



Hornbeams, 36 Fen Street, Old Buckenham, NR17 1SR
Guide Price £850,000-£870,000



- * Beautifully presented 2020 built family home
- * Exclusive development of just nine properties
- * Outstanding views over adjacent farmland
- * 35ft kitchen/diner/family room
- * Principal suite with dressing room & large en suite
- * Garage, tandem carport & parking for numerous vehicles
- * Stunning rear garden
- * Must be viewed



The property...

This 2020 built home is set in a quiet road in one of South Norfolk's most picturesque villages. This modern home with grand living spaces, situated in an exclusive collection of just nine properties has field views to the rear. The house was built by Devlin Developments, a local house builder that has earned one of the finest reputations and quite a following throughout Norfolk for luxury/sustainable house building.

The property itself benefits from flexible accommodation having well-proportioned living spaces and outstanding views over adjacent farmland. Combined with natural light, large patios bring the outside of the property in, with large Bi-Folding doors in the kitchen and lounge. The hub of the home is the 35ft kitchen/diner/family room with bespoke cabinetry, integrated appliances, Rangemaster cooker, Quartz work surfaces, LVT flooring and a 6ft island with seating. There is also access to a good size utility with matching work surfaces and units, door to a covered store.

The beautifully crafted, extra wide staircase takes you to the first-floor landing. The principal suite has a dressing room with bespoke Sharp wardrobes having a mixture of short and long hanging spaces, shelving and drawers, a large en-suite with a walk-in shower cubicle and high-quality sanitary ware. The second has an ensuite shower room and two further double bedrooms of generous size all served by a well-appointed 14ft wide family bathroom, comprising of a four-piece suite with walk-in shower cubicle, large bath, large sink and wc. All showers upstairs having rainfall heads and a separate hose.

Externally the house benefits from a garage, with tandem oak posted carport and shingle driveway offering off road parking for numerous vehicles. The stunning rear garden is laid to lawn with carefully crafted shingle pathways and patio seating areas, this is a great space for entertaining having views over open farmland, excellent to enjoy the Old Buckenham Air Show.

Location...

Old Buckenham is a picturesque South Norfolk village famous for its 40 acre green in the centre and its award winning annual air show. It is well served by two public houses, a post office, village shop, church, playing fields, village hall and a primary and secondary school. Further shopping facilities can be found three miles to the north in the town of Attleborough including supermarkets and local amenities. The historic town of Wymondham, within ten miles has excellent shopping facilities including three supermarkets including Waitrose, several boutique shops and is renowned for education at both Wymondham College and Wymondham High School. Norwich City is within a half hour drive and benefits from a mainline rail service to London Liverpool Street and an airport providing flights with connections to most destinations via Schipol. Cambridge is also in easy reach by car or train within 1 hour whilst Diss (approximately 9 miles away) has a mainline rail station with regular trains to London Liverpool Street with a journey time of about 90 minutes. Old Buckenham is also a well served bus route.

Specification...

Kitchen:

- Quartz work surfaces
- Shaker style units
- Appliances- Rangemaster electric oven, ceramic hob, stainless steel extractor, full length fridge and freezer, wine cooler and dishwasher
- Franke inset sink
- Island 6 ft in length, Quartz work surface, under counter breakfast bar seating

Utility:

- Franke inset one and a half bowl sink/drainage
- Water softener
- Quartz work surfaces
- Shaker style units
- Plumbing for washing machine
- Door to covered store

Bathrooms and En-Suites:

- Contemporary bathroom fittings
- Vanity Units
- Half tiling by bath
- Fully tiled shower cubicles
- Rainfall shower heads and wall mounted flexible hoses in all 3 shower cubicles
- Heated Towel Rails

Internal:

- LVT flooring to kitchen/diner/family room, wc and utility
- Bespoke Sharp fitted wardrobes, shelving and drawers in dressing area of principal bedroom
- Oak and glass staircase
- Alarm system
- TV, Sky and data points to each room
- Underfloor heating to ground floor (zoned to individual rooms)
- Oak finished internal doors
- Led downlights in kitchen/diner and bath/ shower rooms
- Feature brick fireplace with wood burning stove
- High levels of insulation to floor, walls, and ceilings
- Flush casement upvc double glazed windows
- Two sets of Bi-fold doors to garden

External:

- External CCTV system
- Burglar Alarm
- External lighting
- Estate fencing to front
- Post and Rail to the rear
- Electric garage door
- Oak posted covered car port
- Shingle Driveway
- Covered store
- Lawned front and rear gardens
- Landscaped rear garden having:-
- Sahara Indian sandstone patio areas
- Green house
- Shingle pathways leading to central focal piece
- Covered store
- Outside tap front and back

Services:

- Air source heating system, mains water and drainage. 1800 Mega bites per second internet download speeds available in the area.

Warranty

- 6 year structural warranty expires in December 2026.

Breckland Council Tax Band F

Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.



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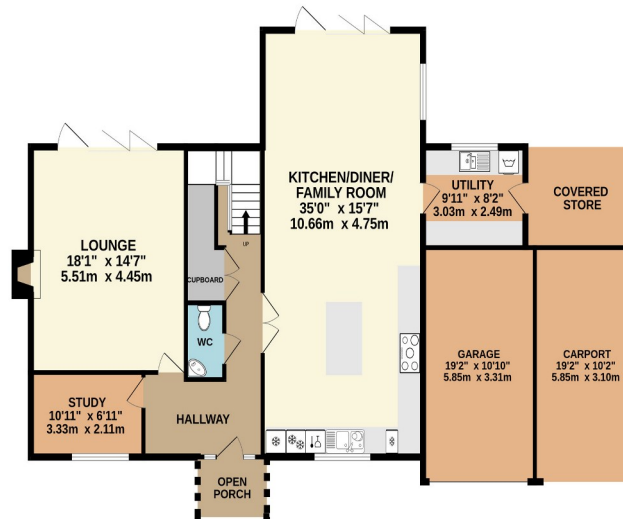
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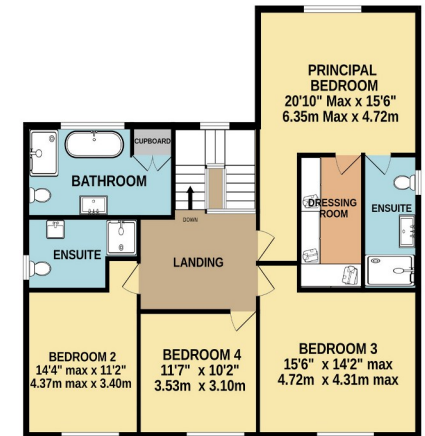
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GROUND FLOOR
1709 sq.ft. (158.8 sq.m.) approx.



1ST FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 2841 sq.ft. (263.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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