



THE OAKS

MAIN ROAD, FILBY, NORFOLK
NR29 3HN



savills

THE OAKS

ABOUT THE DEVELOPMENT

Situated in the heart of Filby, The Oaks is an exclusive new development offering six 4 bedroom houses and one 3 bedroom detached bungalow. Each home is modern, luxurious and built to the highest specification.

Set in a tranquil position and framed by mature trees, The Oaks presents a rare opportunity to enjoy peaceful living within this highly sought-after village, close to the picturesque Norfolk Broads



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ABOUT THE DEVELOPMENT

Built by Harrier Homes Norfolk Ltd, The Oaks is the perfect example to showcase the quality and finish that you can expect from this developer. Harrier Homes create unique, luxury homes by using a team of highly skilled professionals, modern technology and quality materials.

Accessed via a long shingle driveway, this exclusive development is tucked away in a peaceful and private setting. Each thoughtfully designed home prioritises energy efficiency, featuring solar panels, air source heat pumps, EV charging points. Inside, you will enjoy high-quality built-in appliances and fitted wardrobes, while outside, landscaped front and rear gardens with turf, generous patios, and private garages and a parking.

Tenure - Freehold

Energy Performance - PEA B

Council Tax - To be confirmed

Local Authority - Great Yarmouth Borough Council

Service charge-To be confirmed





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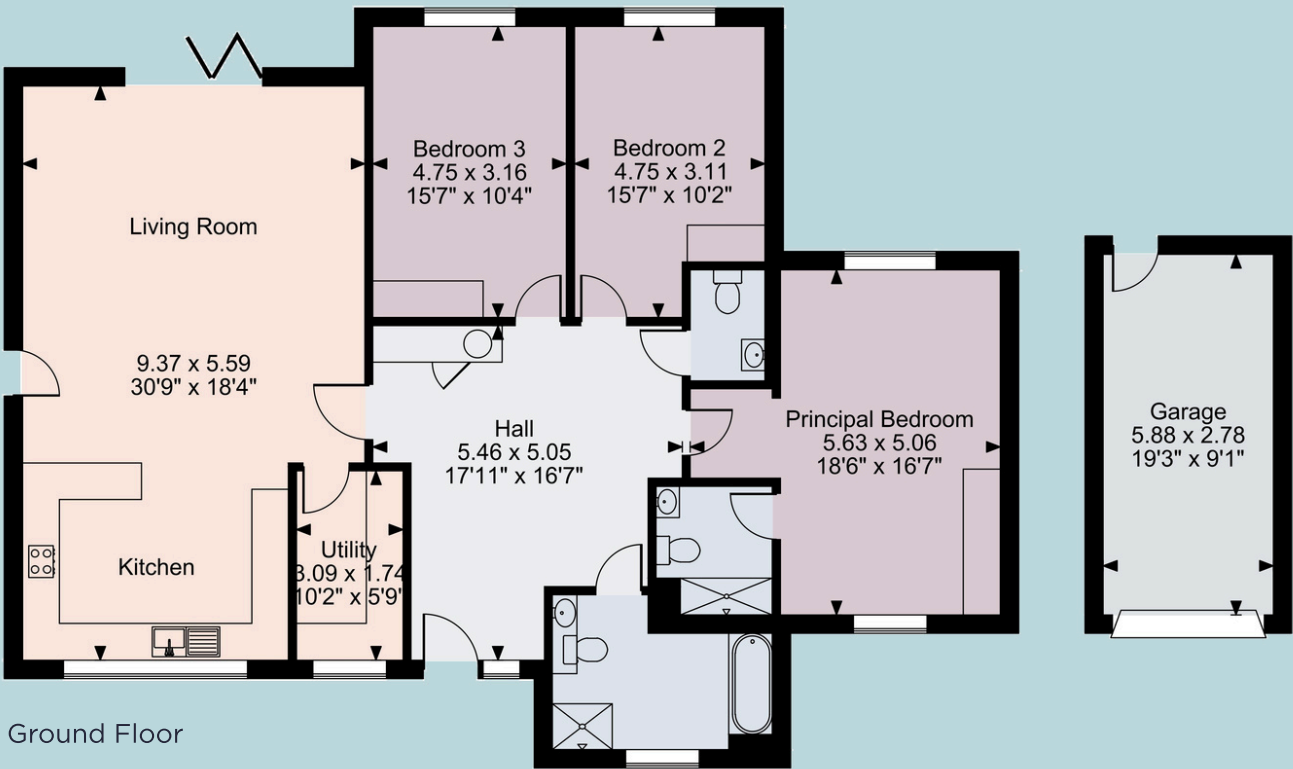
SITE PLAN



