



Sentosa  
Flordon Road | Newton Flotman | Norfolk | NR15 1QX

 FINE & COUNTRY

# BEAUTIFULLY BESPOKE



One of just four properties, all individually designed, on a small development set within a friendly village,  
this is a home that is sure to catch the eye.

Built by a highly-regarded family firm, the attention to detail and the quality of build and finish is clear.  
The rooms are spacious, the layout flows effortlessly and the lovely garden is wonderfully secluded.

There's a welcoming community on the doorstep,  
and you're perfectly placed to make the most of all this beautiful area has to offer.



# KEY FEATURES

- An Individually Designed Family Home situated on a Small Development in the Village of Newton Flotman
- Four Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite and a Dressing Room/Bedroom Four
- Kitchen/Breakfast Room with Separate Utility Room and Ground Floor WC
- Triple Aspect Sitting Room with Jotul Wood Burner
- Dining Room plus a Study/Possible Bedroom Five
- Secluded Rear Garden with Patio and Pergola
- Double Garage and Driveway Parking
- The Accommodation extends to 1,638 sq.ft
- Energy Rating: C

If location, space and quality are high on your list, this could very well be the one for you! Well placed for travel across the county and beyond, you're within easy reach of the coast, the Broads and the historic city of Norwich, and it's a short drive to the A140 and easy to hop on a train to London. There's plenty of space in the house and the quality of the build and finish speaks for itself.

## Timeless Quality

The property was built in 2009 by respected local family firm, Orchard Homes. They specialise in small, bespoke developments of individually designed properties that sit comfortably in their surroundings. They also focus on traditional materials and craftsmanship and their work is evident here. There are four homes in this development, three of which are grouped together, and this is the central property. When the owner came here, they were new to the area and looking for a home that was quiet but not remote, spacious with room for visiting friends and family, easy to care for inside and out, had character, and was located near main roads and transport links for ease of travel. This ticked every box and now that the owner has been here for a number of years, they realise they fell on their feet finding somewhere that works so well and has such a lovely feel to it.





# KEY FEATURES

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## Relaxing And Refined

From your first glimpse of the attractive exterior, this pretty home draws you in. The bright and spacious entrance hall sets the tone for what's to come, with the solid oak doors and bannister adding warmth and character. There's a beautiful triple aspect sitting room with doors to the garden, a feature fireplace and a Jøtul woodburner. The kitchen is a great size, again with doors to the garden, and has room for a family table. It's been beautifully finished, with quality Bosch appliances. There's a separate formal dining room but this could easily be used as a play room or second sitting room. If you work from home, the study will come in useful, then there's a utility room and cloakroom completing the ground floor. Upstairs, the principal suite is very impressive, with an airy and calming bedroom, shower room and large dressing room that was previously a bedroom and has independent access, so it would be very easy to separate it off if required. The other two bedrooms are on the opposite side of the landing, both doubles, with an attractive family bathroom between them. The principal suite feels nice and private and the owner has enjoyed this because they often have friends to visit, frequently for a week or more at a time, and this gives everyone their own space.

## Explore Outdoors

Step out into the secluded and sunny rear garden and you'll see it's been as carefully finished as the house. There's a large patio and a seating area under a pergola draped with climber, then a lawn where little ones can play. The borders are well stocked, with plenty of colour to enjoy. You're totally private out here and it's very peaceful. The house is situated within the village, so you can walk to amenities including the village hall and primary school. You'll be given a warm welcome by the community and it's easy to put down roots and make friends here, with regular coffee mornings, film nights, special interest groups and more. It's a short drive to Norwich and to the Broads, around an hour to the North Norfolk coast, and 90 minutes to Stansted. Being close to the A140 makes it easy to get out and about across the area, which the owner finds useful when travelling, but also when people come from around the country to visit.





























# INFORMATION

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## On The Doorstep

Newton Flotman is situated on the A140 south of the cathedral city of Norwich. This desirable village location provides perfect accessibility to many major road links. The village itself has a primary school and a bus link to Norwich, Long Stratton and Diss. There is a wide range of amenities in the village of Long Stratton including schooling, supermarkets, takeaways, leisure centre, vets, dentist and doctors surgery to name but a few.

## How Far Is It To?

Norwich is located approximately 7 miles north with its wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The De Vere Dunston Hall Hotel is within easy reach directly off the A140 offering over 150 acres of parkland, a spa, sauna and a fitness suite, while golfers will enjoy the championship golf course. The attractive market town of Diss is approximately 16 miles south west of Newton Flotman with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street. Try [www.diss.co.uk](http://www.diss.co.uk) for more information.

