



Boundary Lane, North Cove



Immerse yourself in the epitome of luxury living, where cutting-edge technology and timeless elegance harmonise seamlessly. This remarkable property not only offers unparalleled comfort but also prioritises sustainability through its eco-friendly features. This exquisite residence boasts an array of features, including underfloor heating, an air source heat pump, solar panels, and electric car charging. Experience the perfect blend of opulence and environmental consciousness in this prestigious luxury residence.

### **Entrance Hall**

The elegant entrance hall sets the tone for the luxurious ambiance that awaits you throughout this remarkable property.

### **Living Room 23' 0" x 13' 9" (7.00m x 4.20m)**

The spacious living room is a sanctuary of tranquility, featuring a front aspect window that bathes the room in natural light. Enhancing the seamless connection between indoor and outdoor living, the living room also boasts bi-folding doors that open up to reveal stunning views of the rear garden. On cooler evenings, gather around the elegant woodburner, creating an inviting and cozy atmosphere.

### **Kitchen/Dining Room 21' 6" x 11' 8" (6.55m x 3.55m)**

A modern kitchen, meticulously designed with a range of sleek wall and base units. The exquisite Quartz worktop exudes sophistication, while the centre island serves as both a practical workspace and a social hub. Equipped with top-of-the-line appliances, including an oven, dishwasher, and an induction hob with an extractor above. The adjoining dining area provides the perfect setting for lavish dinner parties and memorable family meals. The room is further enhanced by bi-folding doors that gracefully open to reveal a captivating outdoor oasis. Embrace the opportunity to blend al fresco dining and indoor entertaining.

### **Utility Room 8' 0" x 5' 8" (2.45m x 1.72m)**

Effortlessly manage household tasks in the well-appointed utility room, complete with convenient wall and base units featuring a Quartz worktop. Equipped with a sink and plumbing for both a washing machine and a dryer, this space combines functionality with style.

### **Study 11' 1" x 7' 9" (3.38m x 2.35m)**

Discover a private retreat within the property, ideal for a home office or a peaceful reading room. Enjoy the natural light streaming through the front aspect window as you find inspiration or unwind in this serene space.

### **Bathroom 9' 7" x 6' 11" (2.93m x 2.10m)**

Indulge in luxurious relaxation in the thoughtfully designed bathroom. With a front aspect window providing natural light, this sanctuary offers a delightful blend of elegance and practicality. Pamper yourself in the bathtub or refresh in the shower cubicle. The bathroom also features a vanity wash hand basin and a wc, with half-tiled walls and full tiling in the shower area, showcasing meticulous attention to detail.

### **Bedroom 1 16' 8" x 14' 9" (5.09m x 4.50m)**

Retreat to the spacious and beautifully appointed master bedroom, featuring rear and side aspect windows that bathe the room in soft, natural light. The fitted wardrobes provide ample storage space while maintaining a sleek and uncluttered aesthetic.

### **En-suite 10' 1" x 4' 11" (3.07m x 1.50m)**

Adjoining the master bedroom, the en-suite bathroom epitomises luxury and functionality. Offering a side aspect window, a vanity wash hand basin, a wc, and a shower, this space combines stylish design with modern convenience. The half-tiled walls and full tiling in the shower area exude sophistication.

### **Bedroom 2 16' 9" x 10' 8" (5.10m x 3.25m)**

Unwind in the comfort of the second bedroom, complete with a front aspect window that provides an abundance of natural light.

### **Bedroom 3 13' 0" x 11' 11" (3.95m x 3.62m)**

Feel at ease in the third bedroom, featuring a side aspect window that offers a peaceful ambiance and a calming atmosphere.

### **Bedroom 4 13' 0" x 9' 3" (3.95m x 2.82m)**

Discover the versatility of the fourth bedroom, illuminated by a side aspect window and offering endless possibilities to create a personalised space.