FLOOR PLANS

BUNGALOW PLOT 1

Approximate Floor Area:
Internal 147sq m / 1,579 sq ft
Garage 16sq m / 176 sq ft



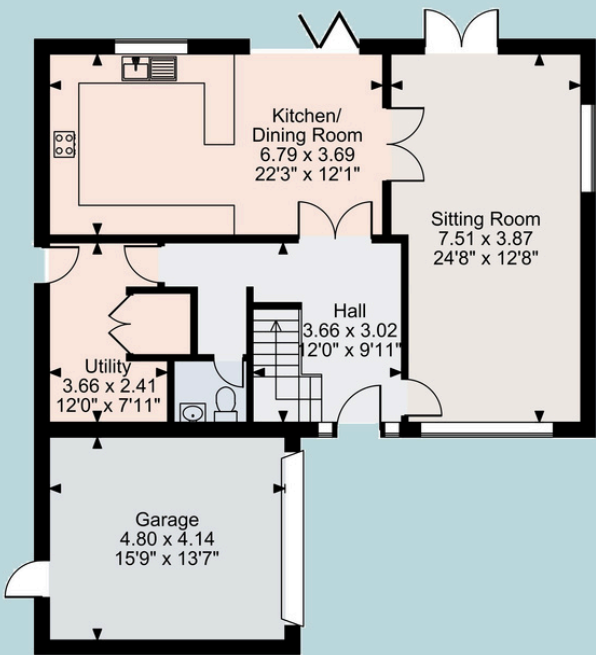
For illustrative purposes only- not to scale
The position and size of doors, windows, appliances, and other features are approximate only.

FLOOR PLANS

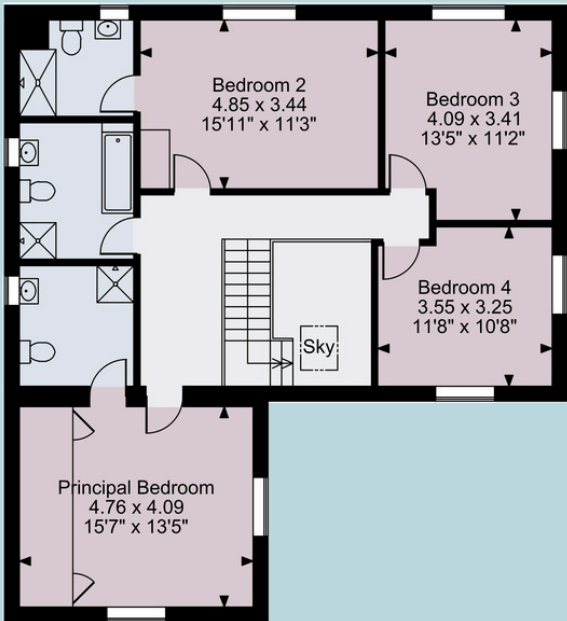
HOUSE

PLOTS 2 TO 7

Approximate Floor Area:
Internal 175sq m / 1,886 sq ft
Garage 20 sq m / 214 sq ft



Ground Floor



First Floor



SPECIFICATION

General

- Traditional brick and block construction with 150mm cavity insulation
- Cedral Fibre Cement Cladding
- Contemporary pre cast concrete roof tiles
- High grade PVCu double glazed anthracite windows with white to inside
- Aluminium bi-folding doors onto patio area
- Oak washed Karndean flooring to kitchen/ living room, utility, hallway and cloakroom laid in a herringbone style
- High quality carpets and underlay to all bedrooms
- Linea oak internal doors throughout
- Built in wardrobes with sliding mirror doors, shelf and rail
- 10 Year structural and defects insurance provided by Advantage warranty

Kitchen and Utility

- Carefully designed and fully fitted with high quality shaker style units
- Solid quartz worktops with waterfall end detail
- Integrated Bosch oven and microwave
- Bosch 4 ring induction hob with built in sleek design extractor fan
- Wine cooler
- Fully integrated Bosch fridge / freezer
- Bosch integrated dishwasher
- Space for washing machine and dryer

Electrical & Heating and Lighting

- Electric car charger provided and fitted to the exterior garage wall
- Energy efficient Samsung Joule Air Source Heat Pump
- Underfloor heating throughout with thermostatic controls to each room
- Integrated solar panels
- TV points to living areas and all bedrooms
- BT Super-Fast Fibre Optic Broadband
- Outside decorative lighting to front and rear

Bathrooms and En Suites

- Contemporary fitted sanitaryware
- Vanity units to bathroom and en suite with storage
- Chrome electric thermostatically controlled towel rails
- Heated mirrors with ambient adjustable light
- Porcelanosa ceramic tiling to bathroom and en suite walls and floor with feature wall