## Directions

Leave Norwich heading south on the A140 Ipswich Road. Proceed through the village of Swainsthorpe, and after the Seastar Superbikes garage take a slight right onto Flordon Road. Take the 4th turning on the right into the small Orchard Homes development.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available - vendor uses Plusnet

Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

South Norfolk District Council - Council Tax Band E

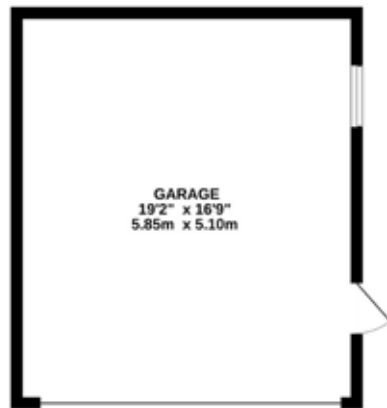
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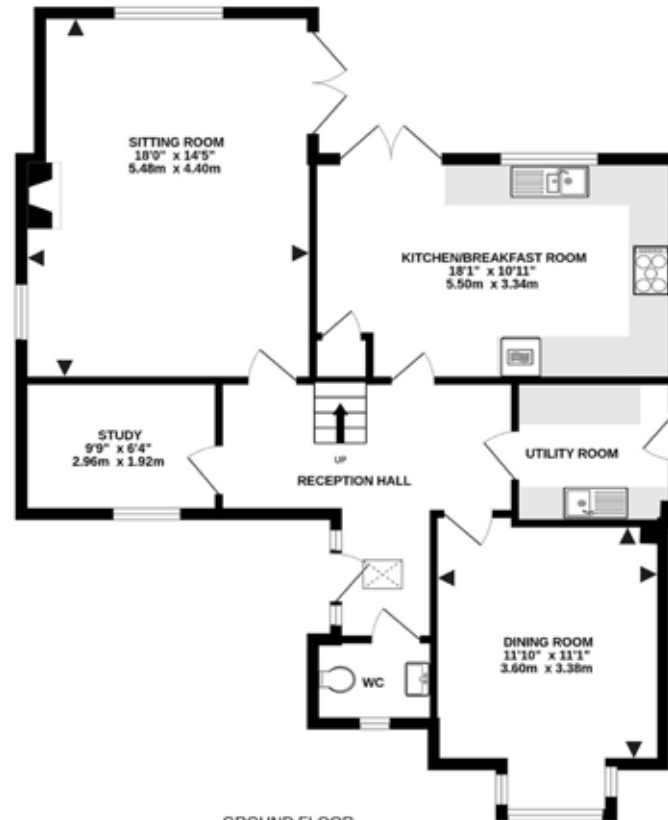
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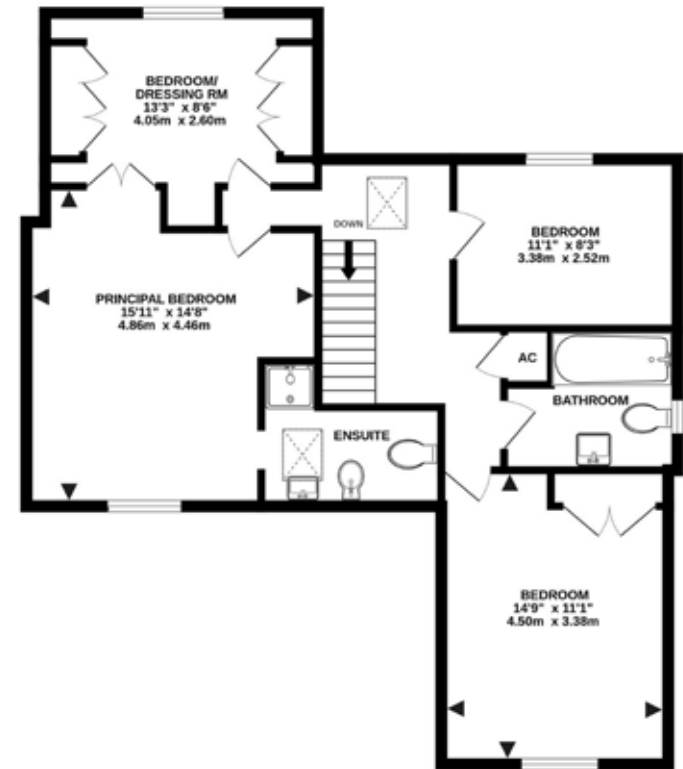
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OUTBUILDING  
321 sq.ft. (29.8 sq.m.) approx.



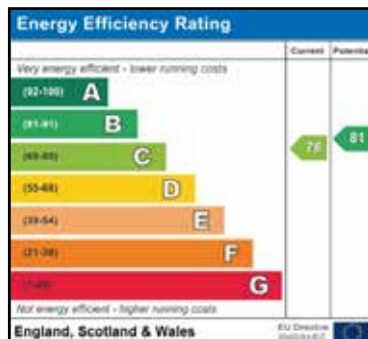
GROUND FLOOR  
857 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR  
781 sq.ft. (72.5 sq.m.) approx.

TOTAL FLOOR AREA : 1638sq.ft. (152.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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