

FURLONG HEATH

SPROWSTON

A STUNNING COLLECTION OF
2, 3 & 4 BEDROOM HOMES



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

Welcome to Furlong Heath

A stunning development of two, three and four bedroom homes that finds the perfect balance between village charm and city chic. Each home has been designed to provide you with the utmost in comfort, style and connectivity. Perfect for today's modern lifestyle.

Location

Nature on your doorstep and the city within reach.

A short drive takes you to the historic centre of Norwich where you can lose yourself in a huge choice of shopping, markets, cafés, bars, restaurants and entertainment. Alternatively, when you need some peace and quiet, explore the surrounding Norfolk countryside or simply cross the road and soak up the tranquillity of Harrison's Wood Nature Reserve.



Norwich Castle Museum & Art Gallery

Outstanding galleries of archaeology and natural history including guided tours of the castle keep, battlements and dungeons.



The Norfolk Broads

A National Park with over 125 miles of navigable lock-free waterways set in beautiful countryside.



Riverside Entertainment Centre

Get active at the gym or bowling alley, check out the latest films, or eat and drink at a range of great restaurants.



Your nearest transport links



Norwich Station



A47



Norwich International Airport

Up to 2 Miles

01. Co-op Daily
02. Harrison's Wood
03. The Fat Cat Brewery Tap
04. Costa

Up to 5 Miles

05. Sprowston Manor Golf Club
06. Riverside Entertainment Centre
07. Norwich Castle Museum & Art Gallery
08. Norwich International Airport

Up to 10 Miles

09. University of East Anglia
10. Norfolk & Norwich University Hospital
11. Wroxham Barns
12. Fairhaven Woodland and Water Garden

Up to 25 Miles

13. The Norfolk Broads
14. Caister Roman Fort
15. Great Yarmouth
16. Banham Zoo

Map shown is not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).

Connections

Stay connected to the city,
the country and the continent.

Norwich station is located just over 10 minutes away by car and provides services to London Liverpool Street direct and King's Cross via Cambridge. Alternatively, the A47 is a short drive away, linking to the A11 and A14 which in turn provide connections to the M11 and A1(M) motorways.

For international travel, Norwich Airport can be reached in 15 minutes by car and opens up a convenient gateway to Europe.



Destinations by car

8
min

Norwich

2.4 miles

40
min

Great Yarmouth

20.4 miles

55
min

Cromer

24.9 miles



Destinations by train
Norwich Station

55
min

Cromer

1 34
hr min

Peterborough

1 55
hr min

London Liverpool Street

Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).



Education

The perfect place to watch your family flourish.

At Furlong Heath you are within easy reach of a great selection of schools that will ensure your children get the very best start in life. Whether it's primary, secondary or tertiary education, it's all close by and it all comes highly recommended.

Falcon Junior School

A junior school that caters for children aged 7-11 and is driven by a desire for academic achievement combined with a nurturing community.

Sprowston Academy

This secondary school aims to promote learning in a structured and caring way and students leave as happy and well-rounded young people with clear plans for their future.

City College Norwich

Located in the city centre, City College Norwich offers a huge range of courses, including A-Levels, apprenticeships, degrees and higher education in a wide variety of subjects.

Although the schools listed above are nearby, we cannot guarantee admission.

FURLONG HEATH

SPROWSTON

A stunning development of two, three and four bedroom homes which has the perfect balance between village charm and city chic. Each home has been designed and built to the highest specification to provide you with the utmost in comfort, style and connectivity. Perfect for today's modern lifestyle.



2 Bedroom Homes

- The Thornton
- The Horsham
- The Rosedene

3 Bedroom Homes

- The Kingswood
- The Oakwood
- The Pinewood
- The Maywood
- The Redwood
- The Silverwood

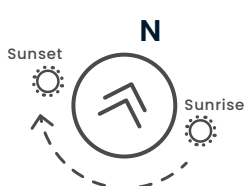
3 Bedroom Homes

- The Ashdown
- The Coleridge
- The Melford
- The Dunstable
- The Morden

4 Bedroom Homes

- The Hareford
- The Oakford
- The Castleford
- The Ambleside
- The Ashleworth
- The Chiddingstone
- The Selsdon
- The Willington

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. November 2021.



- Affordable Housing
- Cycle Store
- Bin Collection Point
- Local Equipped Area for Play
- Visitor Parking

The Rosedene

2 Bedroom Home



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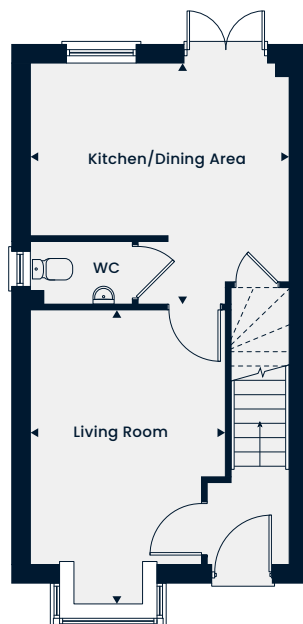


The Rosedene

2 Bedroom Home

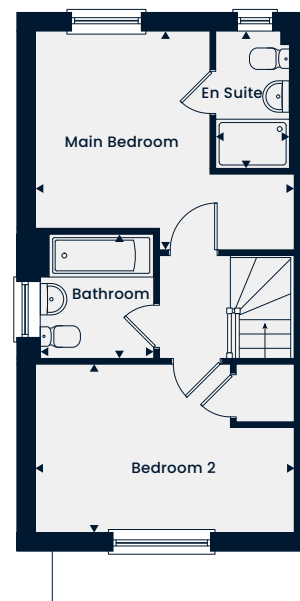
Total Area 735 sq. ft.

A delightful two bedroom home with an open-plan kitchen/dining area with double doors leading out to the garden and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.16m x 3.89m 13'7" x 12'9"
Living Room	4.79m x 3.13m 15'8" x 10'3"



First Floor

Main Bedroom	4.16m x 3.53m 13'7" x 11'7"
En Suite	2.21m x 1.20m 7'3" x 3'11"
Bedroom 2	4.16m x 2.71m 13'7" x 8'10"
Bathroom	2.02m x 1.90m 6'7" x 6'2"

WC – Cloakroom

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The Horsham

2 Bedroom Home



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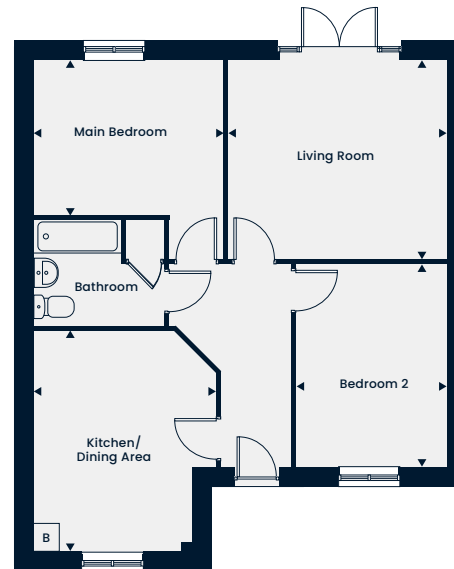


The Horsham

2 Bedroom Home

Total Area 770 sq. ft.

