



Kingfisher Close Guist



HOMES & LAND

RESIDENTIAL ESTATE AGENTS



CastleWell

DEVELOPMENTS

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.

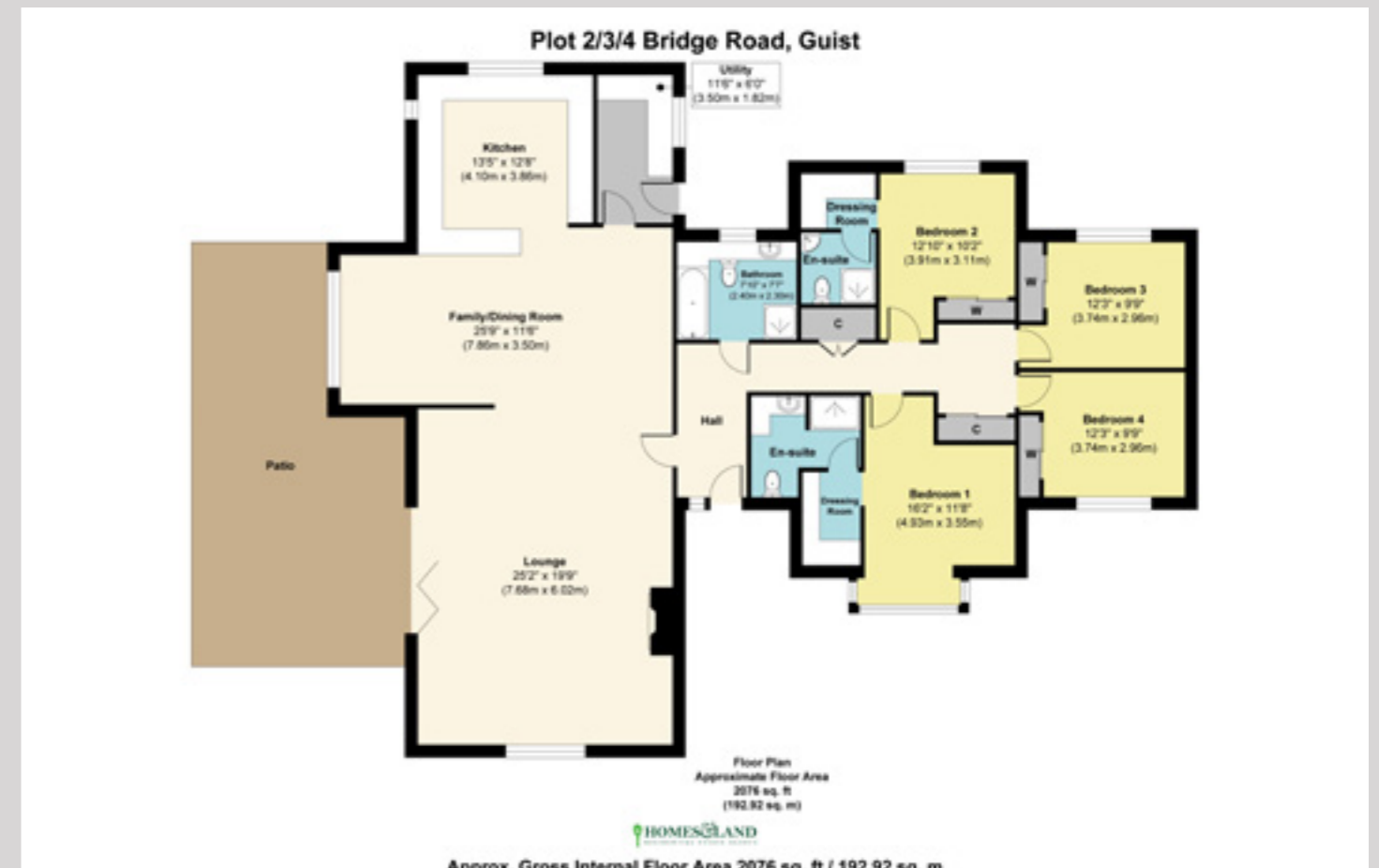
Double Garage/Home Office

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.

