

Inglewood, Plot 1, Langley Street, Langley, NR14 6AD



Inglewood...

Nestled within the peaceful village of Langley and within the Broads National Park, Inglewood forms part of an exclusive development of just two executive homes by the respected local developer, Lambford Homes. Combining elegant design with modern practicality, this exceptional residence offers a rare opportunity to enjoy contemporary living in a picturesque rural setting.

A generous covered entrance porch creates an inviting first impression, leading into a welcoming reception hall. At the heart of the home lies a superb open-plan kitchen, dining and living space, thoughtfully designed for both everyday comfort and entertaining. The beautifully appointed kitchen offers an excellent range of storage and workspace, making it ideal for keen cooks and culinary enthusiasts alike. The living area enjoys a seamless connection to the garden through impressive bi-fold doors, allowing natural light to flood the space and creating a wonderful indoor-outdoor lifestyle during the warmer months. Double doors from the dining area open into a separate sitting room/ snug providing a versatile retreat for quieter evenings. A practical utility room with internal access to the garage, together with a practical shower room, completes the ground floor accommodation.

The first floor enjoys far-reaching views across the surrounding Norfolk countryside, with open farmland and grazing marshes providing a constantly changing and picturesque backdrop. Four generously proportioned double bedrooms offer comfortable accommodation for family and visiting guests. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom.

Outside, Inglewood occupies a substantial plot with an attractive frontage featuring estate railing and fencing, gated access, and ample off-road parking. To the rear, the private garden provides an excellent space for relaxation and outdoor entertaining, incorporating a generous patio area ideal for al fresco dining while enjoying the tranquillity of the surrounding countryside. The property further benefits from a garage featuring integral access via the utility room, a personnel door providing convenient access to the rear garden and an electric roller door to the front. Offering a wonderful balance of village charm, modern luxury, and practical living, Inglewood presents an exceptional opportunity to acquire a distinguished new home within the Broads National Park and for boating enthusiasts, within walking distance of private moorings.







Specification....

Kitchen:

- Shaker style kitchen
- Quartz Worktops and upstand
- Quartz splashback
- AEG appliances- Double oven, induction hob and extractor, 70/30 fridge freezer, dishwasher
- Boiling water tap
- Built in bins
- Under cupboard lighting
- Ample storage
- Breakfast Bar off peninsular
- Plumbing available if required for water softener

Utility:

- Stacked space for washing machine and tumble dryer
- Sink
- Quartz worktop and 100mm upstand
- Ample storage including plant cupboard
- Integra door to garage

Bathroom and En-Suite:

- Porcelanosa Tiles- Half tiled
- Full tiling to wet areas
- Porcelanosa sanitaryware
- Chrome electric heated towel rails
- Floating vanity unit with storage
- Feeds in readiness for mirrors and shaving point

Internal:

- TV, sky and data points
- Underfloor heating to ground floor via digitally controlled zones
- Thermostatically controlled radiators to first floor
- Oak finished internal doors
- Light oak windowsills
- White-painted contemporary skirtings and architraves
- Mix of LED downlights and pendants
- Oak handrail/ painted spindles to staircase
- Optional upgrade- Woodburning stove to sitting room
- Optional upgrade- Wardrobes to main bedroom

Flooring:

- LVT to ground floor
- Porcelanosa ceramic tiles to main bathroom, ensuite and WC
- Carpet to rest

External:

- Red face brick blend
- Clay pantile roof
- Garage with internal electric/ fuse board location
- Roller shutter electric garage door- Agate grey
- Agate grey UPVC double-glazed windows
- Agate grey aluminium bifold doors to kitchen dining area
- External lighting
- Estate fencing to front
- 6 ft fence partitioning rear gardens
- Top soiled front and rear garden
- Generous Indian sandstone patio
- Shingle roadway
- Front gates
- Outside tap
- Outside power socket

Services:

- Air source heat pump
- Mains water
- Mains electricity
- Sewage treatment plant
- Full Fibre to the property

Warranty:

- A Build Zone 10-year structural warranty will be provided on completion

EPC:

'B' rating

Tenure:

Freehold

Shared access arrangements...

The entrance area before the gates to the private driveways maintenance will be split 2 ways and will be drawn into the contract. There is no management company.

Agents Notes...

- £1,000 reservation fee
- 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.
- Internal images used are of the completed plot next door.
- Please note - Specification listed is for guidance only and is subject to change during the construction process at developer's discretion.
- Whilst every attempt has been made to ensure the accuracy of the images and floorplan, these are for illustrative purposes only and should be used as such and not relied upon by any perspective purchaser.





