



**4 Durrant Close, Whissonsett**  
Guide Price £650,000

**BELTON  
DUFFEY**

## 4 Durrant Close

Whissonsett,  
Norfolk, NR20 5FE



*A superb new build brick and flint family house with 4 bedroom, 3 bathroom accommodation, double garage and studio space situated on a small exclusive development.*

### DESCRIPTION

Offered for sale with no onward chain, 4 Durrant Close is a substantial newly built brick and flint detached family home, discreetly positioned at the end of an exclusive private cul-de-sac of just 4 other properties and enjoying a peaceful setting while benefiting from generous, light filled accommodation throughout.

The ground floor features contemporary open and airy living spaces, including a well appointed kitchen/dining room with adjoining utility room and a spacious triple aspect sitting room centred around an open fireplace with a wood burning stove. On the first floor are 4 well proportioned bedrooms, 2 of which benefit from en suite shower rooms, together with a luxury family bathroom. The property has been finished to a high standard throughout, with quality fixtures and fittings including oak internal doors, part ceramic tiled floors, a modern fitted kitchen and stylish bathroom suites. Additional features include air source underfloor heating to the ground floor and radiators upstairs.

Outside, the property offers extensive driveway parking, an attached double garage and lawned gardens that wrap around 3 sides of the house. Above the garage is a useful studio space, ideal for a home office. All of this combine to make 4 Durrant Close an excellent opportunity to acquire a high quality contemporary family home in a convenient rural setting within easy reach of local market towns.

### GROUND FLOOR

A covered storm porch opens into a spacious entrance hall with a staircase to the first floor landing, built-in storage cupboard and access to the cloakroom. Glazed double doors lead through to both the sitting room and the kitchen/dining room. The kitchen/dining room is fitted with an extensive range of base and wall units with integrated appliances and benefits from French doors opening onto the rear garden, as well as a door leading to the adjoining utility room. The sitting room is generously proportioned and enjoys a triple aspect, with windows to the front and side and French doors to the rear. A red brick fireplace housing a wood burning stove provides an attractive focal point.



***what3words: ///succeed.flippers.octopus***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **FIRST FLOOR**

The galleried landing features a built in airing cupboard housing the hot water cylinder and provides access to 4 bedrooms and the family bathroom. Bedrooms 1 and 2 both benefit from their own en suite shower rooms

## **OUTSIDE**

Number 4 occupies a prime position at the end of a quiet gravelled cul-de-sac, shared with just 4 other properties within this exclusive development. To the front, an extensive gravelled driveway provides parking for several vehicles and leads to the attached double garage, with a paved walkway continuing to the storm porch.

Well maintained lawned gardens wrap around the property to the front and side, extending to the rear where there is a paved terrace, tall fenced boundaries, outside tap and lighting. The garage has 2 roller shutter doors to the front, a pedestrian door opening to the rear garden and a staircase rising to a first floor studio space - ideal for a home office or creative workspace.

## **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. Air source underfloor heating to the ground floor and radiators upstairs. EPC Rating Band B.

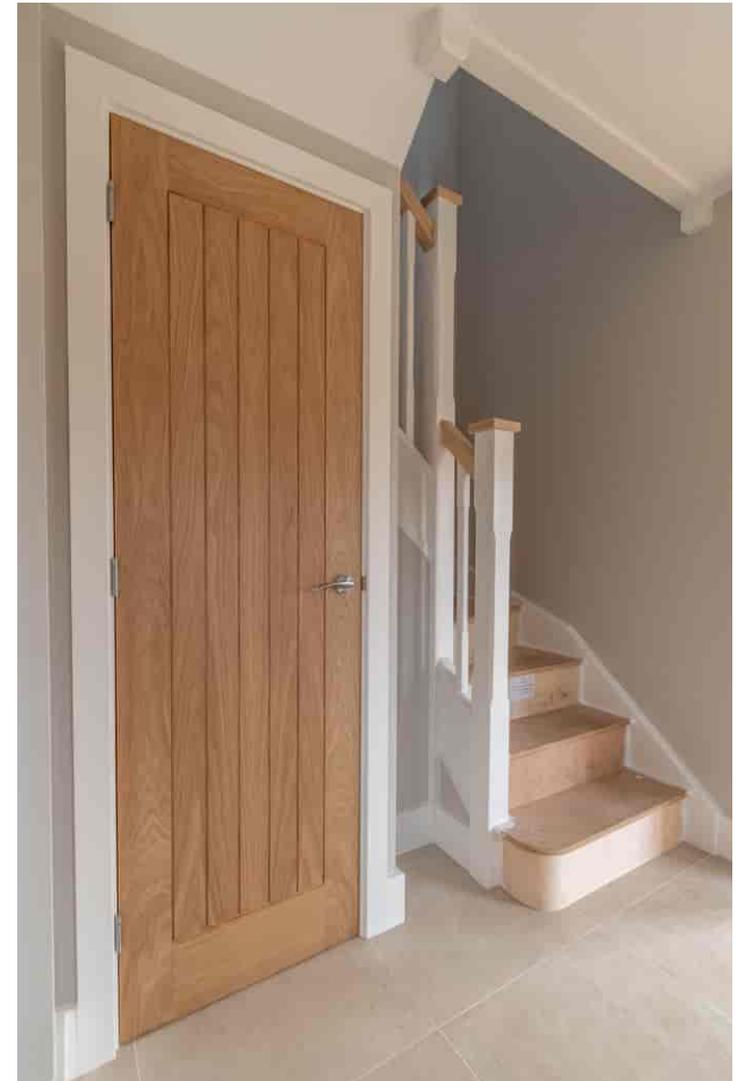
Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band TBC (awaiting assessment).