The Horsham is a cosy two bedroom bungalow featuring a spacious kitchen/dining area and a living room with double doors leading out to the rear garden. The generous main bedroom and bedroom two both have easy access to the bathroom.



Ground Floor

Kitchen/Dining Area	4.33m x 3.60m 14'3" x 11'10"
Living Room	4.32m x 3.93m 14'2" x 12'11"
Main Bedroom	3.77m x 3.07m 12'4" x 10'1"
Bedroom 2	3.98m x 3.00m 13'1" x 9'10"

B – Boiler

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The Thornton

2 Bedroom Home



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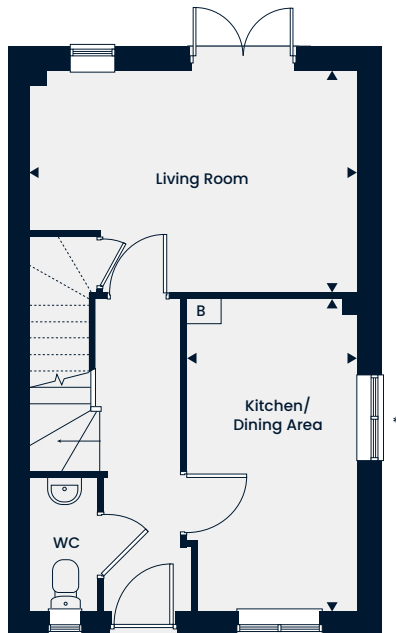


The Thornton

2 Bedroom Home

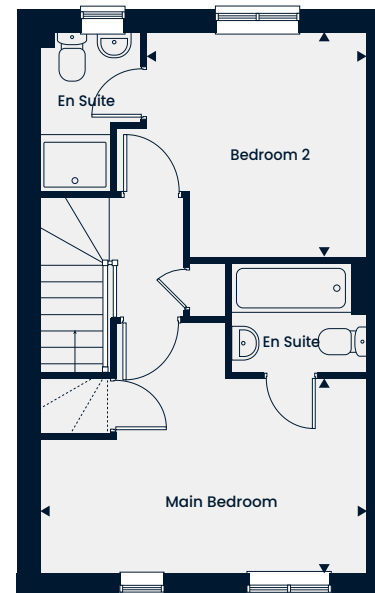
Total Area 775 sq. ft.

A delightful two bedroom home with an open-plan kitchen/dining area, a living room with a storage cupboard and double doors leading out to the garden. Upstairs features the main bedroom boasting a storage cupboard and an en suite as well as a further bedroom which also includes an en suite.



Ground Floor

Kitchen/Dining Area	4.42m x 2.42m 14'6" x 7'11"
Living Room	4.61m x 3.15m 15'2" x 10'4"



First Floor

Main Bedroom	4.61m x 2.76m 15'2" x 9'1"
Bedroom 2	3.19m x 3.12m 10'6" x 10'3"

B – Boiler WC – Cloakroom

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The Ashdown

3 Bedroom Home



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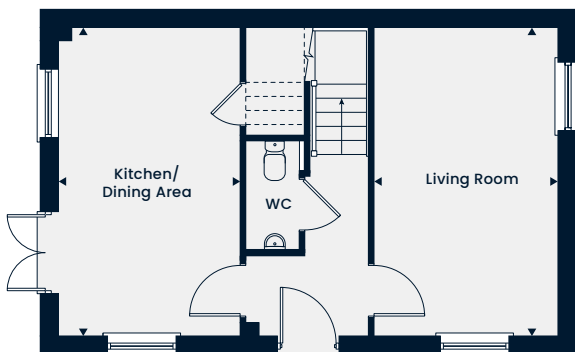


The Ashdown

3 Bedroom Home

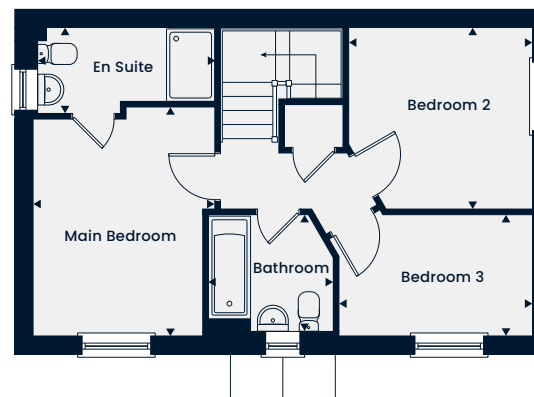
Total Area 896 sq. ft.

A modern three bedroom home with a spacious living room and a large open-plan kitchen/dining area which includes double doors leading out to the garden. Upstairs, there is the main bedroom which benefits from an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.06m x 2.98m 16'7" x 9'9"
Living Room	5.06m x 3.02m 16'7" x 9'11"



First Floor

Main Bedroom	3.76m x 2.98m 12'4" x 9'9"
En Suite	2.98m x 1.40m 9'9" x 4'7"
Bedroom 2	3.02m x 2.98m 9'11" x 9'9"
Bedroom 3	3.18m x 1.98m 10'5" x 6'6"
Bathroom	2.07m x 1.98m 6'9" x 6'6"

WC – Cloakroom

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The Coleridge

3 Bedroom Home



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The Coleridge

3 Bedroom Home

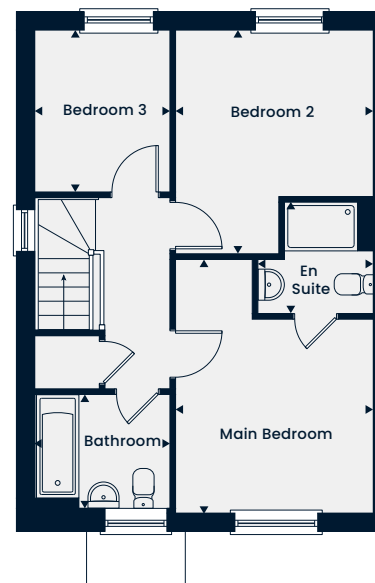
Total Area 936 sq. ft.

A spacious three bedroom home with a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.51m x 3.10m 18'1" x 10'2"
Living Room	4.69m x 3.19m 15'5" x 10'5"



First Floor

Main Bedroom	4.14m x 3.22m 13'7" x 10'7"
En Suite	1.87m x 1.83m 6'1" x 6'0"
Bedroom 2	3.65m x 3.22m 11'11" x 10'7"
Bedroom 3	2.63m x 2.19m 8'7" x 7'2"
Bathroom	2.19m x 1.92m 7'2" x 6'3"

WC – Cloakroom

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The Maywood

3 Bedroom Home



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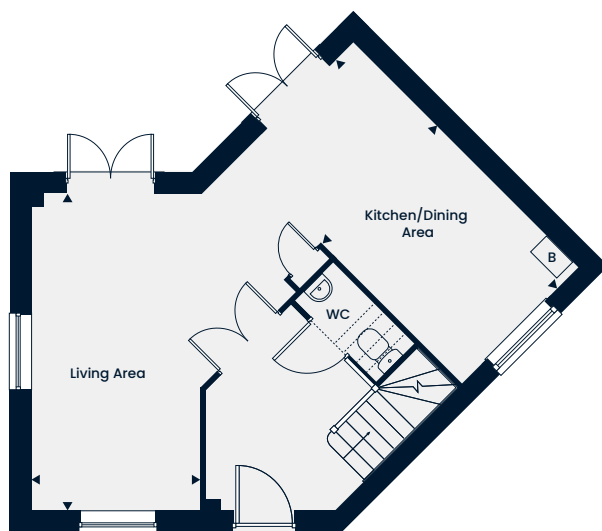


The Maywood

3 Bedroom Home

Total Area 946 sq. ft.

