

Council Tax

Band to be confirmed.

Services Connected

Mains electricity, water and drainage. LPG gas fired central heating.

Energy Efficiency Rating

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Management Charge

To be confirmed.

SOWERBYS

Norfolk Property Agents



The Warham, Plot 2

The Priory, Walsingham Road, Binham, Norfolk, NR21 0AP

£525,000

Viewing by appointment with our Wells-next-the-Sea Office

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The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT

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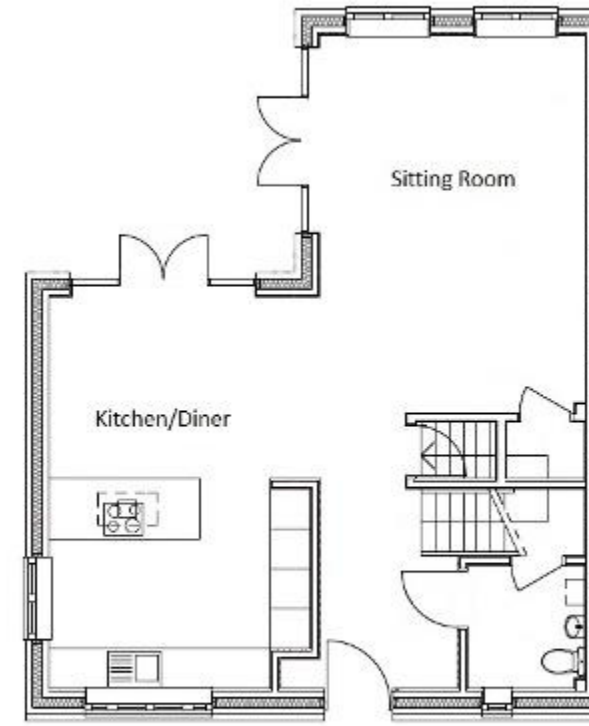
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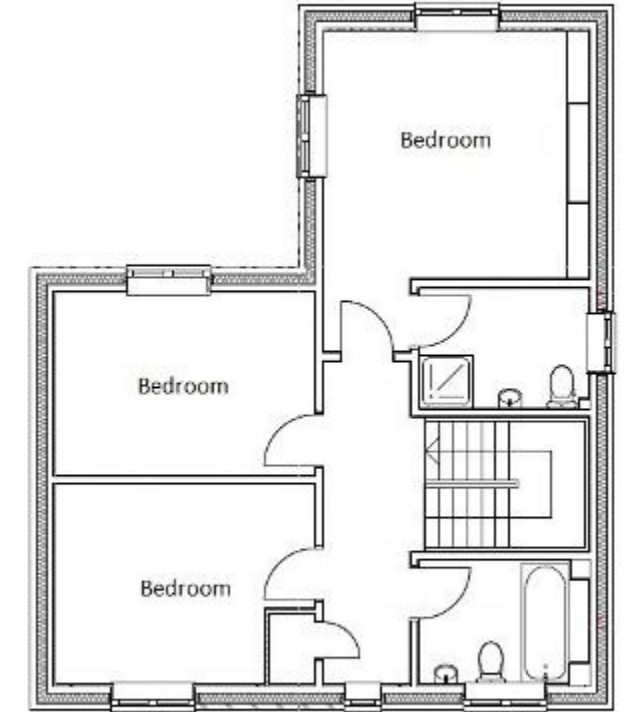
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Image supplied by Symphony Kitchens



Ground Floor



First Floor

Plot 2

This is one of the first properties to be released on the prestigious ‘The Priory’ development by Broadland St Benedict’s. The Morston is a three bedroom detached home with a mix of both traditional brick and flint façade and benefiting from delightful rolling countryside views. This impressive new home offers a sumptuous and stylish living space, built to an exacting standard with the perfect fuse of heritage charm and modern efficient living. The specification throughout is equally impressive with a solid oak entrance porch, underfloor heating to the ground floor, internal doors with satin chrome handles, integrated appliances to the kitchen and luxurious sanitaryware to the bathrooms. The accommodation briefly comprises; reception hall, guest WC, stunning triple aspect kitchen with open plan dining area and French doors to a rear terrace, sitting room with feature wood burning stove and French doors leading onto a further sun terrace. To the first floor are three double bedrooms, one with en-suite and a luxurious family bathroom. To the front a resin bound driveway leads to the garage and off road parking; pavements and sun terraces will be laid in natural sandstone.



