

SOVEREIGN GATE

KINGSFLEET, THETFORD

A STUNNING COLLECTION OF
2, 3 & 4 BEDROOM HOMES



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Welcome to Sovereign Gate

Sovereign Gate is an attractive collection of two, three and four bedroom homes located at Kingsfleet in Thetford. Ideally situated in the Norfolk countryside and makes the perfect place to live for families and first-time buyers.

Location

While surrounded by idyllic rural landscapes that are rich in history, diversity and natural beauty, the town of Thetford offers all the amenities you could need.

It's just a short journey into the centre of Thetford, where you can find charming historic streets set around the pretty Little Ouse River. All the essentials are covered by a selection of local shops and a regular market, plus there are larger retail parks and leisure amenities on the outskirts of the town. Perhaps the most exciting of all, however, is nearby Thetford Forest, which offers a huge range of outdoor activities.



Arc Shopping Centre

You'll find great shopping, delicious food and The Apex venue at this shopping centre in Bury St Edmunds.



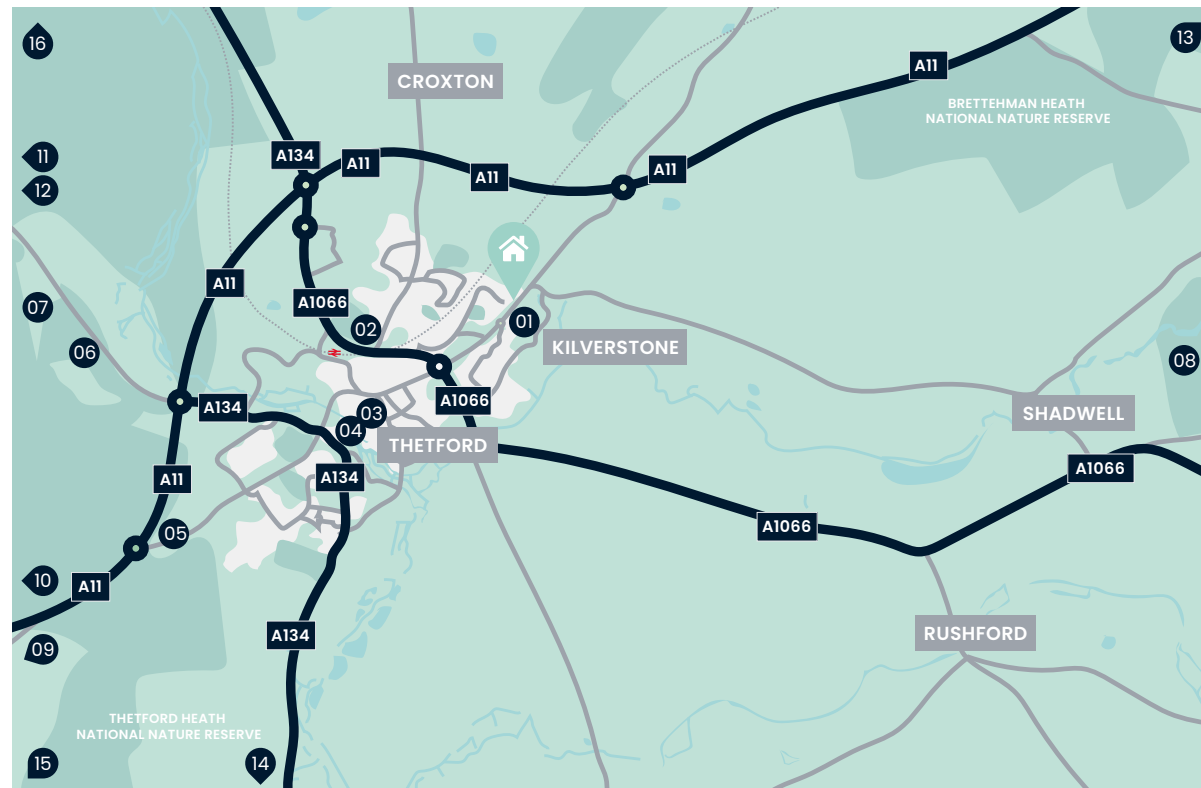
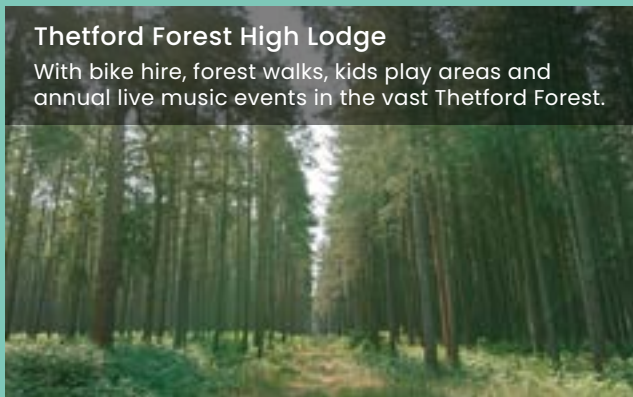
The Mulberry