A delightful three bedroom home featuring a living area easily accessible to the kitchen/dining area. Both spaces provide access to the garden with separate double doors. Upstairs there is the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.14m x 2.66m 16'11" x 8'9"
Living Area	5.15m x 2.72m 16'11" x 8'11"



First Floor

Main Bedroom	3.67m x 2.96m 12'1" x 9'9"
Bedroom 2	2.97m x 2.71m 9'9" x 8'11"
Bedroom 3	3.04m x 2.10m 10'0" x 6'11"

B – Boiler WC – Cloakroom

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The Dunstable

3 Bedroom Home



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The Dunstable

3 Bedroom Home

Total Area 947 sq. ft.

A delightful three bedroom home that benefits from a spacious living area and an open-plan kitchen/dining area with double doors leading out to the garden. On the first floor is the main bedroom with an en suite and two further bedrooms with easy access to the family bathroom.



Ground Floor

Kitchen/Dining Area	5.18m x 2.78m 17'0" x 9'1"
Living Area	5.18m x 4.93m 17'0" x 16'2"



First Floor

Main Bedroom	3.89m x 3.22m 12'9" x 10'6"
En Suite	2.41m x 1.46m 7'10" x 4'9"
Bedroom 2	2.98m x 2.90m 9'9" x 9'6"
Bedroom 3	4.17m x 2.11m 13'8" x 6'11"
Bathroom	2.62m x 1.85m 8'7" x 6'0"

WC – Cloakroom

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The Oakwood

3 Bedroom Home



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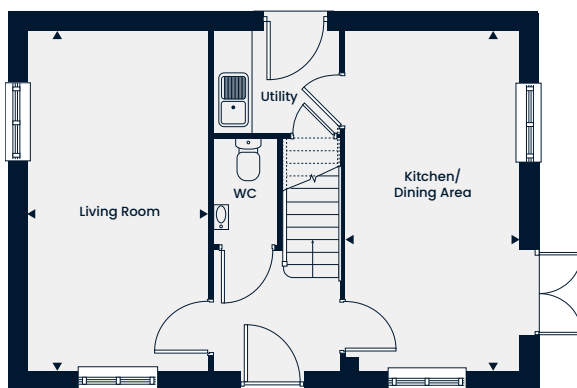


The Oakwood

3 Bedroom Home

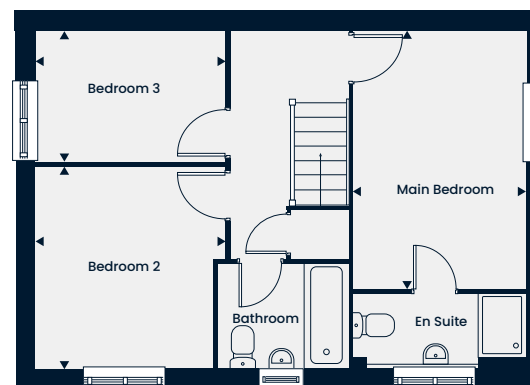
Total Area 951 sq. ft.

A delightful three bedroom home featuring a spacious living room, a large open-plan kitchen/dining area and utility. Upstairs there is the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.47m x 2.81m 18'0" x 9'3"
Living Room	5.47m x 2.95m 18'0" x 9'8"



First Floor

Main Bedroom	4.19m x 2.81m 13'9" x 9'3"
Bedroom 2	3.26m x 2.86m 10'9" x 9'5"
Bedroom 3	3.07m x 2.12m 10'1" x 7'0"

WC – Cloakroom

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The Melford

3 Bedroom Home



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The Melford

3 Bedroom Home

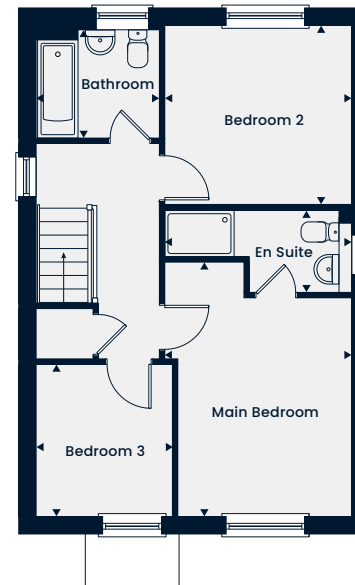
Total Area 984 sq. ft.

A well-proportioned three bedroom home with a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.41m x 3.07m 17'8" x 10'0"
Living Room	5.27m x 3.13m 17'3" x 10'3"



First Floor

Main Bedroom	4.37m x 3.21m 14'4" x 10'6"
En Suite	3.21m x 1.42m 10'6" x 4'8"
Bedroom 2	3.21m x 3.07m 10'6" x 10'0"
Bedroom 3	2.61m x 2.33m 8'6" x 7'7"
Bathroom	2.10m x 1.87m 6'10" x 6'1"

WC – Cloakroom

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The Pinewood

3 Bedroom Home



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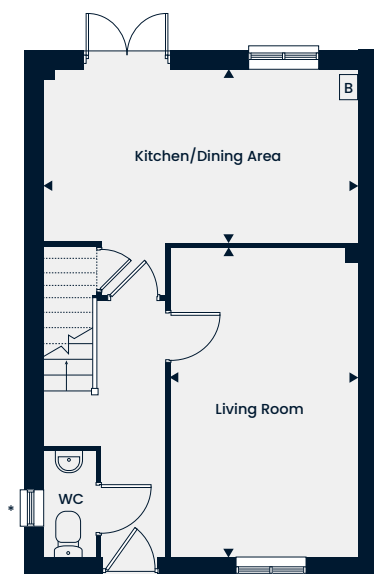


The Pinewood

3 Bedroom Home

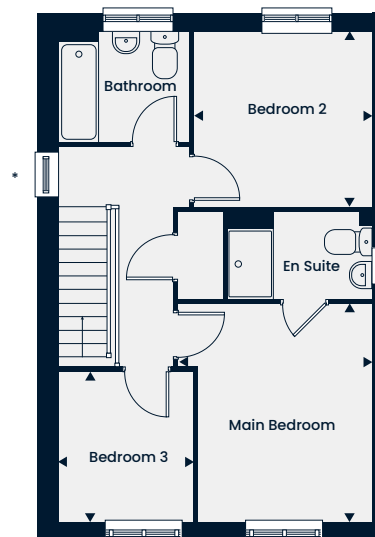
Total Area 998 sq. ft.