External

- Remote operated powered roller shutter garage door
- Garage with personnel door, sockets and lighting
- Large permeable block paving parking area with stabilised natural gravel laid driveway
- Turfed front and rear gardens
- Landscaping to front
- Large mature woodland section to the rear of the garden (Plots 1, 5, 6 and 7)
- Extensive porcelain paving patio and slate pathways
- Outside tap

Services

- Mains water, electricity and drainage

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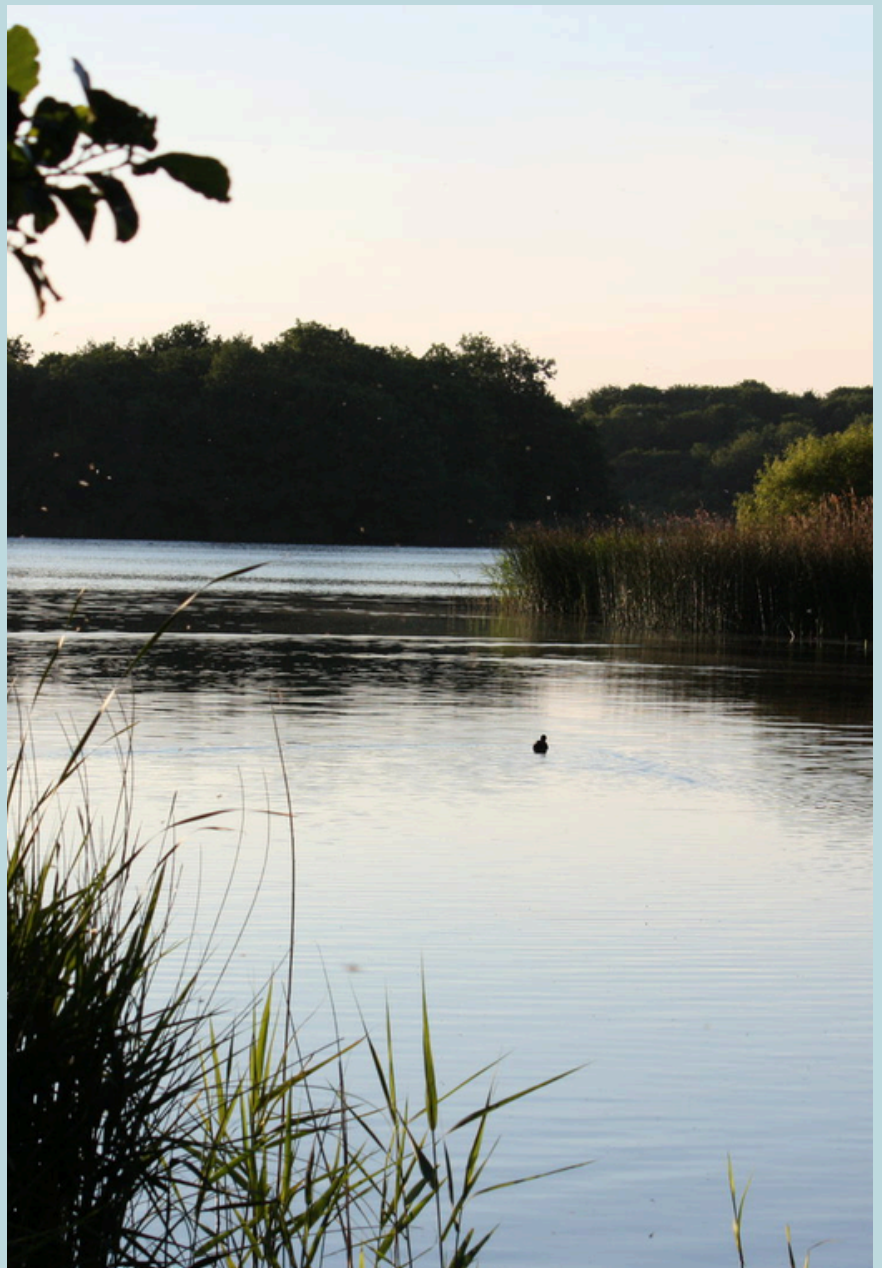
LOCATION

Filby is a peaceful Norfolk village situated on the shores of Filby Broad and Ormesby Little Broad and offers a charming rural feel.

The village is also known for its community events, several camping and caravan sites, village shops and amenities, along with some excellent pubs and a restaurant for lunch and dinner.

Filby has won the village category of the Britain in Bloom competition on a number of occasions and is a mass of colour throughout the year with it's wonderful flower arrangements along the roadside.

Filby is perfectly positioned to explore the nearby coastline with Hemsby approximately a 5 mile drive* away and Winterton-on-Sea approximately an 6.4 mile drive* away. Both locations offer expansive shorelines, local restaurants and pubs and stunning scenery.



*Times and distances according to Google maps



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VIEWING STRICTLY BY APPOINTMENT WITH SAVILLS

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