A popular local restaurant where you can find high-quality Mediterranean and English cuisine.



Thetford Forest High Lodge

With bike hire, forest walks, kids play areas and annual live music events in the vast Thetford Forest.



Your nearest transport links



Thetford
Train Station



A11



Norwich
Airport

Up to 2 Miles

01. Tesco Superstore
02. Breckland Leisure Centre & Waterworld
03. Thetford Market
04. The Mulberry

Up to 5 Miles

05. Forest Retail Park
06. Thetford Golf Club
07. Thetford Warren Lodge
08. Thorpe Woodlands Adventure Centre

Up to 10 Miles

09. Elveden Estate Shops & Restaurant
10. Center Parcs, Elveden Forest
11. Thetford Forest High Lodge

Up to 25 Miles

12. Go Ape Thetford
13. Snetterton Circuit
14. Arc Shopping Centre
15. West Stow Anglo Saxon Village
16. Oxburgh Hall

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

With a unique location on the border between Norfolk and Suffolk, at Sovereign Gate, you're perfectly placed to make the most of both of these spectacular counties.

The A11 runs adjacent to Thetford and provides an easy route to Norwich, while opening up a gateway to The Broads and the coastline. Alternatively, join the A14 and M11, where you can connect to the city of Cambridge and London.

Thetford Train Station is located a four-minute drive away and provides regular services to Norwich and Cambridge. For international travel, Norwich Airport operates direct flights to a number of European destinations.



Destinations by car

25
min

Bury St Edmunds

14.6 miles

39
min

Norwich

29.1 miles

45
min

Ipswich

34.1 miles



Destinations by train
Thetford Train Station

33
min

Norwich

45
min

Cambridge

1 38
hr min

London King's Cross

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

A home at Sovereign Gate provides the perfect place for your family to thrive.

Sovereign Gate is located within easy reach of a variety of local schools, which between them offer education from nursery right through to sixth form.

Raleigh Infant Academy

This nursery and primary school provides children of Thetford with a fantastic start to their education and life long learning. They value the importance of partnership with families and want everyone to feel welcome.

The Thetford Academy

Thetford Academy is a secondary school and sixth form with close links to nearby primary schools to ensure a smooth transition. It is part of the Inspiration Trust family of schools and has been rated Good by Ofsted.

Thetford Grammar School

This independent co-educational school provides learning for children from the ages of three to 19 years. With a history of education that dates back to the 7th century, it is one of the oldest schools in the country.

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

SOVEREIGN GATE

KINGSFLEET, THETFORD

Consisting of two, three and four bedroom homes, Sovereign Gate is located within Kingsfleet on the northern edge of Thetford and offers easy access to the Norfolk countryside. Each home has been crafted with the quality and care that Tilia Homes is known for, offering generous proportions.



