
HOME FARM CLOSE

SNETTISHAM, NORFOLK





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A stunning residential development of five new dwellings at Home Farm Close in Snettisham, Consisting of two three bedroom and three five bedroom luxury properties, the development has been carefully designed to maximise the Village's scenic views and complement its historic character.

Set just a stone's throw away from some of Snettisham's finest dining destinations (such as the highly acclaimed Old Bank restaurant and the vibrant Rose & Crown public house) the new dwellings are an attractive permanent residence or a charming holiday home.

Taking inspiration from the existing architecture in the village and incorporating the luxuries of modern living, the new dwellings have mastered the act of standing out whilst fitting in with the local landscape.

All five homes appear very traditional in nature when viewed from the outside, featuring red brick walls with classic carrstone panels, red interlocking clay pantiles, and fine oak porches.

Buck Estates' attentive approach has also been applied to the properties exquisite interiors, which have been enriched with modern comforts, designed to maximise their countryside views and finished with a palette of calming colours and tasteful materials. Freestanding wood burning stoves add to the traditional feel of the homes whilst Cat 6 network cabling provides excellent internet speeds and air source heat pumps enhance their environmental credentials.

All five properties boast delightful enclosed gardens, which can seamlessly connect with the light-filled interiors via bifold doors. Two of the five bedroom homes have stylish garden rooms extending from the kitchen/dining areas and the third (which is much larger) boasts a particularly generous exterior and an automated gated entrance. The larger five-bed home also includes a triple car port, whilst the other two feature built in garaging.



Plot 4 & 5

 5
  3
  2

Newson & Buck offer these beautiful five bedroom detached family homes situated within the stunning residential development of Home Farm Close in the Coastal Village of Snettisham.

The spacious accommodation is offered over three floors and includes hallway, sitting room, utility and open plan kitchen dining / family room to the ground floor. The first floor includes master bedroom with en-suite, two further double bedrooms and a family bathroom. To the third floor, you will find two further bedrooms and a shower room.

The quality and attention to detail is shown in abundance throughout each property, including fittings such as lime washed white oak flooring, freestanding wood burning stoves and Quartz worktops.

The properties further benefits from a garage, air source heating and field views to rear.

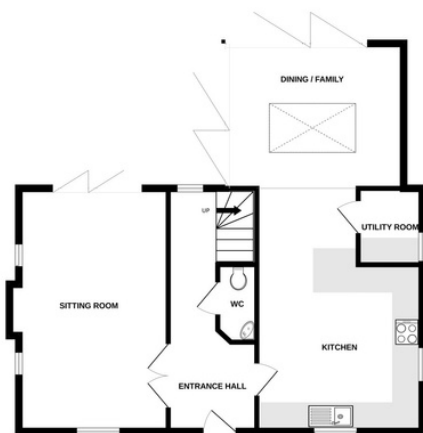


The artwork and floorplans are a representation of the property type and depending on the plot there may be some differences from images provided.

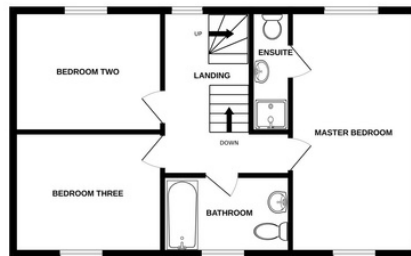


HOME FARM CLOSE

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Specification

CONSTRUCTION & FINISH

- Carrstone & Traditional brick & block construction with larch Cladding & Clay pantile roofs
- Oak & Clay Pantile roof Porches with Pendant Lighting
- Low maintenance Powder Coated Aluminium window, door & Bi-fold door double glazed frames
- Velux Foldable Roof Terrace Windows to top floor bedrooms (exclusive to No.'s 4 & 5)
- Galvanised steel downpipes and guttering
- Tar and shingle driveways
- Underfloor heating to ground floor with individual digital HEATMISER thermostatic controls to rooms
- Mains water, sewage, air source heating and electric
- Outside lighting and taps
- Front & rear lawns turfed
- Patios to kitchen and sitting room Bifold/French doors
- Where applicable, close panel timber fencing, post & rail timber fencing with mesh for full enclosure. Wrought Iron Estate Railings to Close's Entrance
- Large Single Vehicle Garaging with Power & automatic Garage Doors
- Prepared for electric vehicle charging points
- EPC rating 'B'

INTERIOR - KITCHEN & UTILITY ROOMS

- Quality shaker style kitchen in dove grey with soft close drawers and doors
- NEFF oven
- Integrated fridge freezers & dishwashers

- NEFF induction hob with extractors above
- bowl sinks with QUOOKER boiling water taps
- Integrated washer dryers
- Quartz worktops with matching quartz upstands and glass splashback
- Stainless steel sink to Utility Room

INTERIOR BATHROOM & EN-SUITE

- Contemporary wall mounted vanity units
- Heated towel rails
- High quality sanitary ware
- Separate bath and shower to first floor bathroom
- Metro style white tiling
- Fixed head and hand held shower attachments
- LED lit mirrors with shaving points

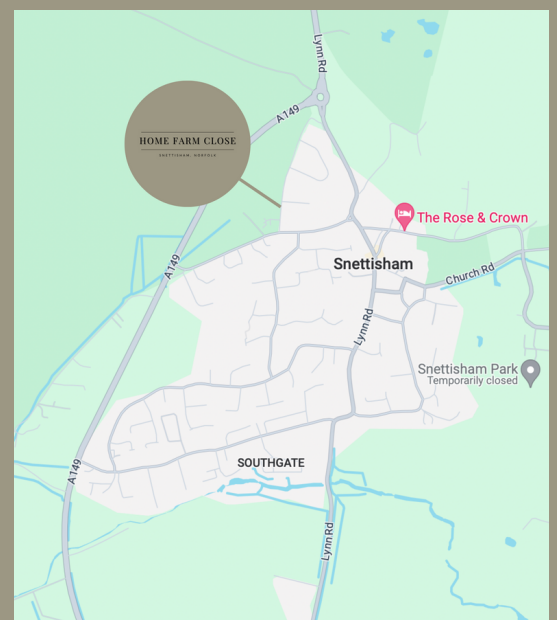
GENERAL

- Porcelain tiled floors to bathrooms. European Lime Washed White Oak Flooring to the ground floor, with carpet elsewhere
- Large gardens throughout all plots
- Fitted AUK alarm system
- TV points to all rooms excluding bathrooms
- Airing cupboards
- Freestanding Wood Burning Stoves in all lounges
- Fibre broadband to properties
- Off-Road Parking for all properties in addition to communal parking
- 6 year warranty

Location

Snettisham is a village located on the west coast of Norfolk, England. It is situated approximately 5 miles (8 kilometers) south of the seaside town of Hunstanton and about 10 miles (16 kilometers) north of the larger town of King's Lynn. The village is positioned along the shores of The Wash, a large bay and estuary in the North Sea.

Snettisham is known for its coastal environment, and the RSPB Snettisham Nature Reserve, located nearby, attracts birdwatchers and nature enthusiasts. The reserve is particularly famous for its large flocks of wading birds, including knot and oystercatchers. The village itself has historical charm, with a mix of traditional cottages and more modern developments. The surrounding area offers opportunities for coastal walks and exploration of the natural beauty of the Norfolk coastline.





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