# ROUNDHOUSE GATE

CRINGLEFORD

A STUNNING COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



# Welcome to **Roundhouse Gate**

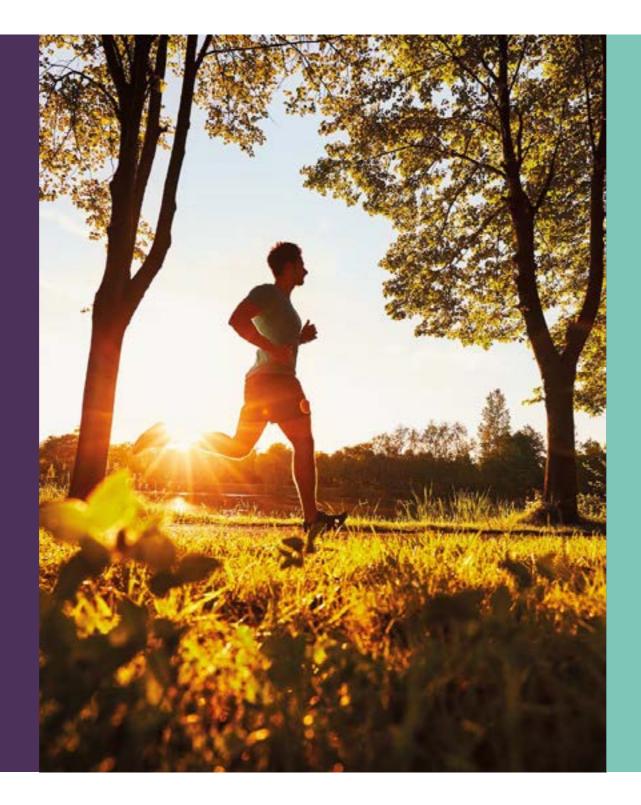
This outstanding collection of two, three, four & five bedroom homes is located in the heart of Cringleford, making it just as easy to be in the buzz of the city as it is to be in the calm of the stunning Norfolk countryside.

# Location

Roundhouse Gate is excellently positioned to enjoy the very best that Norfolk has to offer.

Located in the sought-after village of Cringleford, Roundhouse Gate benefits from all the peace and quiet of the countryside yet Norwich city centre is only 5 miles away.

The essentials can be found right on your doorstep with a Tesco Express convenience store and the local GP surgery both within easy reach, while a Waitrose supermarket and a Boots pharmacy are just a short trip across the picturesque River Yare.



#### Norwich Cathedral

A Romanesque church edifice, dating from 1096, offers tours and a visitor centre.



Chapelfield The place to go for all your shopping needs, with popular high street names and restaurants.



Great Yarmouth

Known for its long sandy beaches which are perfect for family walks.





## Your nearest transport links



Norwich **Railway Station** 

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### Up to 2 Miles

- 01. Tesco Express
- 02. Cringleford Primary School
- 03. Cringleford Doctors' Surgery
- 04. The Red Lion
- 05. Waitrose

Up to 5 Miles

06. Norfolk & Norwich University Hospital

Shopping Centre

- 07. University of East Anglia
- 08. Eaton Park
- 09. Chapelfield

## Up to 10 Miles

- 10. Norwich Railway Station
- 11. Norwich Intl Airport
- 12. Whitlingham Country Park
- 13. Wymondham Station

Up to 25 Miles

International Airport

14. Foxley Wood

Norwich

- 15. Great Yarmouth
- 16. Mundesley Beach
- 17. Baconsthorpe Castle

# Connections

## Cringleford has excellent transport links with connections to Norwich and London.

By road, the nearby All provides easy access to the centre of Norwich to the northeast. This route is served by regular bus services so it couldn't be easier to enjoy the city. You are also connected directly with the Al4 to Cambridge and the Mll to London.

Norwich station is less than 7 miles away and provides direct trains to London Liverpool Street. Alternatively, Norwich Airport is 6.6 miles away and Stansted Airport 80.6 miles, offering between them non-stop flights to over 170 cities worldwide.