## **TENURE**

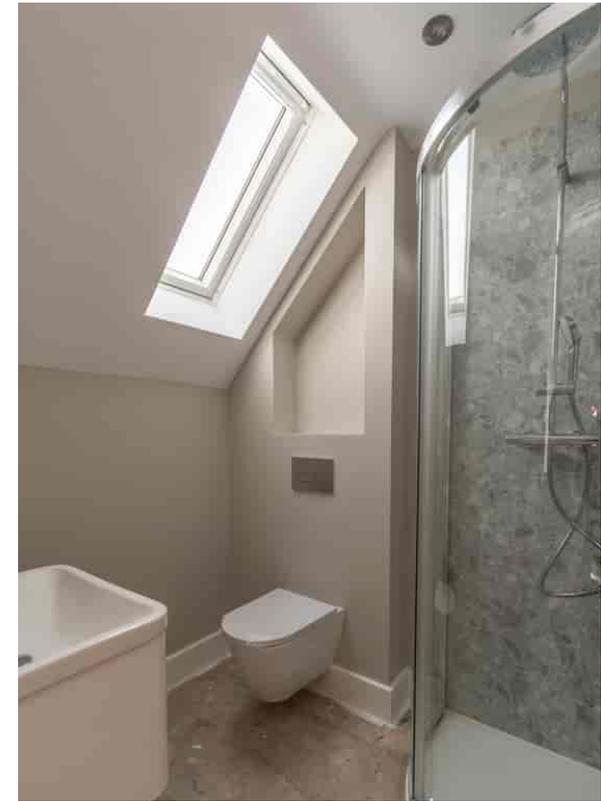
This property is for sale Freehold.

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## SITUATION

Whissonsett is an attractive and well-established village set amidst the gently rolling countryside of mid Norfolk, offering a traditional rural environment with a strong sense of community. The village benefits from a parish church, village hall and playing field, providing a focal point for local life.

Surrounded by open farmland, Whissonsett offers excellent opportunities for walking and other outdoor pursuits, while remaining conveniently positioned for access to nearby towns. The market towns of Fakenham and Dereham are both within easy reach, offering a broader range of shopping, leisure and transport facilities. Well-regarded schools can be found in the nearby villages of Brisley, Colkirk and Litcham, as well as in Fakenham.

The North Norfolk Coast, designated an Area of Outstanding Natural Beauty and celebrated for its sandy beaches, bird reserves and sailing opportunities, lies approximately 16 miles to the north.