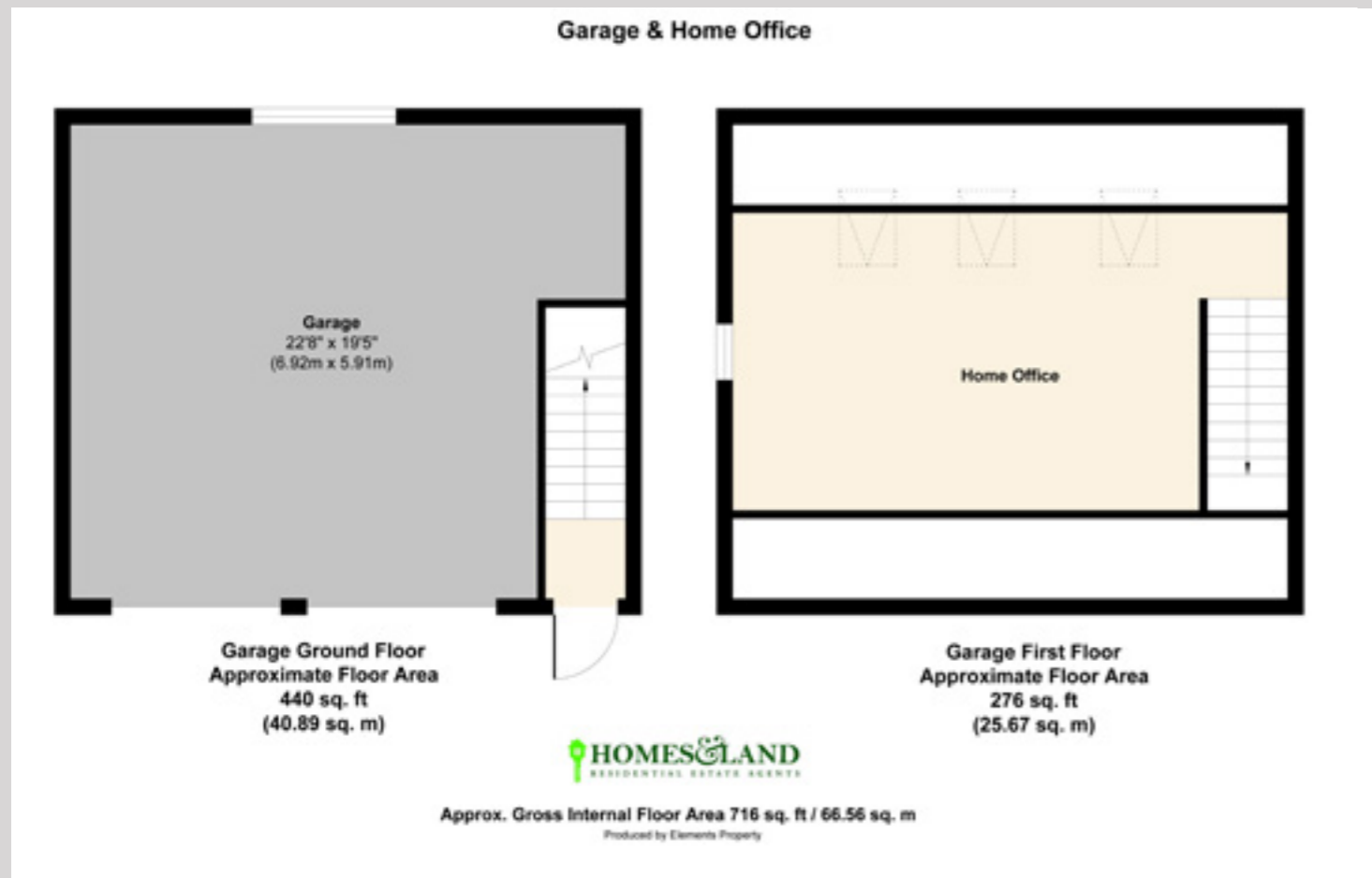
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Floor Plan



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

LUXURY KITCHENS AND UTILITIES

Kitchens

- Extensively fitted luxury kitchen and utility, all with soft close hinges and drawer runners.
- Cutlery liner to top drawer.
- A choice of base and wall cupboards* is available for selection.

Worktops

- Composite/stone, square edged worktops with integrated draining board and undermounted stainless steel sink are available in a choice of finishes* to the kitchen only of all home styles.
- Laminate, post-formed, 40mm worktops are provided in a choice of finishes* to utilities of all home styles.

Kitchen Sinks

- Single bowl/single drainer stainless steel or composite stone inset sinks.

Utility Sinks

- All utility rooms are provided with a stainless steel single bowl/or bowl and a half inset sink in a choice of styles.

Taps

- Choice of high quality chrome kitchen mixer taps, one with a retractable rinse hose.

Specification Cont'd

Kitchen Appliances

- A comprehensive and extensive range of Neff appliances are fitted as standard, as follows:
- Oven, Induction Hob, Extractor Hood, Fridge freezer, washer dryer and Dishwasher

Ceramic Tiling

- An extensive choice* of high quality ceramic wall tiles to all kitchens and utilities is available for selection.

Extent of ceramic wall tiling

- Upstand in kitchen and utility to match worktop, behind hob to have glass or tiled area to underside of extract

LUXURY BATHROOM, EN-SUITES, GROUND FLOOR SHOWER ROOMS AND CLOAKROOMS

Bathrooms

- Modern, stylish, high quality sanitaryware comprising back to wall W.C. with a concealed cistern, a counter top handbasin on a wall-hung vanity unit, and a bath with a pressurised shower and glass shower screen, or a bath fitted with taps only, to all home styles.
- A luxury elongated shower cubicle with a low level shower tray and a shower screen with glass sliding doors.
- Heated chrome towel rail.

En-suites

- Modern, stylish, high quality sanitaryware comprising back to wall W.C. with a concealed cistern, a counter top handbasin on a wall-hung vanity unit and a luxury elongated shower cubicle with a low level shower tray and a shower screen with glass sliding doors – to all home styles.
- Heated chrome towel rail.

