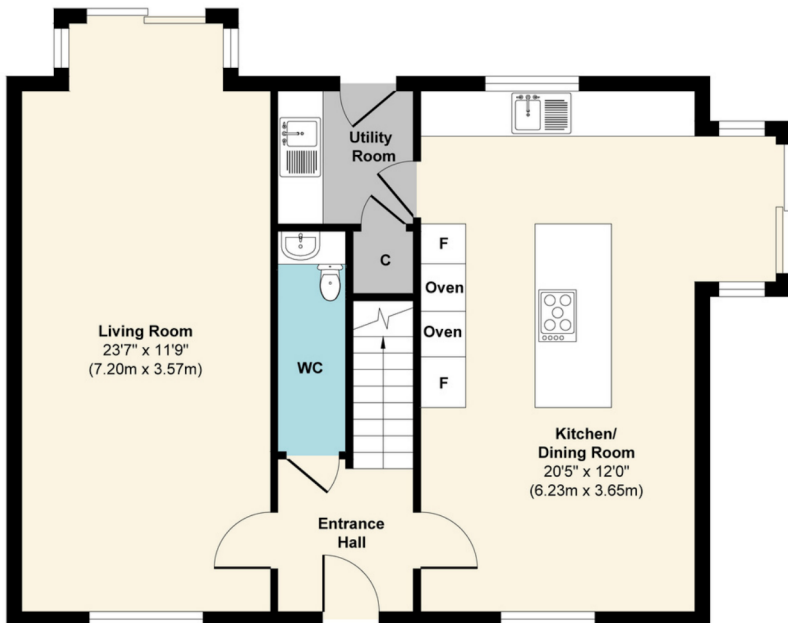
Furthermore, the property has been constructed to the highest of standards, using quality materials and finished to a high specification throughout.

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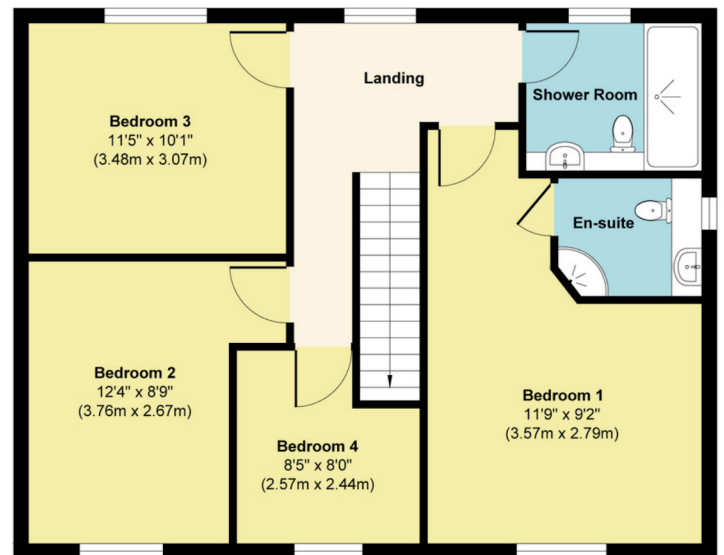




# Experience Modern Elegance



Ground Floor  
Approximate Floor Area  
710 sq. ft  
(66.03 sq. m)



First Floor  
Approximate Floor Area  
668 sq. ft  
(62.09 sq. m)

## GROUND FLOOR

### Entrance Hall

The entrance hall of this property is designed to create a welcoming atmosphere. It features tiled flooring which is not only stylish but also practical for high traffic areas. From the entrance hall, one can access the cloakroom, open plan kitchen/dining room, living room and the stairs leading to the first floor.

### Cloakroom 5' 10" x 3' 8" (1.78m x 1.11m)

The cloakroom is located just off the entrance hall. It features tiled flooring and a combination vanity unit with a WC and wash hand basin.

### Kitchen/Dining Room 23' 7" x 12' 0" (7.20m x 3.65m)

The kitchen/dining room is a spacious and versatile area, with tiled flooring throughout. This room is perfect for entertaining guests as it has ample space for seating and a dining table. The kitchen benefits from a rear bay window with double doors leading out to the garden, which provides plenty of natural light and a connection with the outdoors. The kitchen also features a high standard of appliances including an induction hob on the island with a downdraft extractor motorised rise/fall, double Neff oven, Neff microwave oven, Neff coffee machine, integrated full height fridge, full height freezer, instant hot water tap, and an integrated bin.

### Utility Room 6' 9" x 6' 4" (2.05m x 1.92m)

The utility room is located off the kitchen and features tiled flooring, a rear door, worktop, and under-counter storage. It also includes an integrated washing machine. Also, access to the under stair storage cupboard.

### Living Room 23' 7" x 11' 8" (7.20m x 3.56m)

The living room is another large room in the property, and is perfect for relaxing in. It features carpet flooring, a front aspect window, and rear double doors leading out to the garden, which provides plenty of natural light. The living room also benefits from a modern electric fireplace.

## FIRST FLOOR

### First Floor Landing

The first-floor landing is accessed via the stairs from the entrance hall and features carpet flooring, and a featured glass stair balustrade.

### Bedroom 1 11' 9" x 9' 2" (3.57m x 2.79m)

Bedroom 1 is located at the front of the property. It features carpet flooring, a front aspect window and an ensuite.

### En-suite 6' 4" x 5' 1" (1.94m x 1.54m)

The ensuite includes a combination vanity unit with a WC and wash hand basin, a front aspect window, a steam shower, a dual fuel heated towel rail, half tiling throughout with full tiling in the shower area, and tiled flooring.

### Bedroom 2 12' 4" x 8' 9" (3.76m x 2.67m)

Bedroom 2 is located at the front of the property. It features carpet flooring, and a front aspect window.

### Bedroom 3 11' 5" x 10' 1" (3.48m x 3.07m)

Bedroom 3 is located at the rear of the property. It features carpet flooring, and a rear aspect window.

### Bedroom 4 8' 5" x 8' 0" (2.57m x 2.44m)

Bedroom 4 is located at the front of the property. It features carpet flooring and a front aspect window

### Family Bathroom 8' 4" x 5' 8" (2.53m x 1.72m)

The family bathroom is located off the first-floor landing and features a rear aspect window, a walk-in shower, a combination vanity unit with a WC and wash hand basin, a dual fuel heated towel rail, half tiling throughout with full tiling in the shower area, and tiled flooring.

## EXTERNAL

### Double Garage

The property includes with an oversized double garage featuring an electric roller door and houses a water softener and central heating system. The garage allows for secure parking of up to two cars.

### Rear Garden

The back garden of the property is completely turfed and boasts a spacious patio area and pathways.







# HOMES & LAND

RESIDENTIAL ESTATE AGENTS

**EPC RATING - B**

**COUNCIL TAX BAND - D**

**SERVICES** - Air Source Heat Pump,  
Mains water, Electric, and Drainage

**TENURE** - Freehold

PLEASE NOTE: 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.

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