2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
<div></div> The Hanbury II	<div></div> The Dunstable	<div></div> The Chartwell
<div></div> The Rosedene	<div></div> The Coleridge	<div></div> The Chiddingstone
	<div></div> The Derwent	<div></div> The Selsdon
	<div></div> The Morden	

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. Location of affordable housing subject to planning approval. Site plan is not to scale. Please speak to our Sales Executives for more details. February 2022.

N

Sunrise

Sunset

BCP

B/C

V

Affordable Homes

Bin Collection Point

Bin/Cycle Store

Visitor Parking

The Hanbury II

2 Bedroom Home



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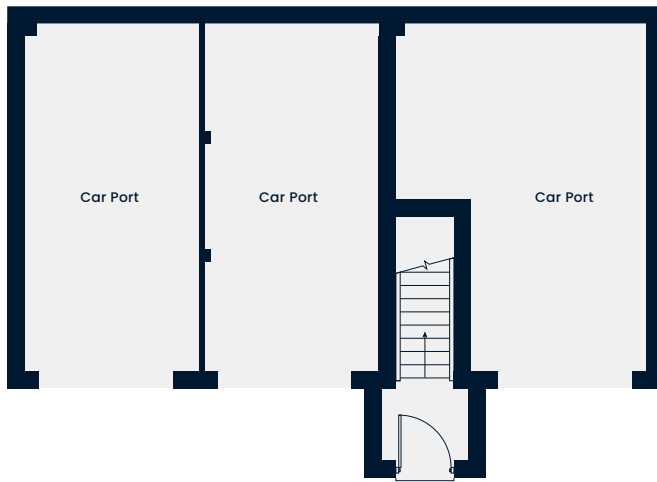


The Hanbury II

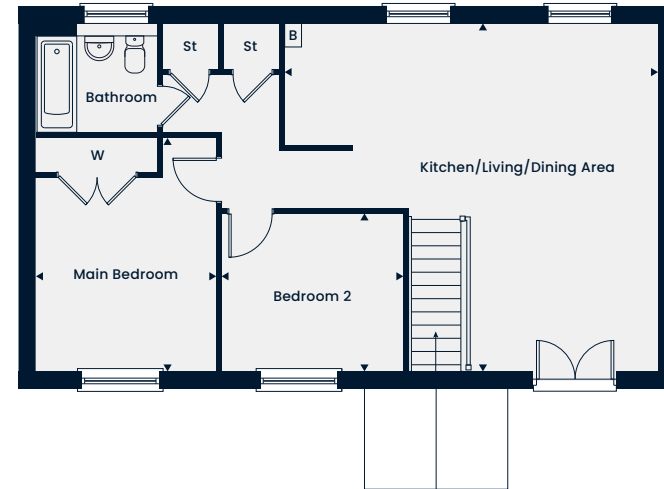
2 Bedroom Home

Total Area 779 sq. ft.

A charming two-bedroom home featuring a modern open-plan kitchen/living/dining area, two good-sized bedrooms, a family bathroom and this home comes with a car port.



Ground Floor



First Floor

Kitchen/Living/Dining Area	6.54m x 6.08m		21'5" x 19'11"
Main Bedroom	4.09m x 3.16m		13'5" x 10'4"
Bedroom 2	3.19m x 2.75m		10'5" x 9'0"

B – Boiler St – Store W – Wardrobe

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 Rosedene

2 Bedroom Home



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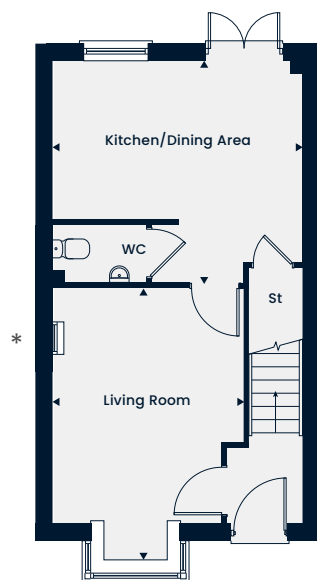