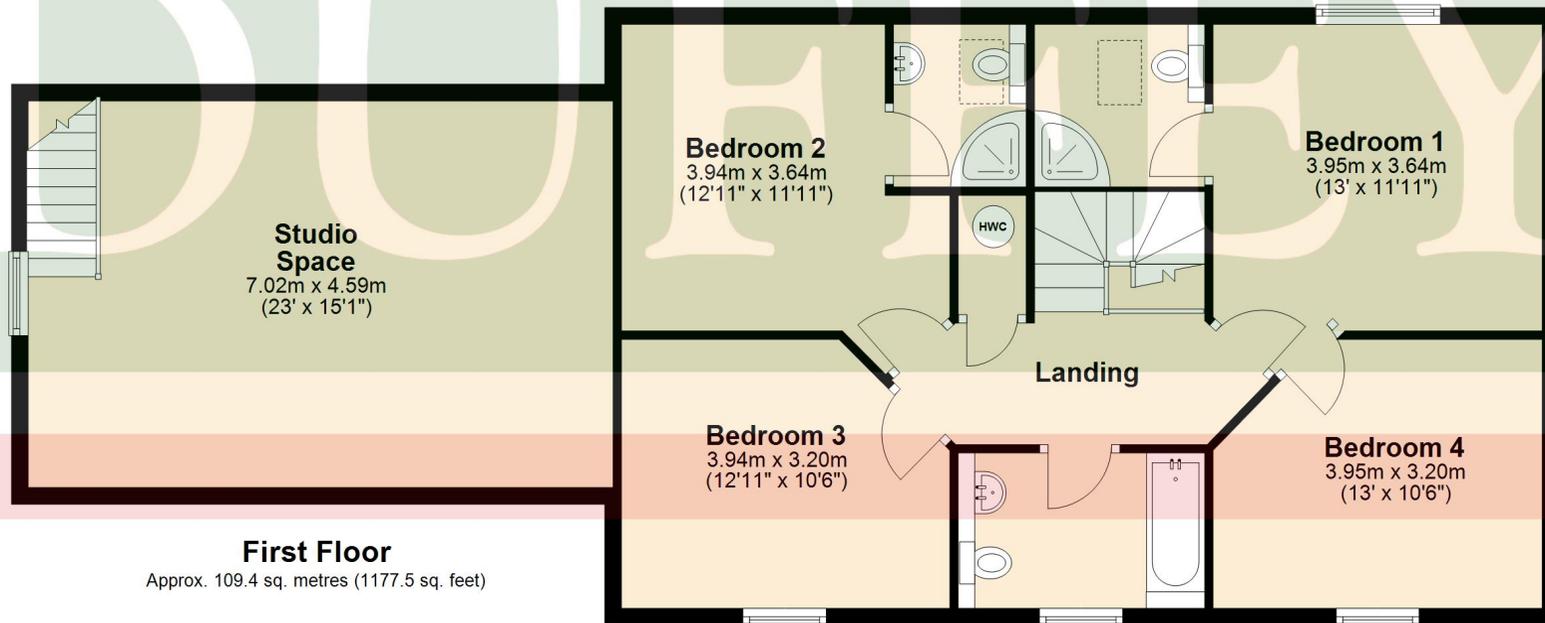
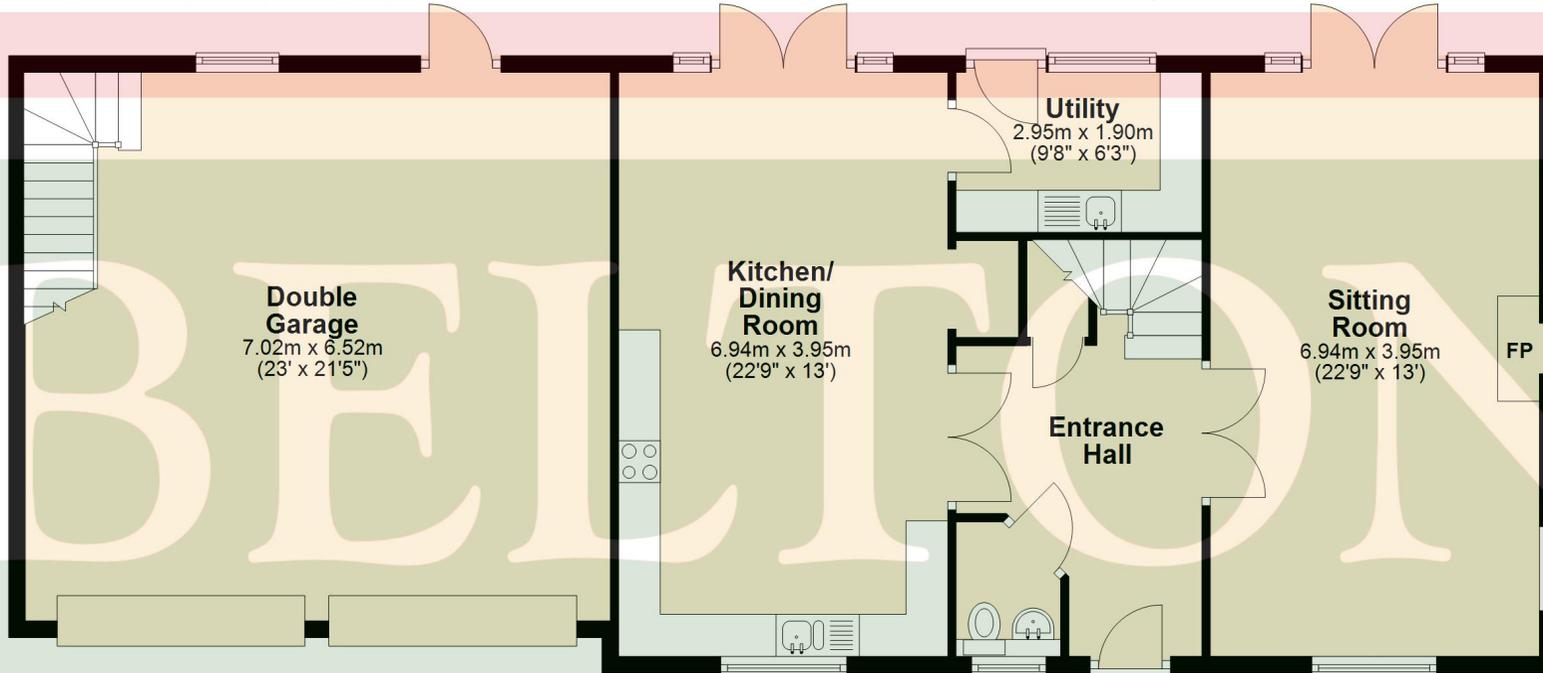
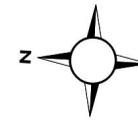
Combining village amenities, attractive countryside surroundings and convenient access to neighbouring towns, Whissonsett represents a balanced and highly appealing location within Norfolk.







**Ground Floor**  
Approx. 123.1 sq. metres (1325.0 sq. feet)



**First Floor**  
Approx. 109.4 sq. metres (1177.5 sq. feet)

Total area: approx. 232.5 sq. metres (2502.4 sq. feet)



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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