Cloakrooms

- Modern, stylish, high quality sanitaryware comprising a close coupled W.C. and a hand rinse basin on a vanity unit to all home styles.

Taps

- All handbasins are fitted with stylish, modern, chrome finish ceramic valve single lever taps.

Showers

- All shower cubicles are fitted with a pressurised thermostatic mixer valve serving a high level fixed head shower and a separate adjustable shower head on a slider rail with a soap dish.

Specification Cont'd

Luxury Glass Shower

- Elongated shower cubicles will be fitted with glass sliding doors.

Vanity Units

- Bathrooms and en-suites to all home styles are fitted with a handbasin on a wall-hung vanity unit with a laminate worktop either side of the basin and over the adjoining cistern.

Towel Rails

- All bathrooms, en-suites and ground floor shower rooms are fitted with a chrome finish towel rail, all have a thermostatic radiator valve.

Ceramic Tiling

- An extensive choice* of high quality ceramic wall tiles to all bathrooms, en-suites and cloakrooms is available for selection.

Extent of ceramic wall tiling -

Bathrooms and ensuites

- To be tiled half height to all perimeter walls

Shower cubicles

- Full height from shower tray to ceiling.

Cloakroom handbasins

- Splash back tiling above handbasin to cloakrooms.

UNDERFLOOR HEATING

One very special feature we include in our houses is underfloor heating.

Why do we use it?

We use it because it's energy efficient - it runs at a lower temperature than radiators and so less energy is used, making it more cost effective for you.

The underfloor heating supplies heat to the ground floor and radiators with thermostatic valves heat the upper floors (if applicable). So, with no radiators downstairs taking up valuable wall space, you are free to position your furniture wherever you wish. It also provides a more natural and comfortable heating system for your home - you get an all over radiant warmth across the entire floor.

An air source heat pump heats the water which supplies all the underfloor heating, radiators and domestic hot water.

Specification Cont'd

How it works

Warm water is pumped from the cylinder to a manifold which distributes the water into pipes embedded in the concrete floor. Each continuous pipe loop serves a floor zone.

The warmth from the water gently heats up the floor releasing radiant heat into rooms. There are virtually no restrictions on the floor coverings you can choose including ceramic floor tiles, laminates, wooden floors, vinyl, and almost all carpets –extremely thick carpets and underlays may need to be avoided.

The system works most efficiently if it is left to run all the time, letting a traditional room thermostat do the job of switching the boiler on and off as necessary.

Living with it

Once you have experienced and enjoyed the combined underfloor heating and radiator system we fit into most of our homes, we feel sure that you will never want anything else!

ELECTRICAL INSTALLATION

Safety

- Smoke alarms to be hard wired
- Mains transformer doorbell.

Connectivity

- Fibre optic connection is provided direct to all home styles to enable a super-fast broadband service to be obtained from a recognised provider.

T.V. and Media

- Media plate containing BT, TV, CAT5 and satellite points along with 4 socket outlets are fitted to the living room of all home styles.
- Wiring to enable satellite TV (equipment not included) is provided in the media plate.
- TV points are fitted to lounge, kitchen/dining area and bedroom 1 of all home styles.
- A TV aerial fitted to the loft void is available as a chargeable upgrade. Please refer to the Available Upgrade Leaflet.

Energy Efficient Interior Lighting

- LED recessed ceiling lights are provided to all rooms.
- LED strip lights are provided to the underside of kitchen wall units of all home styles.
- Light bulbs (low energy LED) are provided for all light fittings.

Specification Cont'd

Energy Efficient Exterior Lighting

Front elevation

- A stylish outside light with a passive infra-red (PIR) sensor is provided in close proximity to the main entrance door. 2 No.

Rear elevation

- A stylish, contemporary outside light to the rear/side elevation is provided in close proximity to the patio and rear/side doors on PIR's close to the patio and back/side doors.

P.I.R. Sensor Lights

- Are fitted to the garages

USB power outlets

- 2 No. are provided within the double socket outlet to the kitchen/dining area and 4 No. bedroom 1 (2 each side of bed space).

Shaver socket

- Dual voltage shaver sockets are provided (1 No.) to all bathrooms and en-suites adjacent to the wash hand basins.

Garage Electrical Installation

- All garages are provided with LED tube lighting and a double socket power outlet.

Electric vehicle charging

- All garages are provided with an electrical supply suitable for an electric car charging point (car charger is chargeable).

FLOORING FINISHES

Flooring Upgrades

- A range of flooring is available as a chargeable upgrade and offered for carpets, ceramic floor tiles and LVT (luxury vinyl tile) flooring finishes.

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

Specification Cont'd

BOUNDARIES AND HARD LANDSCAPING

Boundaries

- Brick walls or timber close boarded fences with concrete posts and gravel boards to boundaries.

Hard Landscaping

- Driveways and parking areas will be spray shingle finish

SOFT LANDSCAPING

Soft Landscaping

- Shrub and/or tree and/or hedge planting and/or turf to front gardens with stone or bark top dressing to shrub planted areas.
- Turfed lawn to all front gardens and seeded to rear.





HOMES & LAND

RESIDENTIAL ESTATE AGENTS

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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.