The Rosedene

2 Bedroom Home

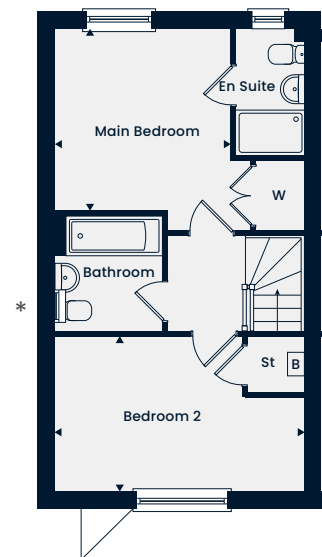
Total Area 788 sq. ft.

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	4.38m x 3.91m 14'4" x 12'10"
Living Room	4.78m x 3.38m 15'8" x 11'1"



First Floor

Main Bedroom	3.17m x 3.09m 10'5" x 10'2"
Bedroom 2	4.38m x 2.71m 14'4" x 8'11"

B – Boiler St – Store W – Wardrobe WC – Cloakroom

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The Dunstable

3 Bedroom Home



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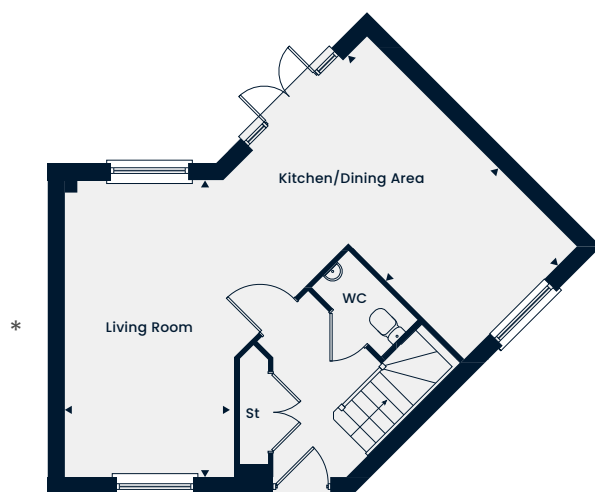


The Dunstable

3 Bedroom Home

Total Area 978 sq. ft.

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



Ground Floor

Kitchen/Dining Area	5.29m x 2.78m 17'4" x 9'1"
Living Room	5.29m x 2.88m 17'4" x 9'5"



First Floor

Main Bedroom	3.74m x 3.32m 12'3" x 10'11"
Bedroom 2	2.98m x 2.90m 9'9" x 9'6"
Bedroom 3	4.10m x 2.22m 13'5" x 7'3"

B – Boiler St – Store W – Wardrobe WC – Cloakroom

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The Coleridge

3 Bedroom Home



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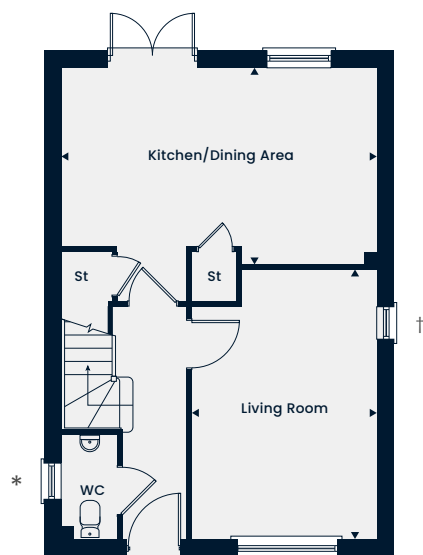


The Coleridge

3 Bedroom Home

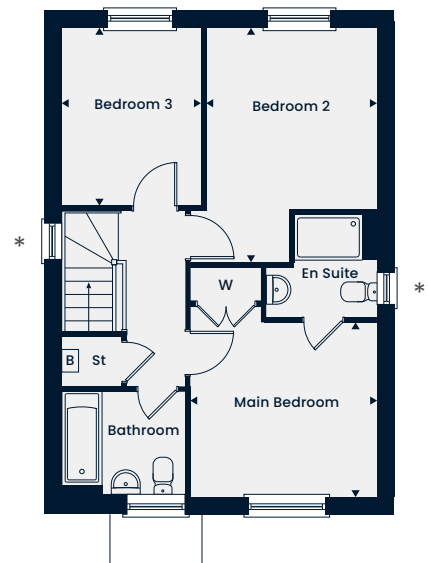
Total Area 1,040 sq. ft.