WC

- Duravit WC with chrome flush plate and soft close seat
- Duravit Bacino semi pedestal washbasin with Twyford Mono chrome plated mixer tap
- Fired Earth Forecast tiled splashback to basin
- Pista Columbino floor tiles

Internal Finishes

- Painted MDF square edged architraves
- Carpet to sitting room and all bedrooms
- Rais Q-Tee woodburning stove with integral logstore, mounted on a hearth in Almada colouring

Doors and Windows

- Premdor premium vertical five panel moulded doors in white with Florence polished chrome ironmongery
- Bespoke timber double glazed windows

Heating

- Condensing Worcester Bosch with separate water condenser
- Underfloor heating to the ground floor and radiators to the first floor

Lighting and Electrical

- A mixture of downlights, uplights and pendants with dimmer switches to sitting room
- Double socket with USB charging port to bedroom, sitting room and kitchen
- Discreet recessed stair and landing floor lighting
- Brushed chrome light switches and sockets
- Pre-wiring for Sky Plus television connection to sitting room
- Television points to sitting room and bedrooms
- Telephone point to hallway

External

- External lighting to front and rear of property
- External double socket
- External cold water tap
- Driveways finished in Barley Beach and Norwegian Bronze resin bound gravel
- Silver Birch and Golden Sand sandstone pathways and Golden Sand sandstone paving to terrace
- Close board timber fencing to boundaries
- Black powder downpipes



Ground Floor	
Sitting Room	23.2 sq. m.
Kitchen/Dining Room	22.1 sq. m.
First Floor	
Master Bedroom	16.6 sq. m.
Bedroom Two	11.4 sq. m.
Bedroom Three	10.7 sq. m.
Total	119.1 sq. m.



Specification

Kitchen

- Symphony Alta units in Dusk Grey or White (Gloss) or Anthracite or White (Matt) with Polished Chrome D or Brushed Nickel Barrell D handles and under cabinet lighting
- Earthstone worktop in Glacier White
- Blanco Classic 1.5 bowl stainless steel sink with Blanco Loop chrome lever mixer tap
- Bosch brushed steel chimney extractor hood
- Bosch touch control induction hob in black gloss
- Bosch built in double oven with stainless steel and glass finish
- Bosch integrated fridge/freezer
- Bosch integrated washing machine
- Bosch integrated dishwasher
- Engineered oak flooring to kitchen and dining area
- Fired Earth tiling behind worktop
- Wine rack and under counter wine cabinet

Bathroom

- Duravit WC with chrome flush plate and soft close seat
- Duravit Bacino washbasin with pop up waste and wall mounted Ideal Standard chrome mixer tap
- Duravit Starck bathtub with chrome fittings and wall mounted silver dual control
- Fired Earth Forecast tiled surround to bath and shower and splashback to basin
- Pista Columbino floor tiles
- Armitage Shanks Concept chrome plated toilet roll holder and towel rail

En-Suite

- Synergy Corner shower enclosure with Duravit Starck anti slip shower tray and Ideal Standard chrome plated Dual shower with rain shower fixed riser and hand spray
- Duravit WC with chrome flush plate and soft close seat
- Twyford's Galerie Plan washbasin with pop up waste and wall mounted Ideal Standard chrome mixer tap
- Fired Earth Forecast tiled surround to shower and splashback to basin
- Chrome ladder towel radiator
- Pista Columbino floor tiles



Binham

The Priory is an exciting new development set in the heart of the North Norfolk countryside, in the charming village of Binham. The site will include 28 new homes finished to an exceptional standard, 18 of which are available on the open market or with shared ownership.

Binham is a picturesque conservation village in North Norfolk. The village retains all the charm and character of a bygone age with a close-knit community. There is a well-stocked village shop with petrol station and traditional pub - The Chequers Inn - which has a welcoming atmosphere and serves good food. The village has the remains of a Benedictine priory founded in 1091, where classical music concerts are held throughout the summer, and you can also wander to the local farmer and purchase raw milk.

Within a short drive of 'The Priory' there are many attractions including Wells-next-the-Sea, Holkham, Burnham Market, Stiffkey, Brancaster and the bustling Georgian town of Holt. Norwich is just 23 miles away with direct rail links to London Liverpool Street -1 hour 50mins. Norwich airport is perfect as an intercontinental gateway with regular flights to Schiphol Airport in Amsterdam.

North Norfolk continues to be one of the most unspoilt areas in the country with many Areas of Outstanding Natural Beauty and limitless outdoor activities and pursuits on the doorstep.