A delightful three bedroom home featuring a living room and a separate kitchen/dining area. Upstairs, there is the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.40m x 2.95m 17'9" x 9'8"
Living Room	5.36m x 3.24m 17'7" x 10'8"



First Floor

Main Bedroom	3.75m x 2.98m 12'4" x 9'9"
Bedroom 2	3.04m x 3.03m 10'0" x 9'11"
Bedroom 3	2.57m x 2.31m 8'5" x 7'7"

B – Boiler WC – Cloakroom

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The Morden

3 Bedroom Home



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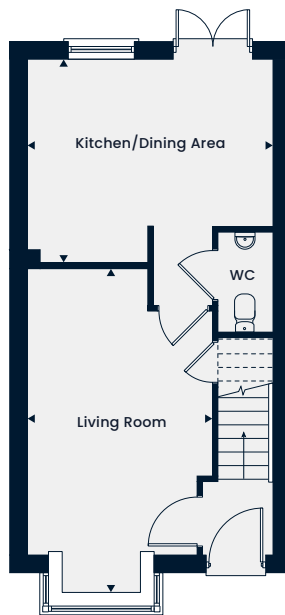


The Morden

3 Bedroom Home

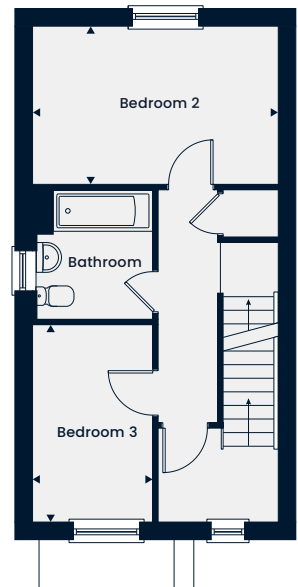
Total Area 1,092 sq. ft.

A modern three bedroom, three-storey home with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite.



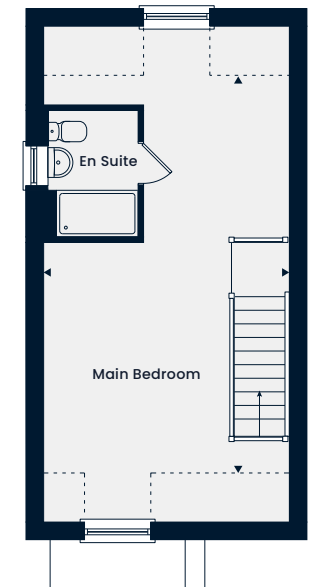
Ground Floor

Kitchen/Dining Area
4.16m x 3.49m | 13'7" x 11'5"
Living Room
5.52m x 3.14m | 18'1" x 10'3"



First Floor

Bedroom 2
4.16m x 2.68m | 13'7" x 8'9"
Bedroom 3
3.35m x 2.03m | 10'11" x 6'7"
Bathroom
2.22m x 1.98m | 7'3" x 6'6"



Second Floor

Main Bedroom
6.80m x 4.16m | 22'3" x 13'7"
En Suite
2.17m x 1.54m | 7'1" x 5'0"

- - - Reduced Head Height WC - Cloakroom

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The Redwood

3 Bedroom Home



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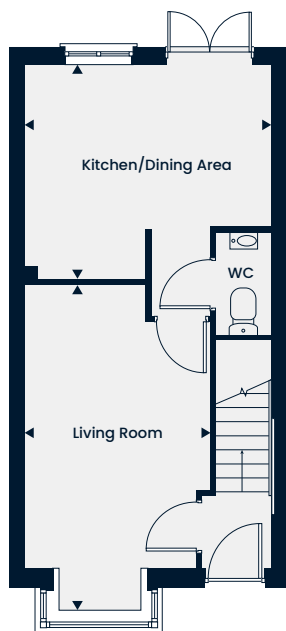


The Redwood

3 Bedroom Home

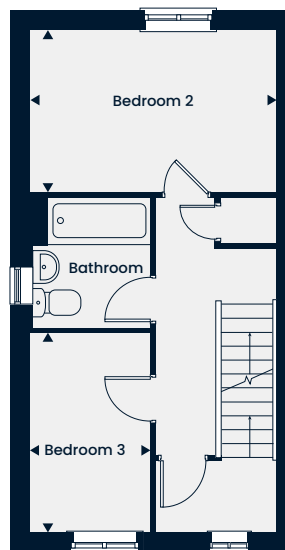
Total Area 1,101 sq. ft.

A well-proportioned three-storey, three bedroom home featuring a spacious living room and a separate kitchen/dining area leading out to the garden. The first floor offers a family bathroom and two good-sized bedrooms. The main bedroom is on the top floor and benefits from an en suite and dressing area.



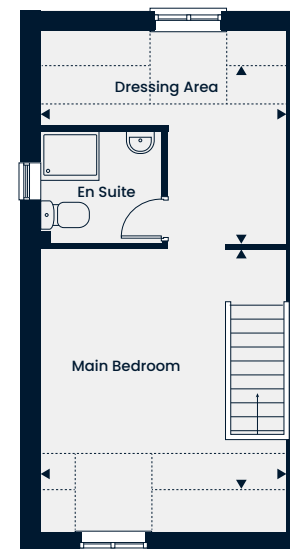
Ground Floor

Kitchen/Dining Area
4.12m x 3.56m | 13'6" x 11'8"
Living Room
5.47m x 2.86m | 18'0" x 9'5"



First Floor

Bedroom 2
4.12m x 2.71m | 13'6" x 8'11"
Bedroom 3
3.34m x 2.01m | 11'0" x 6'7"



Second Floor

Main Bedroom
4.12m x 4.02m | 13'6" x 13'2"
Dressing Area
4.12m x 2.85m | 13'6" x 9'4"

- - - Reduced Head Height WC - Cloakroom

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The Silverwood

3 Bedroom Home



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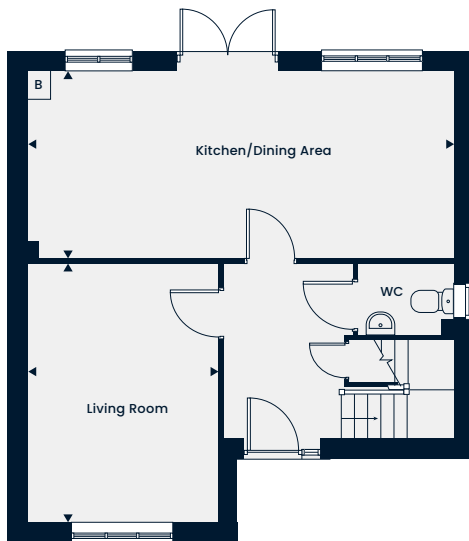


The Silverwood

3 Bedroom Home

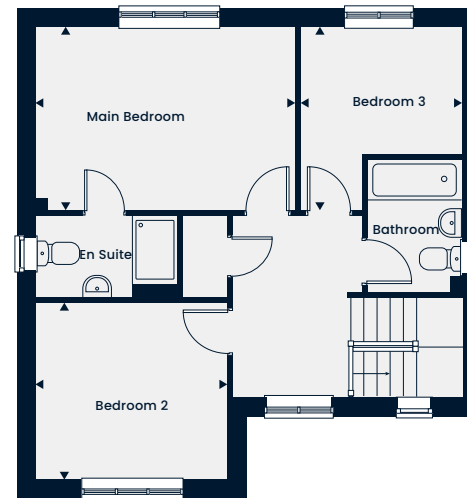
Total Area 1,190 sq. ft.