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 a main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.63m x 3.53m 18'5" x 11'7"
Living Room	4.81m x 3.31m 15'9" x 10'10"



First Floor

Main Bedroom	3.34m x 3.16m 11'0" x 10'4"
Bedroom 2	4.21m x 3.06m 13'9" x 10'0"
Bedroom 3	3.19m x 2.48m 10'6" x 8'2"

B – Boiler St – Store W – Wardrobe WC – Cloakroom

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The Derwent

3 Bedroom Home



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The Derwent

3 Bedroom Home

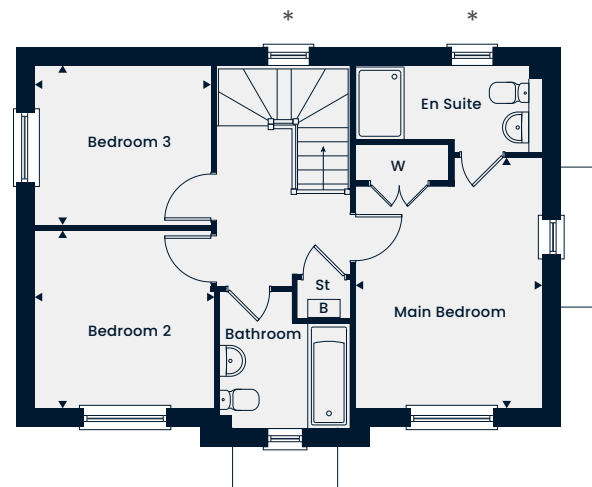
Total Area 1,053 sq. ft.

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 a main bedroom boasting an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.63m x 2.88m 18'6" x 9'5"
Living Room	5.63m x 3.71m 18'6" x 12'2"



First Floor

Main Bedroom	4.14m x 3.05m 13'7" x 10'0"
Bedroom 2	2.94m x 2.92m 9'8" x 9'7"
Bedroom 3	2.88m x 2.62m 9'5" x 8'7"

B – Boiler St – Store W – Wardrobe WC – Cloakroom

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The Morden

3 Bedroom Home



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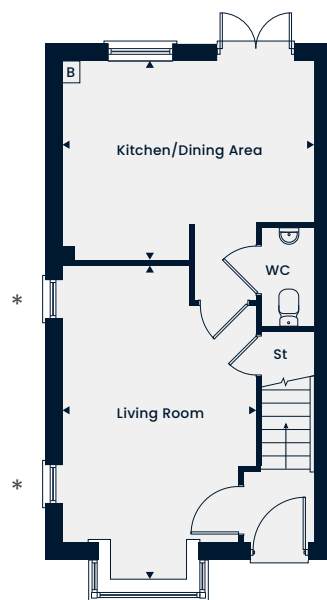


The Morden

3 Bedroom Home

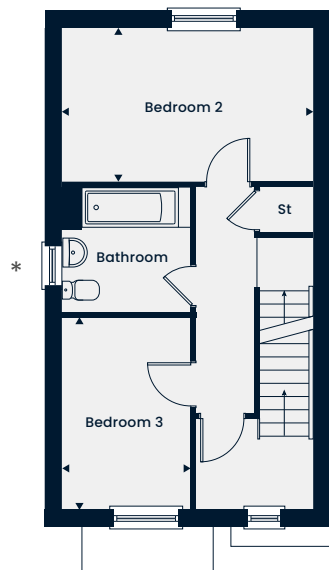
Total Area 1,168 sq. ft.