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4 miles

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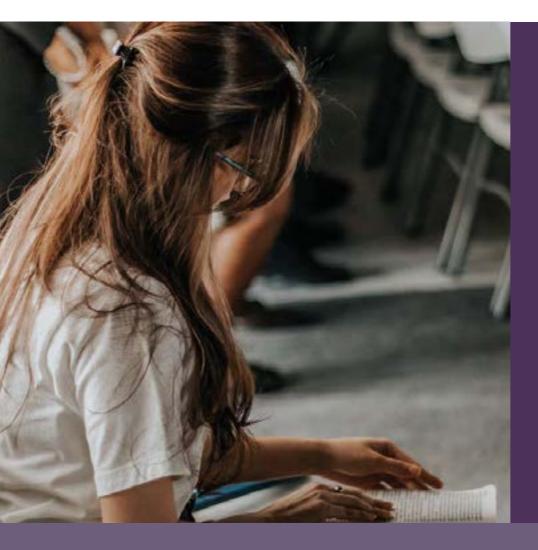
min

Thetford Forest

1 5 hr min 59.9 miles



Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.



# Education

Pre-school to higher education is available in and around the Cringleford area.

Roundhouse Gate enjoys quality and convenience at every stage of your child's learning, from their first day at school to finding their vocation.

Cringleford Primary School offers the peace of mind that comes with being a 10-minute walk from your front door. For teenage students, Hethersett Academy and the University of East Anglia are also nearby.

## Cringleford Primary School

Cringleford CE VA Primary is a popular and successful Church School at the heart of a thriving local community located just outside Norwich.

## Hethersett Academy

Hethersett Academy offers a strong academic approach to teaching and is judged Outstanding by Ofsted to be at the top level in all <u>areas</u>.

## University of East Anglia

UEA is a world leading research institution, renowned for student experience. They are committed to providing a campus that allows students to learn collaboratively and get the most out of their time at university.

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



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. March 2022.

# ROUNDHOUSE GATE

CRINGLEFORD

This outstanding collection of two, three, four & five bedroom homes is located in the heart of Cringleford, making it just as easy to be in the buzz of the city as it is to be in the calm of the stunning Norfolk countryside.

## 5 Bedroom Homes

- The Nailsworth
- The Wordsworth
- The Brockhampton

## The Rosedene





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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. November 2021.

# The Rosedene

## Total Area 735 sq. ft.

A delightful two bedroom home featuring 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 Living Room

4.16m x 3.89m | 13'7" x 12'9" 4.79m x 3.13m | 15'8" x 10'3"



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"



# The Maywood

3 Bedroom Home





B – Boiler WC – Cloakroom

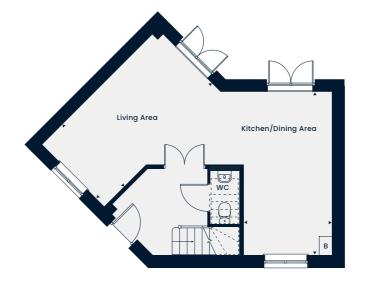
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# The Maywood

## 3 Bedroom Home

## Total Area 931 sq. ft.

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



# Bedroom 3 Bedroom 2

#### Ground Floor

Kitchen/Dining Area Living Area

5.10m x 2.76m | 16'9" x 9'1" 5.10m x 2.74m | 16'9" x 9'0"

#### First Floor

Main Bedroom	3.18m x 2.67m   10'5" x 8'9"
Bedroom 2	2.94m x 2.78m   9'8" x 9'1"
Bedroom 3	3.01m x 2.08m   9'10" x 6'10"





# The Coleridge

3 Bedroom Home





WC – Cloakroom

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# The Coleridge

## Total Area 936 sq. ft.

A spacious three bedroom home featuring 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 Living Room

5.51m x 3.10m | 18'1" x 10'2" 4.69m x 3.19m | 15'5" x 10'5"



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



#### The Derwent 3 Bedroom Home





WC – Cloakroom

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#### The Derwent 3 Bedroom Home

## Total Area 946 sq. ft.

A delightful three bedroom home featuring a living room with a bay window allowing for plenty of natural light and a separate kitchen/dining area with double doors leading out to the garden. Upstairs, you'll find the main bedroom boasting an en suite, two further bedrooms and a family bathroom.