A modern three bedroom detached home with a living room and spacious kitchen/dining area. Upstairs is the main bedroom, two further bedrooms and a family bathroom to complete the first floor.



Ground Floor

Kitchen/Dining Area	7.54m x 3.29m 24'9" x 10'10"
Living Room	4.55m x 3.38m 14'11" x 11'1"



First Floor

Main Bedroom	4.56m x 3.23m 15'0" x 10'7"
Bedroom 2	3.38m x 3.12m 11'1" x 10'3"
Bedroom 3	3.23m x 2.86m 10'7" x 9'5"

B – Boiler WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2022.

The Kingswood

3 Bedroom Home



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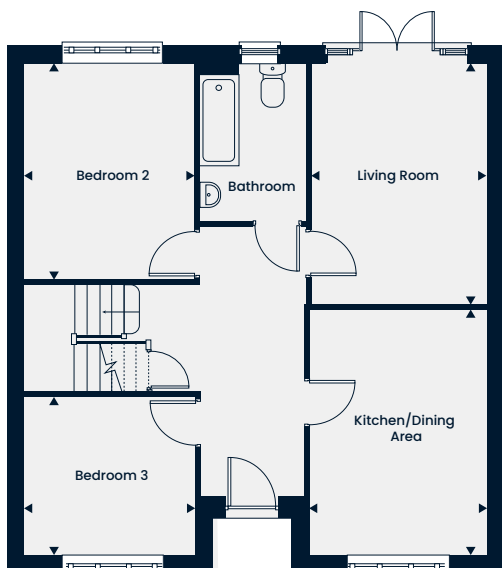


The Kingswood

3 Bedroom Home

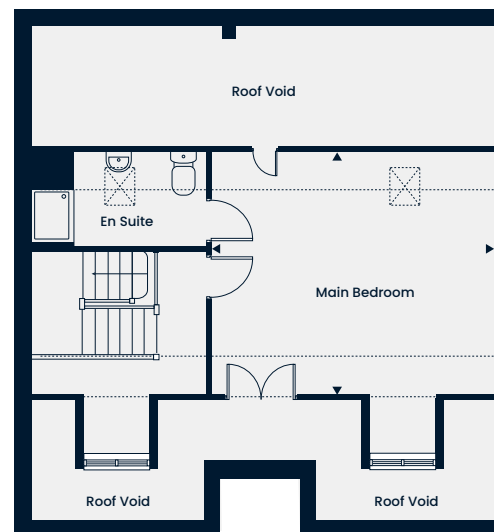
Total Area 1,305 sq. ft.

A delightful three bedroom home featuring a living room with double doors leading out to the garden and a separate kitchen/dining area. Two bedrooms with easy access to the family bathroom complete the ground floor. Upstairs, there is a very spacious main bedroom boasting an en suite.



Ground Floor

Kitchen/Dining Area	4.61m x 3.35m 15'2" x 11'0"
Living Room	4.55m x 3.28m 14'11" x 10'9"
Bedroom 2	4.08m x 3.25m 13'5" x 10'8"
Bedroom 3	3.23m x 2.99m 10'7" x 9'10"



First Floor

Main Bedroom	5.33m x 4.58m 17'6" x 15'0"
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- - - - Reduced Head Height ☒ - Rooflight

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The Ambleside

4 Bedroom Home



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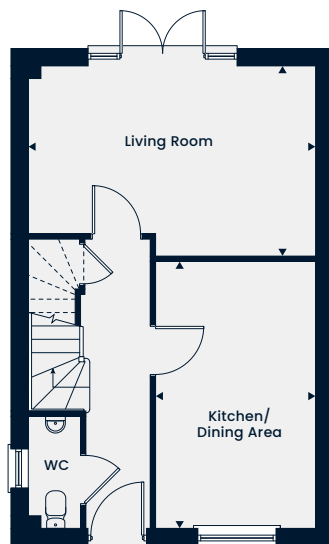


The Ambleside

4 Bedroom Home

Total Area 1,207 sq. ft.

A spacious four bedroom, three-storey home with an open-plan kitchen/dining area and a living room with double doors leading out to the garden. On the first floor, three good-sized bedrooms and a family bathroom can be found. On the top floor, there is a spacious main bedroom which boasts an en suite.



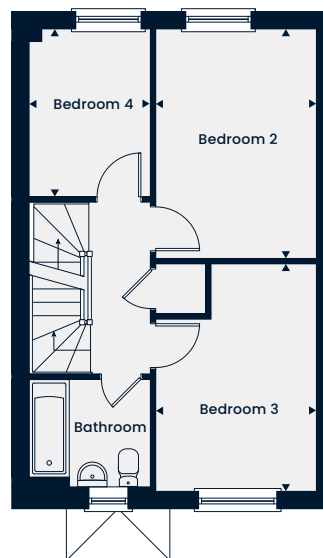
Ground Floor

Kitchen/Dining Area

4.62m x 2.78m | 15'2" x 9'1"

Living Room

4.95m x 3.28m | 16'3" x 10'9"



First Floor

Bedroom 2

3.97m x 2.77m | 13'0" x 9'1"

Bedroom 3

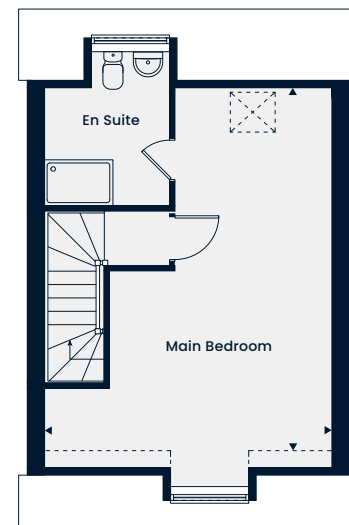
3.93m x 2.77m | 12'10" x 9'1"

Bedroom 4

2.89m x 2.08m | 9'6" x 6'9"

Bathroom

2.08m x 1.87m | 6'9" x 6'1"



Second Floor

Main Bedroom

6.31m x 4.95m | 20'8" x 16'3"

En Suite

2.68m x 2.15m | 8'9" x 7'0"

- - - Reduced Head Height ☒ - Rooflight WC - Cloakroom

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The Ashleworth

4 Bedroom Home



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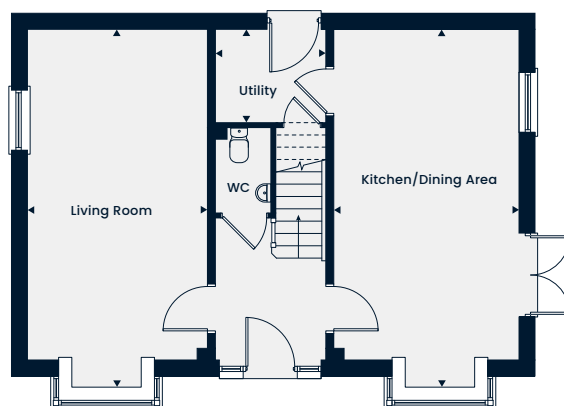


The Ashleworth

4 Bedroom Home

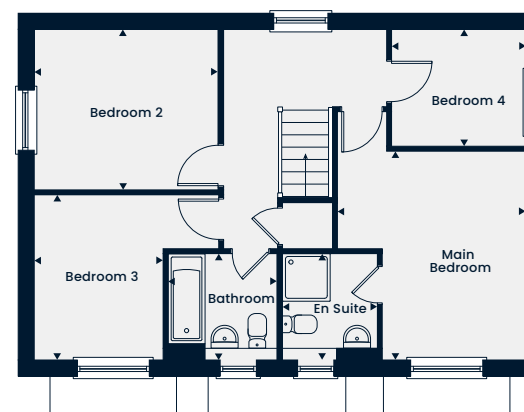
Total Area 1,249 sq. ft.