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.



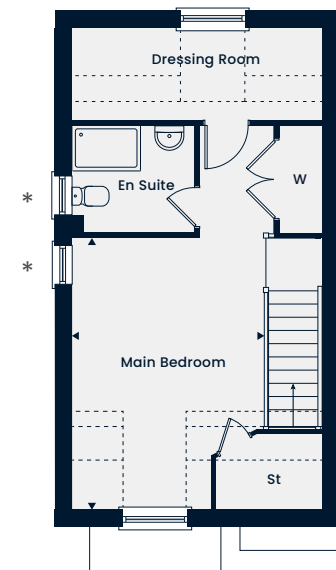
Ground Floor

Kitchen/Dining Area
4.38m x 3.49m | 14'4" x 11'5"
Living Room
5.55m x 3.37m | 18'2" x 11'1"



First Floor

Bedroom 2
4.38m x 2.68m | 14'4" x 8'10"
Bedroom 3
3.35m x 2.26m | 11'0" x 7'5"



Second Floor

Main Bedroom
4.76m x 3.39m | 15'7" x 11'1"

B – Boiler - - - - Reduced Head Height St – Store W – Wardrobe WC – Cloakroom

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The Chiddingstone

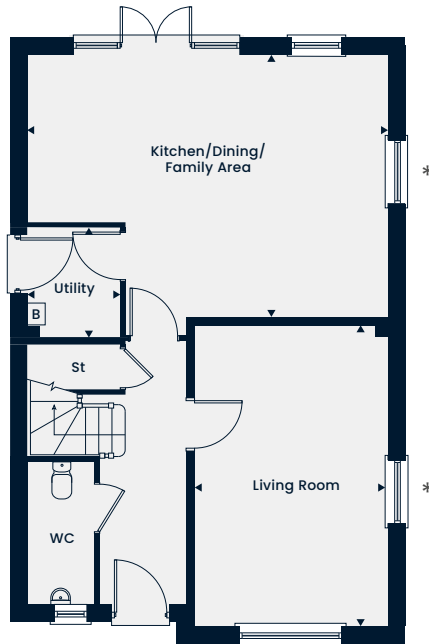
4 Bedroom Home



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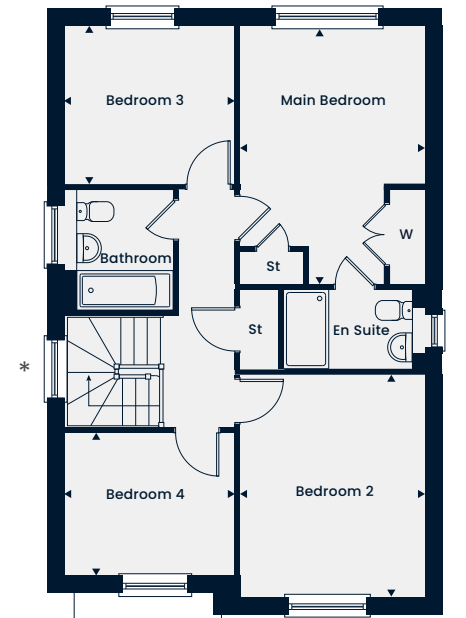


A well-proportioned four-bedroom home featuring a spacious kitchen/dining/family area, with double doors leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.59m		20'8" x 15'1"
Living Room	5.27m x 3.38m		17'3" x 11'1"
Utility	1.95m x 1.61m		6'5" x 5'3"



First Floor

Main Bedroom	4.52m x 3.23m		14'10" x 10'7"
Bedroom 2	3.89m x 3.23m		12'9" x 10'7"
Bedroom 3	2.98m x 2.76m		9'9" x 9'1"
Bedroom 4	2.98m x 2.53m		9'9" x 8'4"

