



*Coming shortly*

**Plots 1 & 2, Langley Street, Langley, Nr. Loddon, Norfolk, NR14 6AD**

**Two stunning and individual detached family homes being built to the highest specification.  
Rural location in the heart of the Broads National Park.**



**At Lambford Homes we have a reputation for building well-crafted individual family homes to the highest standards. Meticulous attention is given to the creation of spacious life-style designs and well-planned accommodation, blending traditional craftsmanship with the highest of specifications.**

**Langley is a highly desirable rural hamlet in Southern Broadland, 13 miles south-east of Norwich, yet only 2.5 miles from Loddon – a sought-after market town that offers virtually every amenity i.e. doctors, dentists, shopping, schools, pharmacies, public transport, pubs and restaurants. The properties are being built on this delightful rural site of 0.72 acres, so each plot measures approx. a third of an acre with rural outlook.**

**For boating enthusiasts and within walking distance, Langley Dyke offers private moorings and Langley Staithe offers short-term moorings, both giving access to all the navigable waterways of the Broads National Park.**

**The properties offered are for sale early in the construction process, to give purchasers the opportunity to personalise the interior (see separate specification) and have a bespoke home that meets their precise requirements.**



The properties are being built to comply with the latest building regulations, offering the highest specification with a wealth of eco-friendly and economic features. The construction is a blend of traditional quality masonry under clay pantiled roofs, with beautifully planned and spacious interiors designed to maximise natural daylight.

Regular and ongoing maintenance has virtually been eliminated, as each property features UPVC windows (dove grey exterior and white interior), with french doors and/or bi-folds together with colour coordinated fascias, barge boards and soffits.

The properties also feature fully automated and highly efficient under-floor central heating and domestic hot water. This is provided by an air-sourced heat pump offering the optimum in economy and flexibility, each room being fully and individually controllable. These systems are currently regarded as state of the art, as they offer the most efficient and economic form of heating currently available.

The interior specifications are flexible and our purchasers are given an allowance with which they can choose their kitchen and utility fittings, sanitary ware, ceramic tiling etc., and the

allowances for these are given in a separate specification and price sheet (downloadable).

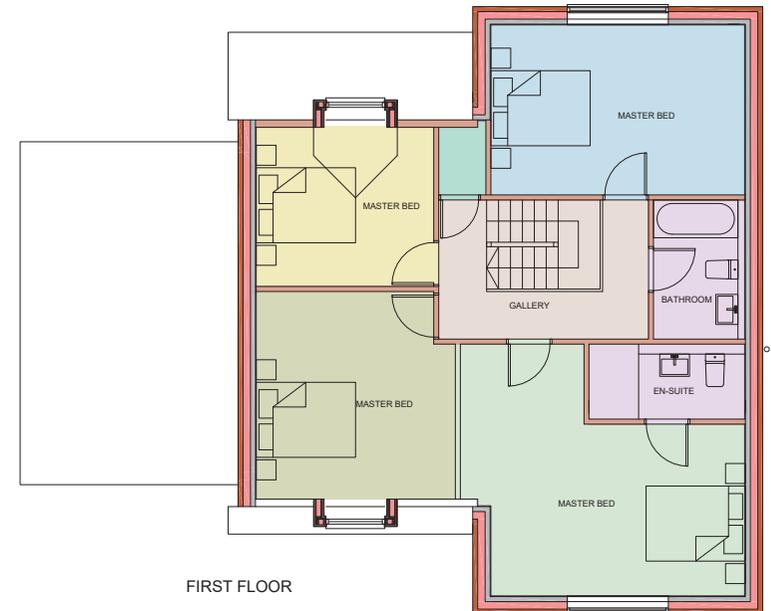
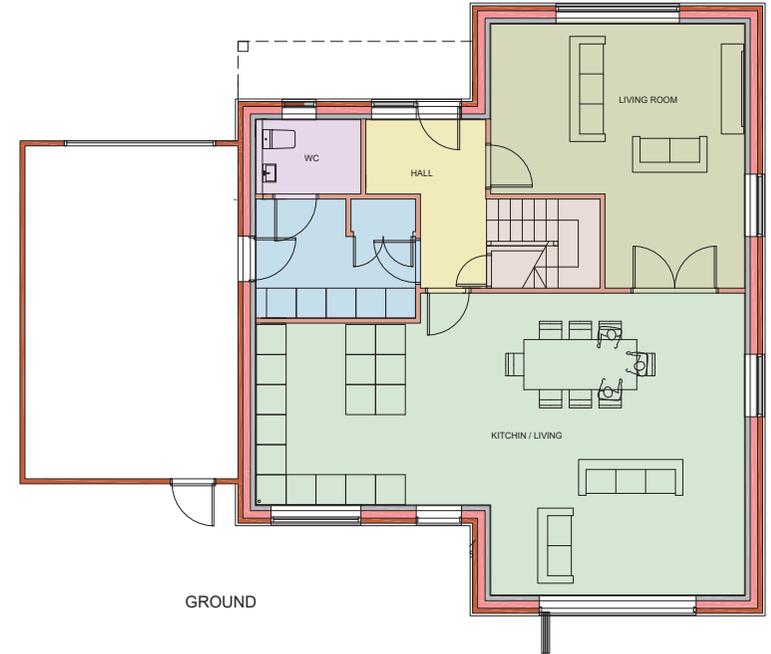
The interior finish is also contemporary with a subtle blend of natural light oak internal doors, matching light oak window boards, a highly comprehensive electrical specification to include LED ceiling spotlights, chromium window and door furniture, contemporary skirting and architraves etc.