#### Ground Floor

Kitchen/Dining Area Living Room

5.07m x 2.88m | 16'7" x 9'5" 5.07m x 3.73m | 16'7" x 12'3"

Main Bedroom	3.78m x 3.05m   12'5" x 10'0"
En Suite	3.05m x 1.40m   10'0" x 4'7"
Bedroom 2	2.97m x 2.94m   9'9" x 9'8"
Bedroom 3	2.88m x 2.01m   9'5" x 6'7"
Bathroom	2.46m x 2.15m   8'0" x 7'0"



## The Melford

3 Bedroom Home





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WC – Cloakroom

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#### The Melford 3 Bedroom Home

## Total Area 984 sq. ft.

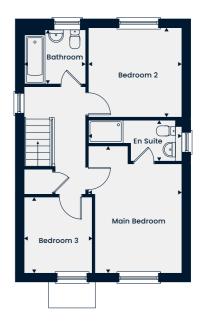
A well-proportioned three bedroom home featuring a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



#### **Ground Floor**

Kitchen/Dining Area Living Room

5.41m x 3.07m | 17'8" x 10'0" 5.27m x 3.13m | 17'3" x 10'3"



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"



#### The Pinewood 3 Bedroom Home





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B – Boiler WC – Cloakroom

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# The Pinewood

## Total Area 998 sq. ft.

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



#### Ground Floor

Kitchen/Dining Area Living Room

5.40m x 3.00m | 17'9" x 9'11" 5.32m x 3.21m | 17'5" x 10'6"



#### First Floor

Main Bedroom	3.76m x 3.33m   12'4" x 9'10"
Bedroom 2	3.09m x 3.07m   10'2" x 10'1"
Bedroom 3	2.62m x 2.31m   8'7" x 7'7"





## The Morden





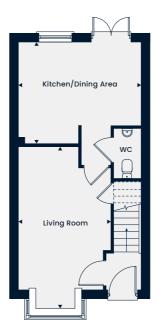
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--- Reduced Head Height WC - Cloakroom

#### 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"



## The Ambleside

4 Bedroom Home





---- Reduced Head Height 🛛 – Rooflight 🛛 WC – Cloakroom

# The Ambleside

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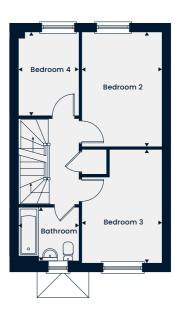
## Total Area 1,207 sq. ft.

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"



# The Chiddingstone

## 4 Bedroom Home





WC – Cloakroom

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# The Chiddingstone

## 4 Bedroom Home

## Total Area 1,312 sq. ft.

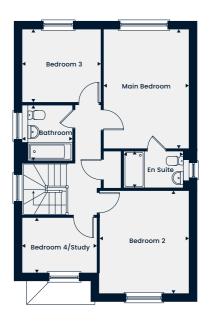
A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with double doors leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



#### Ground Floor

Kitchen/Dining/Family Area Living Room Utility

6.31m x 4.60m | 20'8" x 15'1" 5.27m x 3.38m | 17'3" x 11'1" 1.93m x 1.61m | 6'4" x 5'3"



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/Study	2.83m x 2.08m   9'3" x 6'10"
Bathroom	2.12m x 1.90m   6'11" x 6'3"



## **The Moulton**

4 Bedroom Home





🖾 – Rooflight 🛛 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. November 2021.

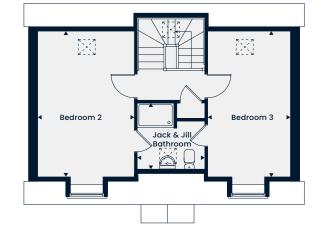
#### The Moulton 4 Bedroom Home

## Total Area 1,403 sq. ft.

A well-proportioned three-storey, four bedroom home featuring a spacious living room and a separate kitchen/dining area both with double doors leading out to the garden. The first floor offers the main bedroom with a stylish en suite, bedroom 4 and a family bathroom. Bedrooms 2 and 3 are on the top floor and benefit from a Jack and Jill bathroom.