Lambford Homes...

Lambford Homes are well known local developers with over 50 years combined experience in property developing and are known for delivering finely crafted, individual family homes built to exacting standards. Each of their property's are thoughtfully designed with a strong emphasis on space, functionality, and modern living, ensuring well-proportioned accommodation that suits both family life and entertaining.

Great care is taken at every stage of the build process, combining traditional craftsmanship with high-quality materials and an exceptional level of specification throughout. In addition, Lambford Homes place a strong focus on sustainability, complying with (and in some cases exceeding) the latest building regulations in terms of incorporating a range of eco-friendly and cost-efficient features that enhance energy performance while reducing long-term running costs, without compromising on comfort or design.

Options from Lambford Homes....

Many of their purchasers like to consider other more fundamental changes to the specification (at an additional cost), including hard landscaping and planting, fitted wardrobes, wine cooler, boiling water tap, hot tubs, etc of which they will be pleased to discuss as necessary.

Handover and Completion...

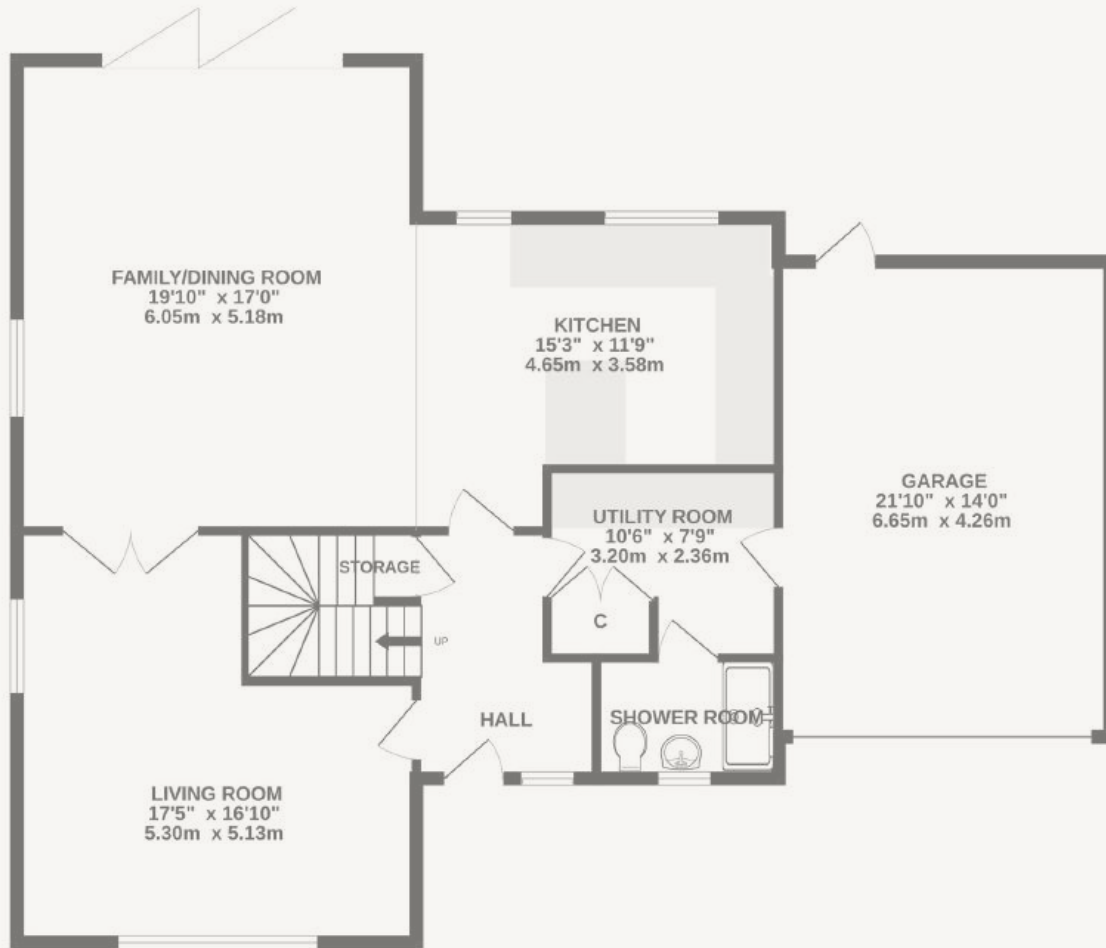
Prior to completion, the property will be fully finished in its entirety. All mechanical and electrical services are fully inspected tested and certificated. All supporting certification, warranties, instruction manuals and sundry information is provided in a handover manual on the day of completion. Before this takes place the property is given a thorough and comprehensive clean, both inside and out, leaving the property ready for immediate occupation.