## Rear Garden

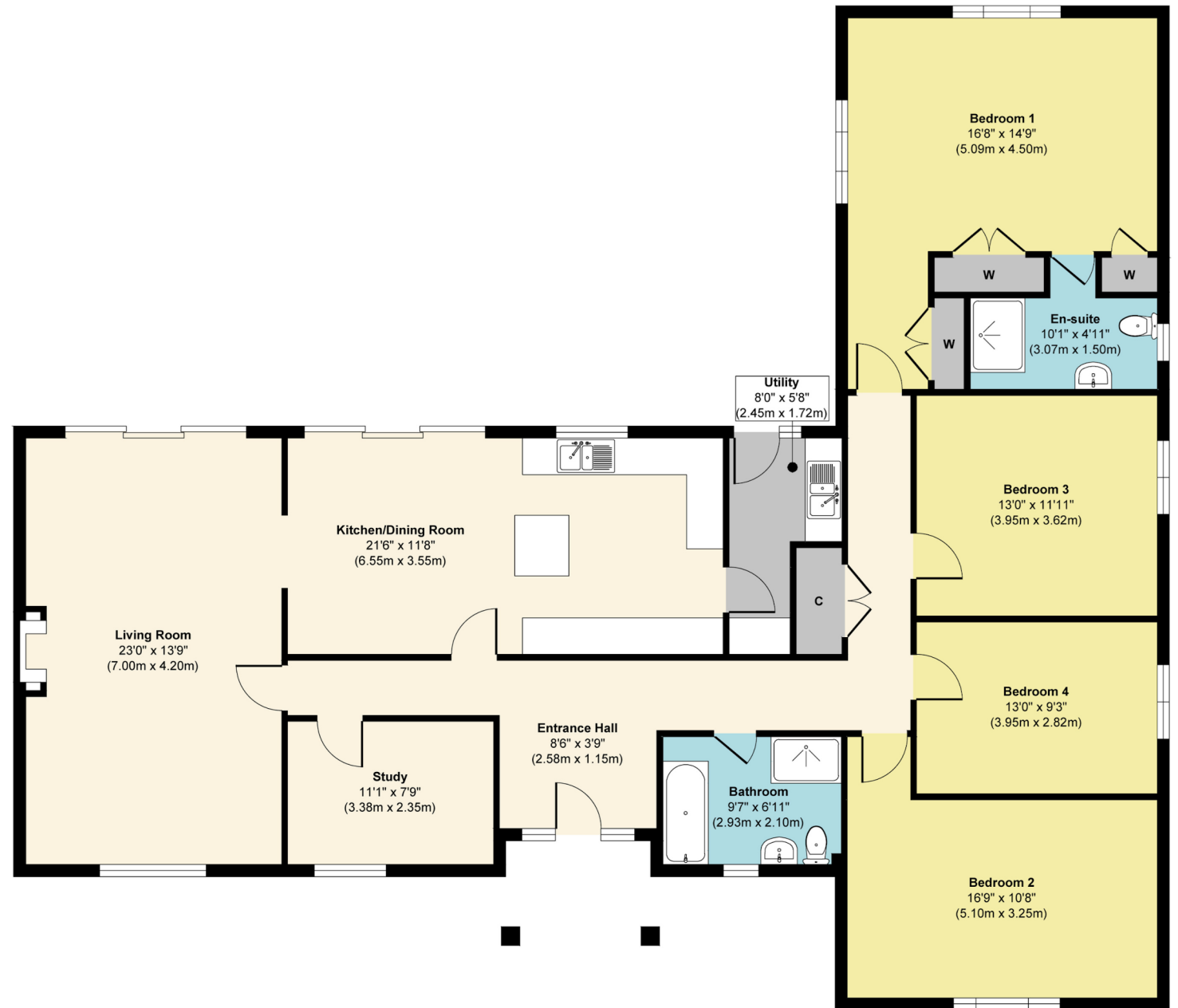
Step outside into a stunning, fully enclosed garden that is designed to provide an oasis of tranquility. The large rear garden invites you to indulge in outdoor living and entertainment, with a meticulously laid patio and pathways that create a sense of seamless integration with the natural surroundings.

## Front

Welcome guests to your exquisite residence through an impressive entrance, accentuated by a large driveway that offers ample space for multiple vehicles. The front of the property exudes elegance and sophistication, setting the stage for the luxury that lies within.

## Double Garage

This property is designed to accommodate modern living, including a generously sized double garage with electric sectional doors. The garage not only provides secure parking but also offers the convenience of a provision for an electric car charging point, aligning with the property's commitment to sustainability.





**EPC RATING** - Estimated A/B (TBC) | **COUNCIL TAX BAND** - TBC  
**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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