A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious kitchen/dining area, a separate living room and a utility room complete downstairs. There is the main bedroom with an en suite, three further bedrooms and a family bathroom on the first floor.



Ground Floor

Kitchen/Dining Area	6.76m x 3.47m 22'2" x 11'4"
Living Room	6.76m x 3.37m 22'2" x 11'0"
Utility	2.08m x 1.74m 6'10" x 5'8"



First Floor

Main Bedroom	3.92m x 3.53m 12'10" x 11'7"
En Suite	1.98m x 1.79m 6'6" x 5'10"
Bedroom 2	3.45m x 3.01m 11'4" x 9'10"
Bedroom 3	3.09m x 2.41m 10'1" x 7'11"
Bedroom 4	2.51m x 2.18m 8'3" x 7'1"
Bathroom	2.06m x 1.98m 6'9" x 6'6"

WC – Cloakroom

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The Castleford

4 Bedroom Home



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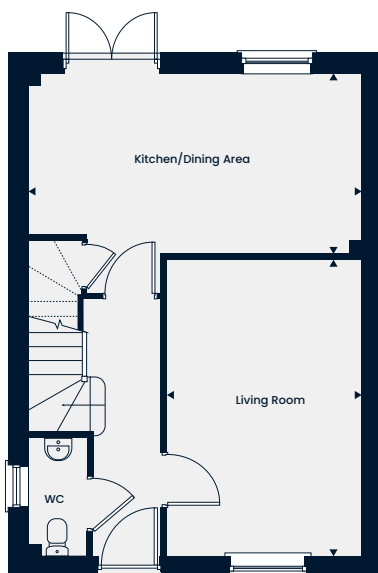


The Castleford

4 Bedroom Home

Total Area 1,260 sq. ft.

A well-proportioned three-storey, four bedroom home featuring a spacious kitchen/dining area and a separate living room to the ground floor. The first floor offers a family bathroom and three good-sized bedrooms, one of which features an en suite. The main bedroom is on the top floor benefiting from an en suite.



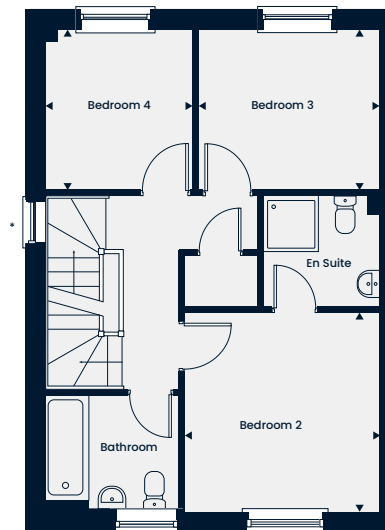
Ground Floor

Kitchen/Dining Area

5.41m x 2.93m | 17'9" x 9'8"

Living Room

4.82m x 3.17m | 15'10" x 10'5"



First Floor

Bedroom 2

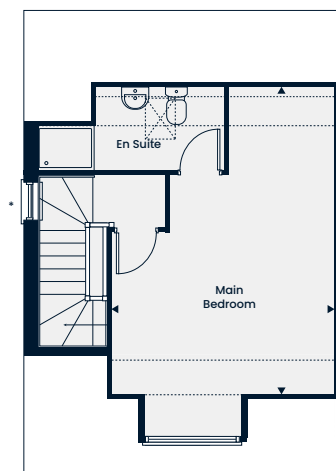
3.24m x 3.17m | 10'8" x 10'5"

Bedroom 3

2.93m x 2.62m | 9'7" x 8'7"

Bedroom 4

2.62m x 2.40m | 8'7" x 7'11"



Second Floor

Main Bedroom

5.48m x 4.05m | 17'9" x 13'4"

- - - Reduced Head Height - Rooflight WC - Cloakroom

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The Hareford

4 Bedroom Home



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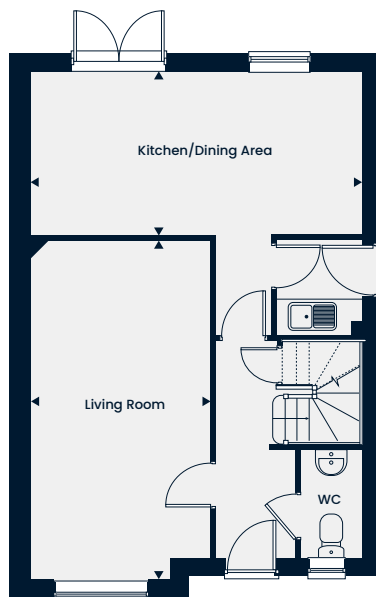


The Hareford

4 Bedroom Home

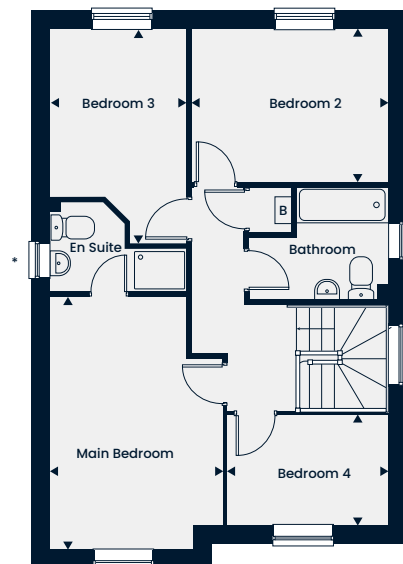
Total Area 1,264 sq. ft.