#### Ground Floor

Living Room

Kitchen/Dining Area

5.63m x 2.68m | 18'5" x 8'9" 5.63m x 3.14m | 18'5" x 10'3"

#### First Floor

Main Bedroom En Suite Bedroom 4 Bathroom

5.63m x 3.14m | 18'5" x 10'3" 2.58m x 2.21m | 8'5" x 7'3" 3.64m x 2.68m | 11'11" x 8'9" 2.68m x 1.85m | 8'9" x 6'0"

#### Second Floor

Bedroom 2 Bedroom 3 Jack & Jill Bathroom 2.21m x 2.17m | 7'3" x 7'1"

4.78m x 3.14m | 15'8" x 10'3" 4.78m x 2.68m | 15'8" x 8'9"



#### The Oakford 4 Bedroom Home





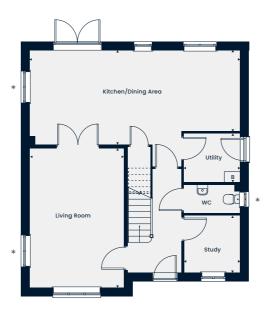
B – Boiler WC – Cloakroom

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#### The Oakford 4 Bedroom Home

## Total Area 1,498 sq. ft.

A modern four bedroom family home offering expansive living space and a study on the ground floor. The open-plan kitchen/dining area benefits from an adjoining utility room with doors leading to the garden. The main bedroom benefits from an en suite and there are three further double bedrooms and a family bathroom completing the first floor.



#### Ground Floor

Kitchen/Dining Area Living Room Study

7.99m x 3.66m | 26'3" x 12'0" 5.19m x 3.60m | 17'0" x 11'10" 2.20m x 2.12m | 7'3" x 7'0"



#### First Floor

4.35m x 3.62m   14'3" x 11'11"
4.23m x 3.05m   13'11" x 10'0"
3.64m x 3.05m   11'11" x 10'0"
4.25m x 3.04m   13'11" x 10'0"



## The Selsdon





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#### The Selsdon 4 Bedroom Home

## Total Area 1,509 sq. ft.

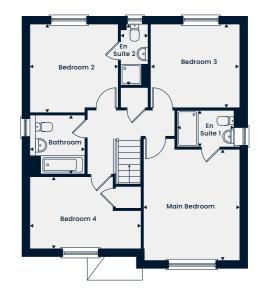
A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is the main bedroom, three further bedrooms and a family bathroom. Both the main bedroom and bedroom 2 benefit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



#### Ground Floor

Kitchen/Dining/Family Area		
Living Room		
Study		
Utility		

7.99m x 3.57m | 26'2" x 11'8" 5.28m x 3.61m | 17'3" x 11'10" 2.28m x 2.21m | 7'5" x 7'3" 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



# The Willington

4 Bedroom Home





WC – Cloakroom

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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 Living Room Study Utility

9.68m x 3.18m | 31'9" x 10'5" 5.45m x 4.28m | 17'10" x 14'0" 3.14m x 2.18m | 10'3" x 7'1" 1.76m x 1.71m | 5'9" x 5'7"

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"



## The Walford

4 Bedroom Home





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B – Boiler WC – Cloakroom

#### The Walford 4 Bedroom Home

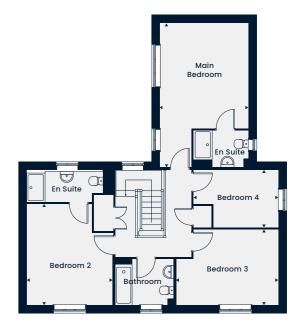
## Total Area 1,766 sq. ft.

An impressive four bedroom home featuring a spacious hallway leading to a kitchen/breakfast area including a separate utility, living room, dining room and study. Upstairs, the galleried landing leads to the bedrooms. The main bedroom and bedroom 2 boast en suites, and the family bathroom completes the first floor.