B – Boiler St – Store W – Wardrobe WC – Cloakroom

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The Chartwell

4 Bedroom Home



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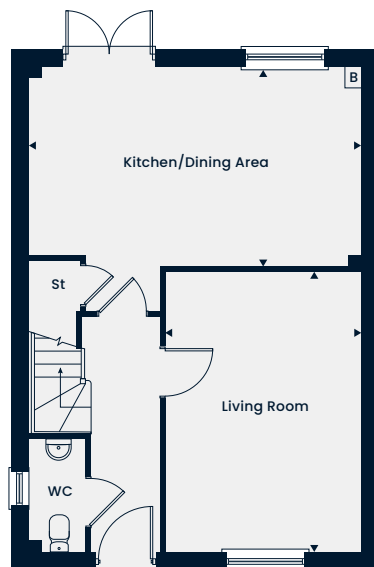


The Chartwell

4 Bedroom Home

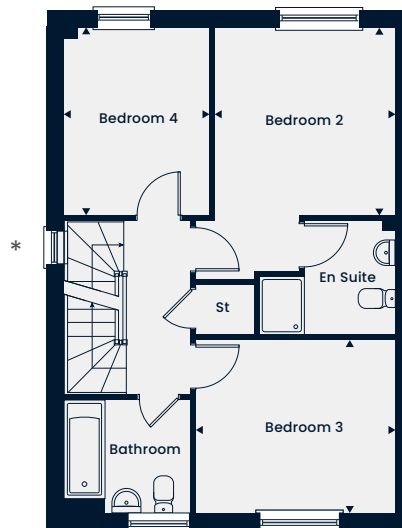
Total Area 1,431 sq. ft.

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



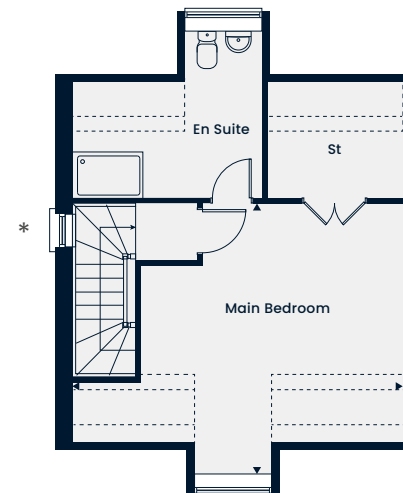
Ground Floor

Kitchen/Dining Area
5.68m x 3.43m | 18'7" x 11'3"
Living Room
4.81m x 3.36m | 15'9" x 11'0"



First Floor

Bedroom 2
3.20m x 3.09m | 10'6" x 10'2"
Bedroom 3
3.41m x 2.96m | 11'2" x 9'9"
Bedroom 4
3.22m x 2.49m | 10'7" x 8'2"



Second Floor

Main Bedroom
5.68m x 4.80m | 18'7" x 15'9"

B – Boiler - - - - Reduced Head Height St – Store WC – Cloakroom

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The Selsdon

4 Bedroom Home



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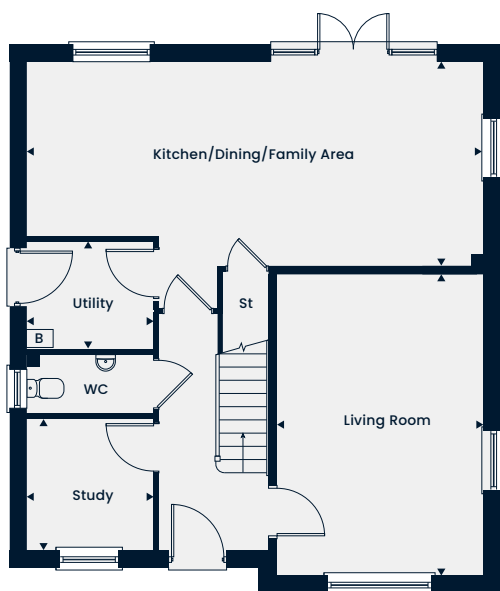