The properties also feature a large attached garage (with access from the utility room) of matching materials, approached by a private driveway surfaced in golden pea-shingle, leading to large parking area.

# Plot 1

The accommodation comprises;-

- Spacious entrance hall with cupboard built under staircase.
- Sitting room - 5.31 x 5.15 (17'5" x 16'10")  
Double-aspect with windows to front and side. Double doors opening into –
- Family room / Dining room - 6.05 x 5.2 (19'10" x 17')  
Double-aspect with window to side and feature bi-fold doors opening to the rear.
- Kitchen-breakfast - 4.65 x 3.6 (15'3" x 11'9")  
Complete range of fitted units to buyer's choice– see separate specification sheet for allowance.  
Door opening to rear.
- Utility room - 3.2 x 2.38 (10'6" x 7'9")  
Complete range of fitted units to buyer's choice – see separate specification sheet for allowance. Door opening to attached garage. Deep built-in cupboard with double doors. Door leading to;
- Ground-floor cloakroom  
- Sanitary ware to buyer's choice – see separate specification sheet for allowance.
- Staircase - 4.25 x 2.75 (13'11" x 9')  
Leading to half-landing and then to galleried landing
- Family Bathroom -  
with Velux-type roof light. Sanitary ware to buyer's choice – see separate specification sheet for allowance.
- Master bedroom - 6.05 x 5.72 (19'10" x 18'9")  
with door leading to
- En-suite shower -  
with Velux-type rooflight. Sanitary ware to buyer's choice – see separate specification sheet for allowance
- Bedroom 2 5.1 x 3.41 (16'9" x 11'2")
- Bedroom 3 4.15 x 4 (13'7" x 13'1")
- Bedroom 4 3.6 x 3.15 (11'10" x 10'4")
- Attached Large Garage 6.65 x 4.25 (21'10" x 14'0")



(Please note – all measurements have been taken from plans in good faith, but these may be subject to minor variation on site)

**Plot 2 is identical but handed**

## Location:

The properties both occupy large plots in excess of a third of an acre (subject to survey) delightfully located in the heart of open countryside with extensive views, in this rural area of Southern Broadland. The nearest amenities are in Loddon (2.5 miles) which offers doctors, dentists, pharmacies, public transport links, all shopping, schools pubs and restaurants.

## General information:

For asking prices, pc allowances and further information – please see separate downloadable insert.

The quoted dimensions have been taken from architectural plans and may be subject to minor variation during construction.

Prior to exchange of contracts, we reserve the right to vary the specification, design and/or allowances.

Completions currently anticipated December 2025/ January 2026.

Plans and further information can be downloaded from the Local Authority website or available from us on request.

The images and illustrations have been carefully taken from the plans, however the planting, furniture, lights and furnishings are for illustration only.

The properties are offered for sale freehold.

A 10-year structural warranty will be provided.

Local authority – South Norfolk District Council.



## Viewing:

All viewing can be arranged by prior appointment with Lambford Homes Ltd. For reasons of health and safety, we regret that unaccompanied viewing is not permitted at any time.

## Services:

### Mains electricity and water.

**Telephone:** Each property will include all internal wiring for telephone, though it remains the buyers responsibility to arrange the line connection with BT.

**Internet / Broadband:** Buyers usually make their own arrangements for an internet service, though initially we install and supply a Starlink system for 3 months, and the buyers have the option of continuing this beyond 3 months or it is removed.

**Drainage:** Each property will drain to an approved packaged sewage treatment plant - technologically advanced and approved under the latest environmental legislation to negate any pollution by nitrates or phosphates. ( Each property will have an underground unit to which all foul water discharges and is effectively converted to 'river quality water' that discharges into an underground soakaway. These are highly efficient systems that need no ongoing maintenance other than an annual service - though there is a significant saving with the water utility as the properties are not liable for drainage rates.)

[info@lambfordhomes.com](mailto:info@lambfordhomes.com) • 07789 374205 or 07876 491215 • [www.lambfordhomes.com](http://www.lambfordhomes.com)

79a South Hill Road, Thorpe St Andrew, Norwich, Norfolk, NR7 0LR