A lovely four bedroom home with a living room and an open-plan kitchen/dining area, with double doors leading out to the garden and a separate utility. Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.26m x 3.07m 20'6" x 10'1"
Living Room	6.41m x 3.37m 21'0" x 11'1"



First Floor

Main Bedroom	4.69m x 3.20m 15'5" x 10'6"
Bedroom 2	3.65m x 2.84m 12'0" x 9'4"
Bedroom 3	3.99m x 2.53m 13'1" x 8'4"
Bedroom 4	2.98m x 2.06m 9'9" x 6'9"

WC – Cloakroom

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The Chiddingstone

4 Bedroom Home



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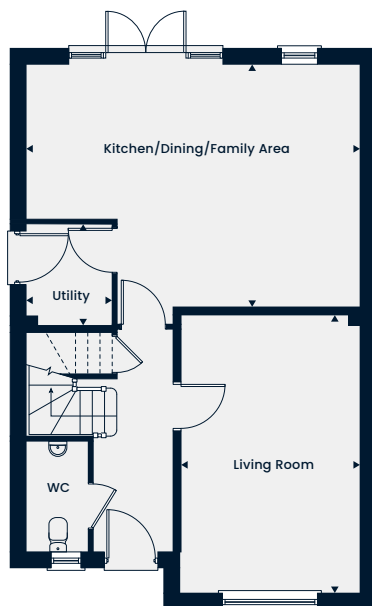


The Chiddingstone

4 Bedroom Home

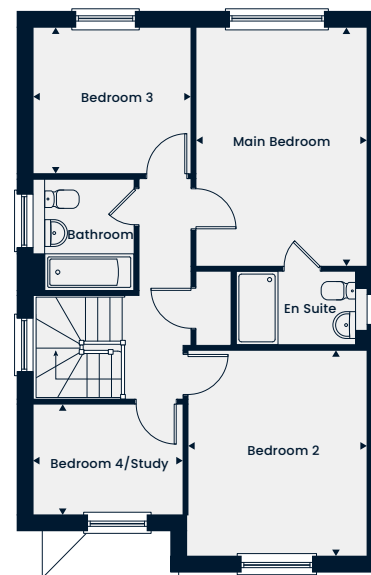
Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with double doors leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.60m 20'8" x 15'1"
Living Room	5.27m x 3.38m 17'3" x 11'1"
Utility	1.93m x 1.61m 6'4" x 5'3"



First Floor

Main Bedroom	4.52m x 3.23m 14'10" x 10'7"
En Suite	2.47m x 1.40m 8'1" x 4'7"
Bedroom 2	3.89m x 3.38m 12'9" x 11'1"
Bedroom 3	2.98m x 2.73m 9'9" x 8'11"
Bedroom 4	2.83m x 2.08m 9'3" x 6'10"
Bathroom	2.12m x 1.90m 6'11" x 6'3"

WC – Cloakroom

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The Selsdon

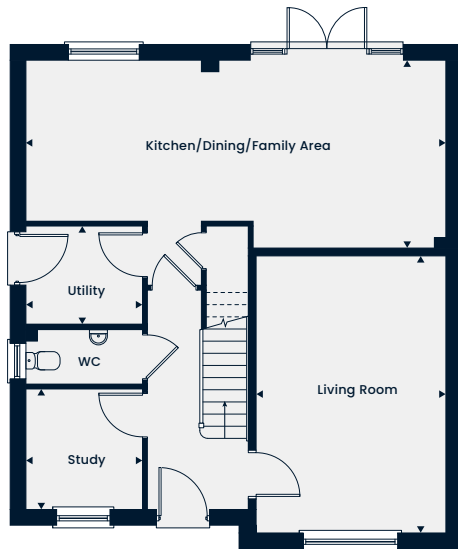
4 Bedroom Home



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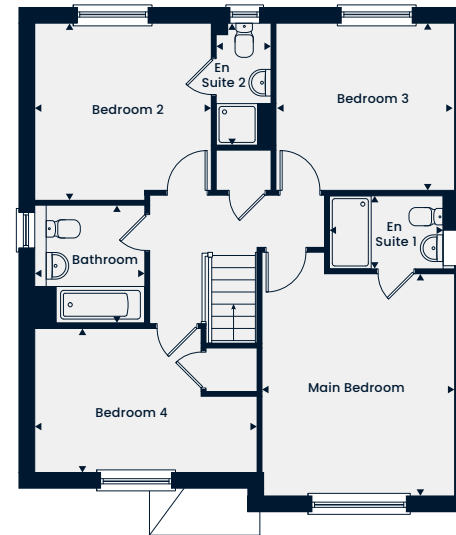


A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is the main bedroom, three further bedrooms and a family bathroom. Both the main bedroom and bedroom 2 benefit from an en suite.



Ground Floor

Kitchen/Dining/Family Area	7.99m x 3.57m 26'2" x 11'8"
Living Room	5.28m x 3.61m 17'3" x 11'10"
Study	2.28m x 2.21m 7'5" x 7'3"
Utility	2.21m x 1.88m 7'3" x 6'2"



First Floor

Main Bedroom	4.23m x 3.66m 13'10" x 12'0"
En Suite 1	2.37m x 1.40m 7'9" x 4'7"
Bedroom 2	3.37m x 3.36m 11'0" x 11'0"
En Suite 2	2.31m x 1.05m 7'7" x 3'5"
Bedroom 3	3.40m x 3.17m 11'1" x 10'4"
Bedroom 4	4.23m x 2.73m 13'10" x 8'11"
Bathroom	2.25m x 2.08m 7'4" x 6'9"

WC – Cloakroom

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The Oakford

4 Bedroom Home



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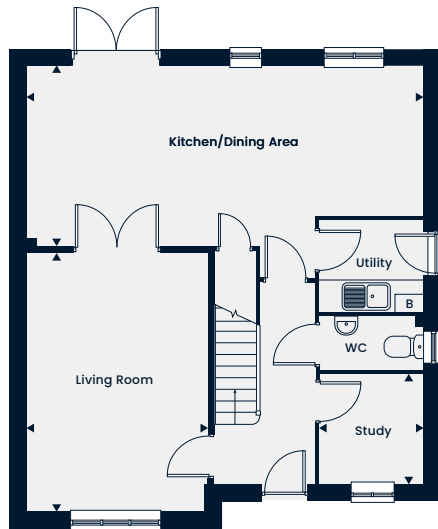


The Oakford

4 Bedroom Home

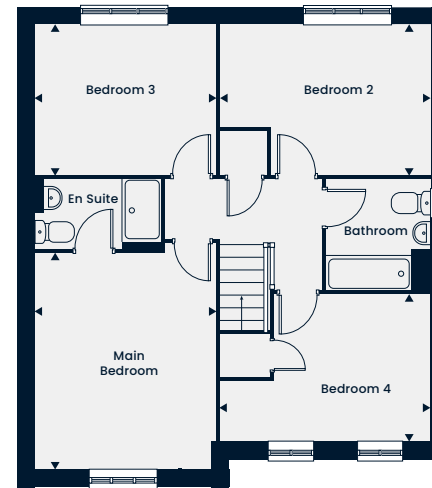
Total Area 1,522 sq. ft.