The Selsdon

4 Bedroom Home

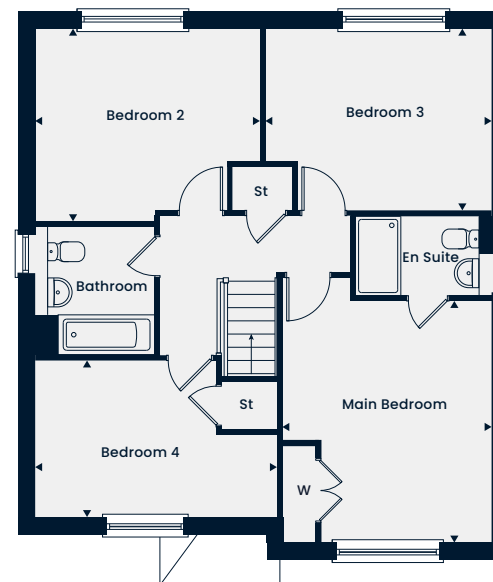
Total Area 1,527 sq. ft.

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 a main bedroom, three further bedrooms and a family bathroom. The main bedroom benefits 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		17'4" x 11'10"
Study	2.28m x 2.21m		7'6" 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"
Bedroom 2	3.96m x 3.37m		13'0" x 11'0"
Bedroom 3	3.94m x 3.17m		12'11" x 10'5"
Bedroom 4	4.23m x 2.73m		13'11" x 8'11"

B – Boiler St – Store W – Wardrobe 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.

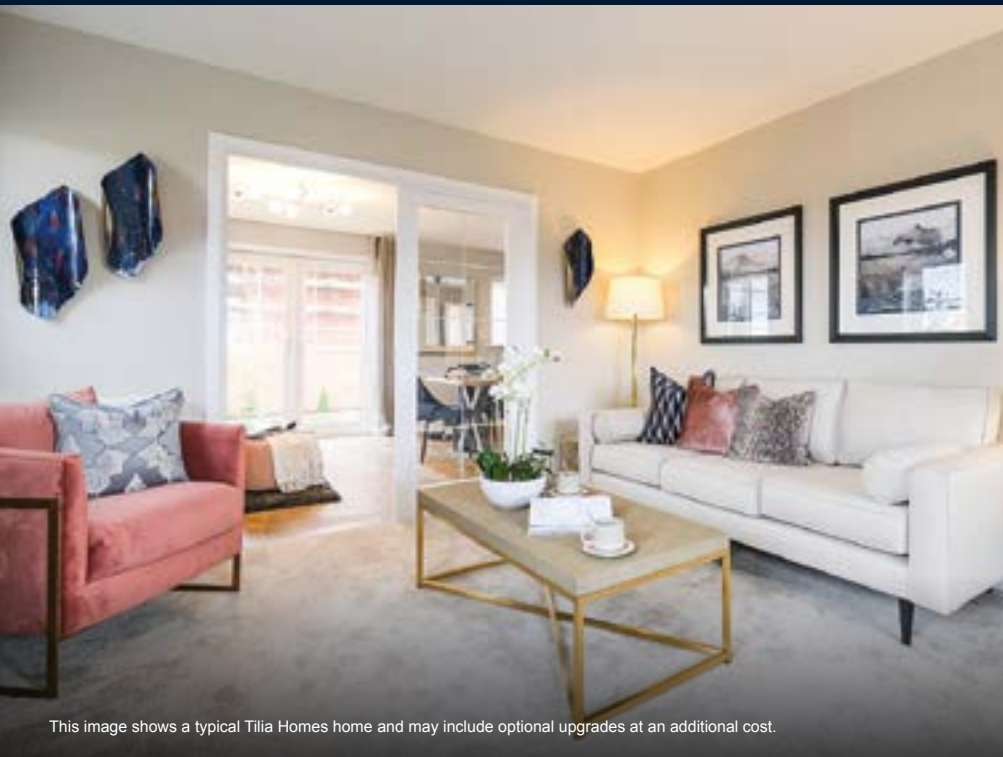


Smooth Move

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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