



## Plot 1, Panxworth Road, South Walsham - NR13 6DY

£350,000 Freehold

Exclusive 2 and 3-bedroom homes in South Walsham. High-end finishes, open-plan layouts, private gardens, FTTP broadband, and electric car charging points. Perfect blend of style, comfort, and luxury.

Council Tax band: TBD

Tenure: Freehold



The exclusive Panxworth Road development by CGD Developments presents a collection of three meticulously crafted homes designed for modern luxury living in the charming village of South Walsham. These stunning 2 and 3-bedroom residences boast high-end finishes, including shaker-style kitchens with integrated Bosch appliances, Villeroy & Boch bathroom tiling, and underfloor heating throughout the ground floor. With spacious open-plan layouts, private gardens, and convenient features like FTTP broadband and electric car charging points, Panxworth Road offers an unparalleled opportunity to embrace sophisticated village life in a brand-new, energy-efficient home.



Additional Information:

- Property Tenure: Freehold
- Construction Year: 2025
- Heating: Air Source Heat Pump
- Electricity: National grid
- Water: Direct mains water
- Sewerage: Standard UK domestic
- Broadband: FTTP
- 10 year Structural Warranty





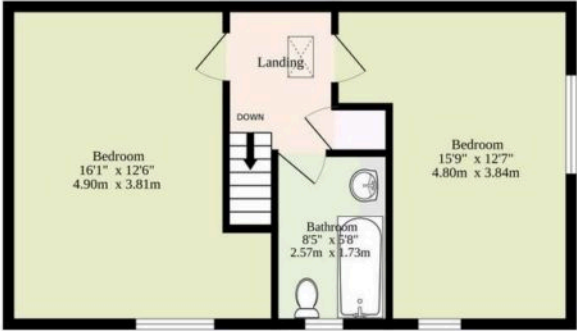
- **Kitchen:**
  - Shaker Style fitted kitchen (Midnight Blue in Plot 1, Sage Green in Plots 2 & 3)
  - Bosch Integrated Appliances: Dishwasher, Washing Machine, Induction Hob, Double Oven, Integrated Cooker Hood, No Frost Fridge/Freezer
  - Wood effect worktops with matching upstands
- **Bathrooms/Sanitaryware:**
  - Villeroy & Boch ceramic tiling
  - Hard Flooring
  - Modern white sanitaryware
  - Heated towel radiators
  - Shower over bath with screen
- **General:**
  - Underfloor heating to ground floor
  - Hard flooring - wood effect tiling to the hallways and kitchen areas.
  - Flooring included, hard flooring to wet areas, carpeting otherwise.
  - Downlighters throughout (except living room and bedrooms)
  - Oak veneer doors, with brushed chrome hardware
  - UPVC, casement windows in anthracite grey
  - Fibre to the premises installed to all 3 plots
  - Provision for car charging point to the externals of all plots
- **Outside:**
  - Private driveway (2 vehicles for 2-bed, 3 for 3-bed)
  - Outside tap
  - Sandstone paved patio and pathways
  - Fully turfed lawns to front and rear with raised planters alongside Burlingham Road
  - Central village location
  - Up and down lighters to patios



Ground Floor  
535 sq.ft. (49.7 sq.m.) approx.



1st Floor  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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