FOUR DETACHED FOUR BEDROOM BUNGALOWS

The Glade
Bridge Road, Guist NR20 5NU

Freehold

savills

The Glade consists of twelve 3 & 4 bedroom detached bungalows

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Freehold

Four bedrooms ◆ en suite shower room to master bedroom ◆ family bathroom ◆ large open plan kitchen/diner ◆ utility ◆ separate lounge ◆ quality fixtures and fittings ◆ generous gardens ◆ double garage ◆ PEA=C

Situation

The sought after hamlet of Guist, is located between Fakenham and Dereham and is served by a local provision store and Post Office, frequent rural bus service and major link roads to Fakenham, Deraham, holt and Norwich City Centre.

Description

The high quality specification that Orchard Developments include is as follows:

Kitchens
- Choice of high gloss or shaker kitchens (depending on stage of construction.
- Under unit lighting.
- Choice of granite or composite work tops (depending on stage of construction)
- Built in appliances including double oven, hob, extractor, dishwasher and fridge freezer
- Rangemaster Atlantic Classic 1.5 bowl sink with Aquavogue tap (or similar)

Bathrooms and en-suites
- Duravit sanitary ware and Roper Rhodes vanity units
- Hansgroche bathroom taps
- Porcelanosa wall and floor tiles
- Half tiling to bathrooms

Heating, lighting and electrical
- Air Source heat pump
- Under floor heating
- Spot lights in the bathroom, ensuite and kitchen.
- Generous electrical specification

General
- High quality bricks, cladding with flint to some properties
- Clay roof tiles
- PVC windows, white inside and coloured grey or fawn outside

- Stone fire surround housing woodburning stove in lounge
- Coloured PVC facia
- High levels of insulation in a traditional build
- Vaulted ceiling in lounge with velux windows
- Two glazed electronically operated lights in the kitchen/dining area
- High security five lever locks with triple locking front and rear doors
- French doors in Type A bungalows and sliding patio doors in Type B bungalows
- Alarm with keypad by the front and back doors.
- Panic alarm to the side of main bedroom
- White sockets and switches
- Satin chrome internal door handles with Oak veneered doors and some oak and glazed doors
- Ceramic floor tiles to kitchen, utility and bathrooms
- Slake lime interior walls, skirting and architraves
- Built in wardrobe to master bedroom
- Stone slabbed paths with large patio areas
- Levelled and seeded rear gardens with turf front gardens with some planting and hedging
- Tar and shingle driveways
- Close board fencing to rear gardens with post and rail fencing to the front
- Outside tap
- External lights front and rear
- Electric roller shutter garage doors
- Power and light to the garage
- CRL Management Ltd 10 year warranty

Services
Mains water
Main electricity
Private drainage

Fixtures and fittings
All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings
Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the properties.

Internal images are of Plot 8 The Show Home at The Glade and are there for guidance only. External images are of Plot 9.

Viewing:
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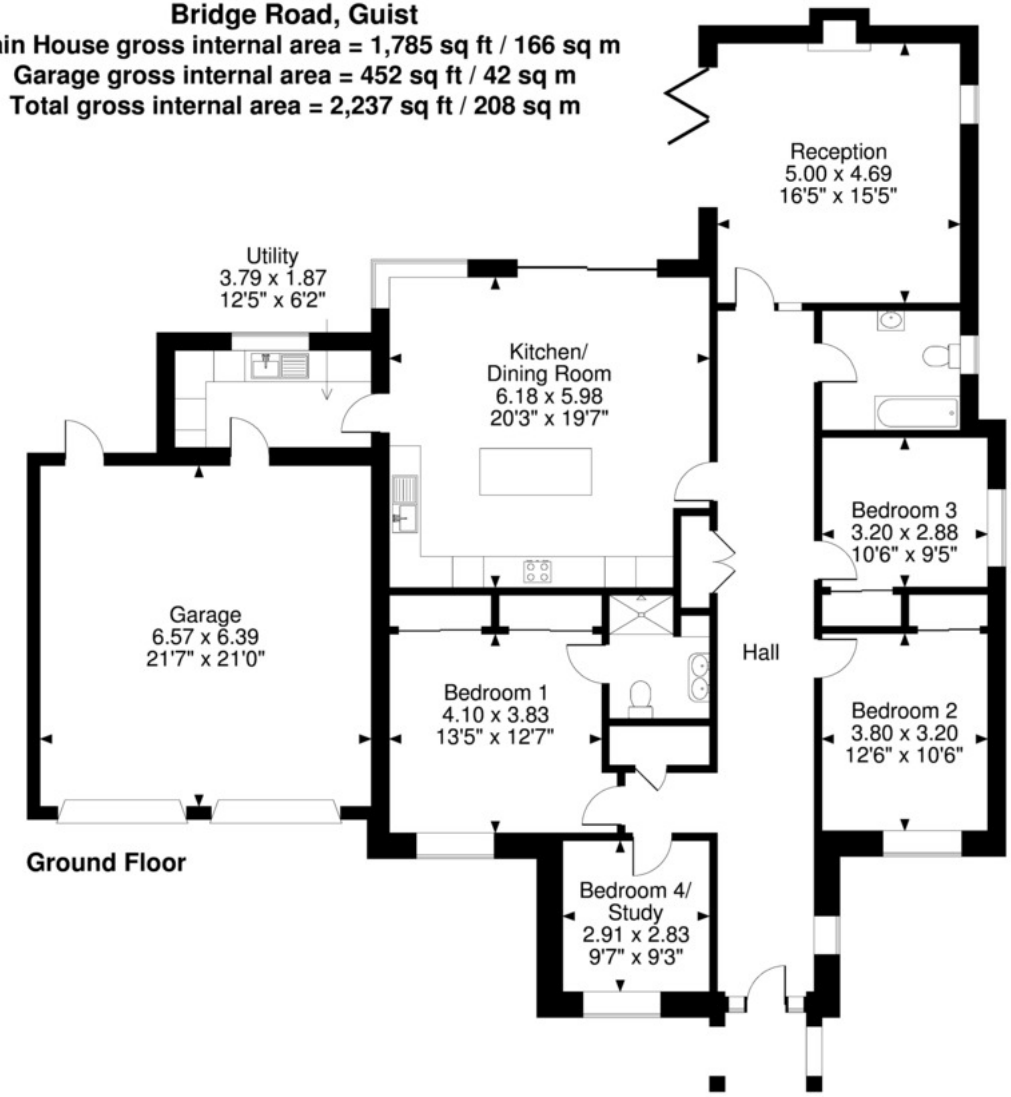
Bridge Road, Guist

Main House gross internal area = 1,785 sq ft / 166 sq m
Garage gross internal area = 452 sq ft / 42 sq m
Total gross internal area = 2,237 sq ft / 208 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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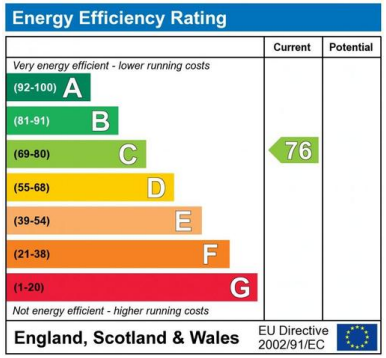

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