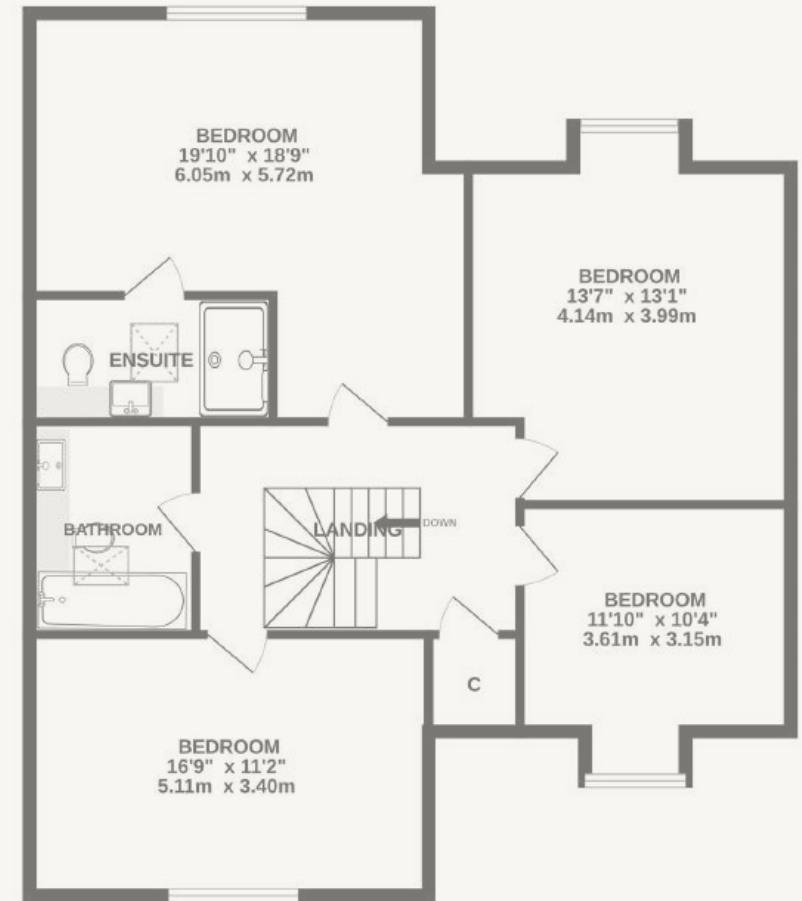


FLOORPLAN

GROUND FLOOR
1268 sq.ft. (117.8 sq.m.) approx.



1ST FLOOR
1007 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA : 2276 sq.ft. (211.4 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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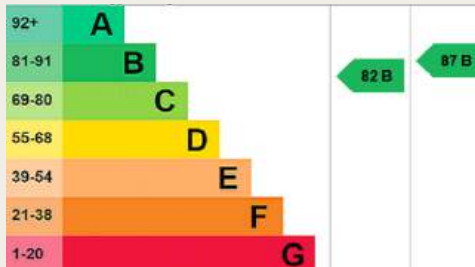
Location...

Langley is a charming and characterful village in the heart of Norfolk, offering a true taste of rural living. Surrounded by beautiful open countryside and located close to the renowned Norfolk Broads, it provides a peaceful and scenic setting. The area is perfect for outdoor enthusiasts with opportunities for riverside walks along the River Yare, boating excursions, kayaking, paddleboarding, and participation in local community events held at the village hall. Langley Staithe, just a short walk from the property, offers convenient access to the water.

Although Langley enjoys a wonderfully tranquil atmosphere, it remains well connected to essential amenities. The nearby market town of Loddon provides a comprehensive range of everyday services, including schools, a dental practice, doctors' surgery, pharmacy, library, supermarket, hardware store, newsagents, and post office. For a wider selection of facilities, the historic city of Norwich lies approximately twelve miles away. Norwich offers an excellent mix of shopping, dining, entertainment, schooling and cultural attractions, together with convenient rail connections to London and other major destinations.

Disclaimer...

1. Money Laundering Regulations - Purchasers will be asked to provide identification documentation and we would ask for your co-operation in order that there is no delay in confirming the sale.
2. We endeavour to make the information provided fair and correct, this is provided as a guide only and does not constitute part or all of an offer or contract. Warners Estate Agents cannot guarantee the accuracy of this information.
3. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for their purpose.
4. Where a property is being marketed 'off plan' we have used the architects plans for measurements and should not be relied upon.
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