#### Ground Floor

Kitchen/Breakfast Area	6.00m x 3.69m   19'8" x 12'1"
Utility	2.41m x 1.53m   7'11" x 5'0"
Dining Room	3.53m x 3.08m   11'7" x 10'1"
Living Room	5.60m x 3.56m   18'5" x 11'8"
Study	3.53m x 2.45m   11'7" x 8'0"



#### First Floor

Main Bedroom	6.04m x 3.69m   19'10" x 12'1"
Bedroom 2	4.18m x 3.57m   13'9" x 11'9"
Bedroom 3	4.24m x 3.12m   13'11" x 10'3"
Bedroom 4	3.53m x 2.41m   11'7" x 7'11"



## The Woodford

## 4 Bedroom Home





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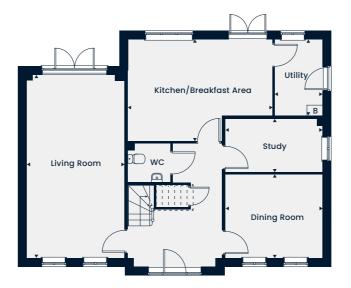
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# The Woodford

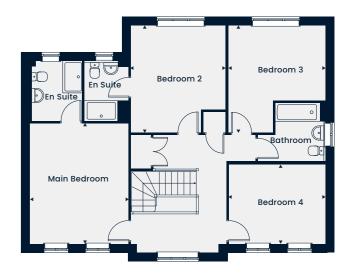
## Total Area 1,932 sq. ft.

This striking four bedroom home features a spacious hallway leading to a large living room, kitchen/breakfast area including a separate utility room, dining room and study to complete the ground floor. Upstairs offers a galleried landing, leading to four bedrooms, with two benefiting from en suite shower rooms.



#### Ground Floor

Kitchen/Breakfast Area	5.49m x 3.87m   18'0" x 12'8"
Utility	2.87m x 1.82m   9'6" x 6'0"
Dining Room	3.69m x 3.17m   12'1" x 10'5"
Living Room	6.94m x 3.69m   22'9" x 12'1"
Study	3.69m x 2.03m   12'1" x 6'8"



#### First Floor

Main Bedroom	4.59m x 3.75m	I	15'1" x 12'4"
Bedroom 2	4.07m x 3.59m	I	13'4" x 11'10"
Bedroom 3	4.07m x 3.69m	I	13'4" x 12'1"
Bedroom 4	3.69m x 3.02m	I	12'1" x 9'11"



# The Brockhampton

## 5 Bedroom Home





--- Reduced Head Height WC - Cloakroom

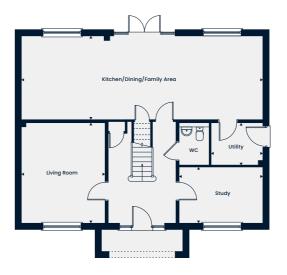
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# The Brockhampton

## 5 Bedroom Home

## Total Area 2,256 sq. ft.

A stunning five bedroom family home offering a large kitchen/dining/family area with double doors to the garden. A separate living room, utility room and a study complete the ground floor. Upstairs, the main bedroom and bedroom 2 both benefit from an en suite, while three further bedrooms and a family bathroom complete the first floor.



#### Ground Floor

Kitchen/Dining/Family Area	11.48m x 3.97m   37'8" x 13'0"
Living Room	4.77m x 3.97m   15'8" x 13'0"
Study	3.97m x 2.66m   13'0" x 8'8"
Utility	2.44m x 2.02m   8'0" x 6'7"



#### First Floor

Main Bedroom	4.54m x 4.01m   14'10" x 13'2"
En Suite 1	3.02m x 2.18m   9'11" x 7'1"
Bedroom 2	4.54m x 4.01m   14'10" x 13'2"
En Suite 2	3.02m x 1.40m   9'11" x 4'7"
Bedroom 3	3.83m x 3.38m   12'6" x 11'1"
Bedroom 4	3.73m x 3.29m   12'3" x 10'9"
Bedroom 5	3.73m x 3.30m   12'3" x 10'10"
Bathroom	2.89m x 2.19m   9'5" x 7'2"



# 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.





## 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.



Energy-Efficient

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



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



## Great Incentives Great

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



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



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



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

# 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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