



10 Boars Hill, North Elmham, NR20 5LG
£585,000 Freehold



- * Stunning linked four bedroom residence
- * Constructed in 2024 by luxury home builders 'Orchard Homes'
- * Exclusive development of just 25 beautifully built properties
- * Modern luxury with a flawless finish
- * Luxurious kitchen/diner with bi-fold doors to garden
- * Highly energy efficient
- * Landscaped garden with generous patio area
- * Large driveway & garage with wide electric garage door to accommodate larger vehicles

The Property....

A truly stunning linked four-bedroom detached house, constructed in 2024 by the renowned Norfolk based luxury home builder 'Orchard Homes'. This home optimises modern luxury with a flawless finish throughout. Located in the exclusive development of Boars Hill, a stunning collection of just twenty five beautifully built homes between 2023 & 2025. Designed by award winning architects and nestled in the Norfolk Countryside in the picturesque village of North Elmham, an area steeped in history with fantastic mix architecture over 100's of years, even with the ruins of a church dating back to the Saxon era.

The property itself boasts approximately 1920 square feet of generously proportioned living spaces based over three floors, the hub of the home being a luxurious kitchen/diner with two sets of bi-fold doors to the garden, full height units for extra storage, manufactured by Voyager Kitchens, an island, integrated state of the art appliances, pantry and a practical utility matching the kitchen. The ground floor has matching floor tiles throughout, a large living room with dual aspect windows, two storage cupboards off the hall and a wc. On the first floor are two large bedrooms, large ensuite shower room with twin sinks, large shower cubicle with ceiling mounted rainfall shower, Duravit sanitaryware and gorgeous wall and floor tiling. In addition is a large family bathroom with separate bath having floor mounted attachments and large shower cubicle. The second floor has two large bedrooms with views towards Millenium Wood and a spacious wc off the landing.

The property is highly energy efficient with an EPC B rating, heating is powered by an air source heat pump with under floor heating throughout the ground floor and to master en suite. Outside the property has a large driveway to the front, with chip and tar finish, a large garage with a wide electric garage door to accommodate larger vehicles. To the rear is a landscaped garden with a generous patio area leading to a lawn and an area behind the garage for storage.

North Elmham...

Nestled in the heart of the Norfolk countryside is the picturesque village of North Elmham which offers idyllic country living and is steeped in history with its beautiful church that is home to the ruins of a Saxon cathedral that served as the first cathedral of East Anglia until 1071. As well as a great community feel North Elmham offers a fantastic variety of amenities including a doctors surgery, two pubs, village shop, post office with tea rooms, car garage, fish and chips, sports facilities/clubs, an active village hall and on the bus route to Dereham. The attractive village benefits from being within half an hour's drive of the beautiful unspoilt North Norfolk Coast including Blakeney Burnham Market and Holkham but is also within 20 miles of the cathedral city of Norwich which is renowned for its expansive shopping facilities, entertainment, university, several business parks and private schools. Norwich International Airport is within a 30-minute drive and caters for domestic and international flights plus Norwich railway station offers regular trains to London Liverpool street and Cambridge. The nearby, well served market towns of Dereham, Reepham and Fakenham also offer an excellent range of shopping including a choice of supermarkets whilst the Georgian market town of Holt to the North provides a wide range of amenities, boutique shopping and is home to Greshams School.

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SPECIFICATION...

Kitchen

- Luxury bespoke made shaker style kitchen, supplied by Voyager Kitchens and colour matched from the 'Farrow and Ball Archive Collection'
- Full height units
- Pantry cupboard
- Quartz worktops
- Appliances- two Bosch ovens, Bosch induction hob, extractor fan, Bosch dishwasher, built in full height fridge, full height freezer, built in wine cooler, built in pull-out bins
- Antique glass splash back
- Rangemaster double sink
- Ovens and dishwasher can be controlled from a mobile device
- Island with breakfast bar seating
- Retractable socket and USB charge point in island
- Tiled flooring

Utility

- Shaker style units
- Quartz worktop
- Sink/drainage
- Tiled flooring
- Plumbing washing machine
- Space for tumble dryer

Bathroom

- Duravit sanitaryware
- Vanity unit
- Porcelanosa wall and floor tiles
- Large shower cubicle
- Bath with floor mounted taps and shower attachment
- Light up mirrors
- Underfloor electric heating
- Heated towel rail

Ensuite

- Duravit sanitaryware
- Double sinks
- Vanity units
- Porcelanosa wall and floor tiles
- Walk in shower cubicle
- Ceiling mounted rainfall shower head
- Light up mirrors
- Underfloor electric heating
- Heated towel rail

Flooring

- Porcelanosa ceramic floor tiles to kitchen/diner, utility, hallway, wc, bathroom & ensuite.
- Carpet in the remaining rooms.

Heating, lighting and electrical

- Air source heat pump
- Individual thermostats to each room
- Underfloor heating to ground floor

- Spotlights in the kitchen/diner, utility, bathroom, ensuites, wc and hallway
- Generous electrical specification
- Cat 6 cabling
- Numerous sockets with USB charging

- Alarm with keypad by the front and back door
- Alarm keypad in the main bedroom

- High speed fibre
- 1800 Mbps broadband available

Internal

- Open fully fitted dressing room to master bedroom
- High security five lever locks with triple locking front and rear doors
- Oak veneered doors
- Satin chrome internal door handles
- Slake lime (colour) to interior walls, skirting and architraves
- Oak Staircase with glass balustrades
- High levels of insulation

External

- Large patio area with natural stone slabs to the rear and block weave path to the front of house and garage
- Lawned front, side and rear garden
- Tar and shingle driveway
- Garage with electric door
- Outside tap
- Open porch with oak posts and glazed sides
- External lighting

Warranty Provider... One Guarantee-10 year structural warranty expires in 2034

Breckland Council Tax Rating C

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.

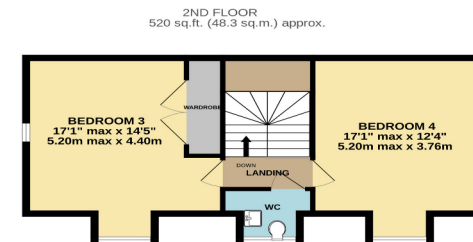
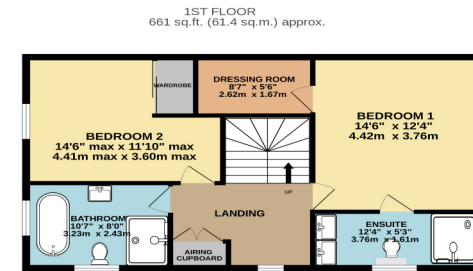
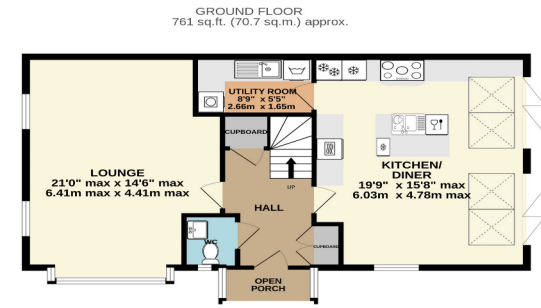








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	89	
(69-80) C		
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1942 sq.ft. (180.4 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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DATA PROTECTION ACT 1998

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