A spacious four bedroom home with a living room opening up into an open-plan kitchen/dining area, with double doors leading out to the garden. A separate utility and study complete the ground floor. Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	7.99m x 3.66m 26'3" x 12'0"
Living Room	5.19m x 3.60m 17'0" x 11'10"
Study	2.20m x 2.12m 7'3" x 7'0"



First Floor

Main Bedroom	4.36m x 3.67m 14'4" x 12'1"
Bedroom 2	4.23m x 3.08m 13'11" x 10'1"
Bedroom 3	3.68m x 3.08m 12'1" x 10'1"
Bedroom 4	4.23m x 2.98m 13'11" x 9'10"

B – Boiler WC – Cloakroom

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The Willington

4 Bedroom Home



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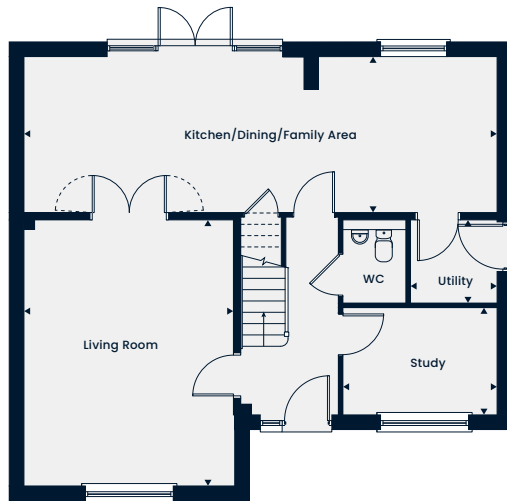


The Willington

4 Bedroom Home

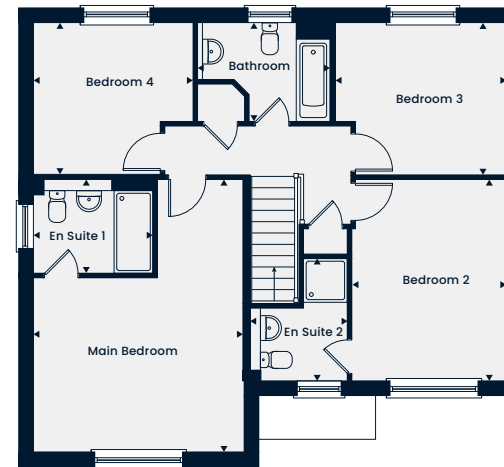
Total Area 1,662 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining/family area with double doors leading out to the garden. The ground floor is complete with a separate utility room, cloakroom, storage cupboard and spacious study. Upstairs, both the main bedroom and bedroom 2 benefit from an en suite, while two further bedrooms and a family bathroom complete the first floor.



Ground Floor

Kitchen/Dining/Family Area	9.68m x 3.18m 31'9" x 10'5"
Living Room	5.45m x 4.28m 17'10" x 14'0"
Study	3.14m x 2.18m 10'3" x 7'1"
Utility	1.76m x 1.71m 5'9" x 5'7"



First Floor

Main Bedroom	5.58m x 4.28m 18'3" x 14'0"
En Suite 1	2.43m x 1.93m 7'11" x 6'4"
Bedroom 2	4.12m x 3.16m 13'6" x 10'4"
En Suite 2	2.49m x 1.99m 8'2" x 6'6"
Bedroom 3	3.50m x 3.11m 11'5" x 10'2"
Bedroom 4	3.26m x 3.11m 10'8" x 10'2"
Bathroom	2.73m x 2.01m 8'11" x 6'7"

WC – Cloakroom

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TILIA HOMES

YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms	5 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓		
Stainless steel one and a half bowl sink with mixer tap to kitchen		✓	✓
Integrated fridge freezer			✓
Integrated dishwasher			✓
Integrated washing machine			✓
Stainless steel four-ring gas hob	✓	✓	
Stainless steel five-ring gas hob			✓
Under counter single oven	✓		
Built-in double oven		✓	✓

Electrical			
TV points to living room, main bedroom, kitchen/dining area and/or kitchen**	✓	✓	✓
BT telephone points to: living room, main bedroom, study/family area	✓	✓	✓
Chrome downlights to bathrooms and en suites	✓	✓	✓
Chrome downlights to kitchen/utility			✓

Bathroom & En Suite			
Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
Chrome heated towel rails in bathrooms and en suites	✓	✓	✓

Internal Features			
All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Gas-fired central heating, Ideal condensing boiler with hot water cylinder†		✓	✓
Gas-fired Ideal combi-boiler	✓		
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓

External Features			
Double-glazed uPVC windows and double doors	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓	✓
Outside light location adjacent to the front door and wiring only to rear door	✓	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓	✓
Garages – up and over doors. Sockets and ceiling lights only provided to integral and attached garages	✓	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. **Please note TV points are provided – purchaser to arrange own connection including aerial. †Alfriston and Arlington have a gas-fired combi-boiler. Photography is indicative only. November 2021.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



Backed by
HM Government

Help to Buy: Equity Loan

Help to Buy: Equity Loan is a Government-backed scheme open to first-time buyers looking to buy a new home with as little as a 5% deposit. Subject to eligibility, terms and conditions.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

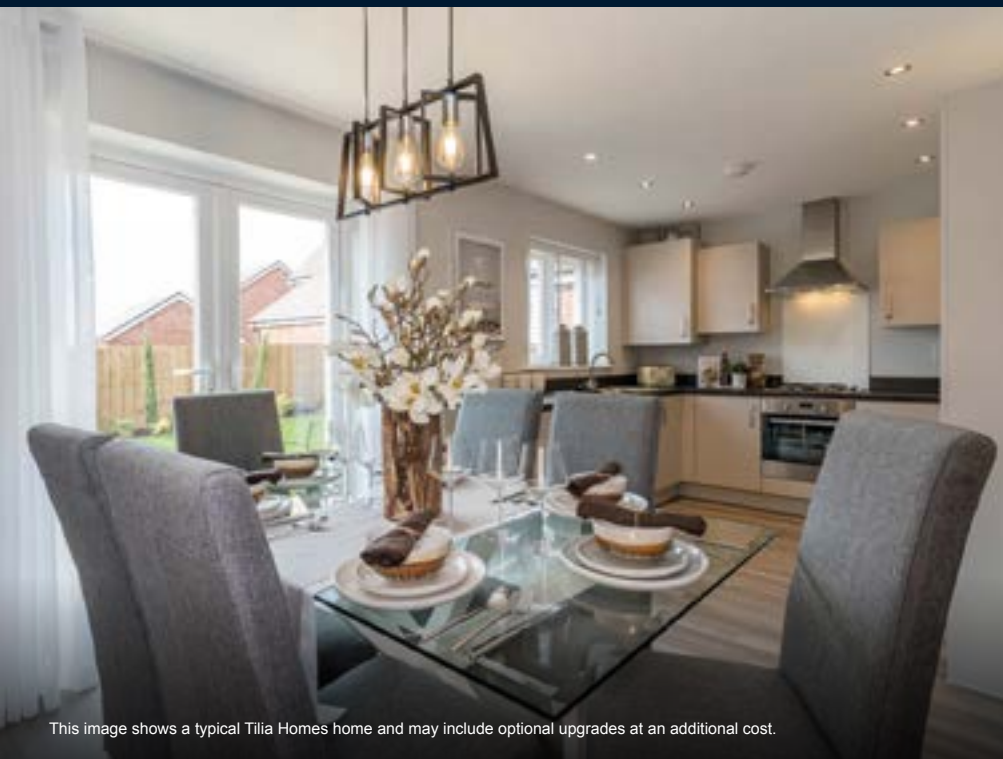


Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Incentives

Benefit from incentives, only available when buying a new build. Including Government schemes such as Help to Buy: Equity Loan.



Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

*Available only at specified stages of build.

Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



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