



Location Plan 1 / 1250

**NOTE:**  
The client should be aware of their statutory requirement to appoint a principle designer and nominate contractor under the CDM 2015 regulations.  
Peter Codling Architects does not undertake this HES role unless specifically appointed.

**PLANNING**  
**PETER CODLING ARCHITECTS**  
100-102, The Mill, Great Moulton, Norfolk  
NR15 2DZ  
Reserved Matters application  
Scale: 1:1250  
Date: 09/04/19  
Rev: 01

**Blackmill Lane, Great Moulton, Norwich, NR15 2DZ**  
**£600,000**



# Blackmill Lane, Great Moulton

## Key Features

- NEW BUILD
- FOUR BEDROOMS
- EN-SUITE TO MASTER
- OPEN PLAN KITCHEN/FAMILY ROOM
- APPROX 1650 sq ft
- DOUBLE GARAGE
- Council Tax Band
- Freehold
- Energy Efficiency Rating TBC.

The site is found upon a small no-through country lane set back off Station Road in the South Norfolk village of Great Moulton. Over the years the village and adjoining village of Aslacton has proved to have been a popular location by local home owners, with Long Stratton being within easy reach found four miles to the north east and with the historic market town of Diss is situated eight miles to the south.

The proposed property comprises of a four bedroom detached bungalow of traditional brick and block cavity wall construction under a pitched interlocking tiled roof with sealed unit upvc triple glazed windows and doors and being heated by a modern air source heat pump via under floor heating. Notice is drawn to the large family living area found to the rear of the property comprising a kitchen, dining area and sitting room are with bi-fold doors giving access to the rear garden. Additional information and supporting documents can be found on the South Norfolk County Council website searching planning ref: 2018/2740 and 2019/1443. The proposed dwelling will be in the regions of 1650 sq ft and set upon a large plot in the regions of 0.20 of an acre (subject to survey) with driveway leading to a double garage.

## AGENTS NOTE

The property in question will be one of two dwellings to be erected enjoying an individual and secluded position.

## SERVICES

Mains water, electricity and drainage to be connected to the property. The property will be heated by an air source heat pump.

## VIEWINGS

Any access to the site is strictly by the selling agent only, please contact a member of the sales team on 01508 531331.

## PLANNING APPLICATION

South Norfolk planning ref: 2018/2740 and 2019/1443

THE ACCOMMODATION COMPRISES:-

## ENTRANCE HALL

Composite front door. Internal doors to be solid oak throughout.

## SITTING ROOM 16' 4" x 16' 4" (5m x 5m)

Accessed via double doors form the entrance hall.

## KITCHEN/FAMILY ROOM 20' 11" x 18' 0" (6.4m x 5.5m)

To be fitted with a Howdens kitchen with central island and to include integrated appliances (new owner could have the choice in design and finish). Bi-fold doors give access to the rear garden.

## UTILITY ROOM 9' 2" x 6' 2" (2.8m x 1.9m)

With plumbing for washing machine and space for further appliance. Door giving access to rear garden.

# Blackmill Lane, Great Moulton

## BEDROOM ONE 14' 1" x 11' 9" (4.3m x 3.6m)

With built-in Hammond wardrobes and en-suite facilities.

## ENSUITE 9' 2" x 4' 11" (2.8m x 1.5m)

With modern white sanitaryware.

## BEDROOM TWO 14' 1" x 10' 9" (4.3m x 3.3m)

With built-in Hammond wardrobes.

## BEDROOM THREE 10' 9" x 9' 10" (3.3m x 3m)

With built-in Hammond wardrobes.

## BEDROOM FOUR 11' 1" x 9' 2" (3.4m x 2.8m)

With built-in Hammond wardrobes.

## BATHROOM 9' 10" x 6' 2" (3m x 1.9m)

With modern white sanitaryware.

## OUR REF: LO818



**NOTE:**  
The client should be aware of his/her statutory requirement to appoint a principle designer and principle contractor under the CDM 2015 Regulations.  
Peter Cooling Architects does not undertake this H&S role unless specifically appointed.

### PLANNING

#### PETER COOLING ARCHITECTS

Proposed Plans: Black Mill Lane  
Great Moulton  
Mk 16N Manser

Reserved Matters application

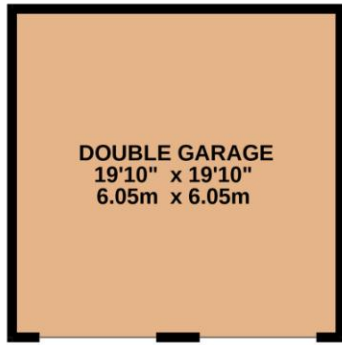
Scale: 1:100 (D) A1

Date: 05/04/2019 TO

Date: 04/01/2019 Date of

Not a contract. Intended for use as a guide only. Not to be used for construction or other purposes without the written consent of Peter Cooling Architects.

## GROUND FLOOR



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.  
Made with Metropix ©2021