



Quebec Court

Dereham Norfolk







Public Open Space

DE NARDE ROAD

Houses

- Beyton (BEY)
Four bedroom house
Plot 23
- Burnham (BUR)
Four bedroom house
Plots 19 and 21
- Ellingham (ELL)
Three bedroom house
Plot 20
- Henley (HEN)
Four bedroom house
Plots 17 and 18
- Ixworth (IXW)
Four bedroom house
Plots 24 and 25
- Affordable housing
Two and three bedroom houses
Plots 7 - 16

Bungalows

- Boston (BOS)
Three bedroom bungalow
Plot 1
- Earlham (EAR)
Three bedroom bungalow
Plot 6
- Harpley (HAR)
Three bedroom bungalow
Plots 2, 3, 4 and 5
- Walsingham (WAL)
Three bedroom bungalow
Plot 22

A Management Company will oversee day-to-day aspects of communal spaces. All landscaping shown is indicative only. Layout details may change.



Welcome to Quebec Court

Your new home in Dereham, Norfolk

Spacious homes to suit your lifestyle in a prestigious location

Architect-designed and traditionally-built, Quebec Court offers contemporary homes for today's lifestyles on a spacious development in a prestigious location opposite Dereham Golf Club.

These superior specification homes are set on a low-density development, with an area of open green space and views across Dereham. The three and four bedroom homes all with a garage, large garden and state-of-the-art kitchen appliances, include seven executive-style bungalows and just one of our stunning Beyton four-bedroom homes featuring a spacious kitchen and family room. Also on offer is the popular Boston bungalow with the addition of a conservatory for luxurious inside/outside living space. Ideal for growing families,

Quebec Court is located on the outskirts of the thriving market town of Dereham, also known as East Dereham, with an extensive range of facilities on offer including schools – from nursery to Sixth Form – and a good selection of independent shops and high street stores as well as a retail park. A choice of restaurants, pubs, coffee shops, tea-rooms, museums and a well-equipped leisure centre provide a wide range of opportunities for activities nearby.

Every Friday there is a large market offering a good variety of merchandise, a smaller market on Tuesdays and a monthly farmers' market at the railway station. The Mid-Norfolk Railway, located in this Victorian station building, runs a heritage rail service from Dereham to Wymondham.

Dereham has an attractive town centre with red-brick Georgian homes, some featuring heritage blue plaques demonstrating its





St Nicholas Church and Bishop Bonner's Cottage.



Dereham Town Centre.

colourful historical past. It was originally established as a religious community by Withburga, daughter of a Saxon king who was laid to rest in St Nicholas's churchyard where St Withburga's well can still be found.

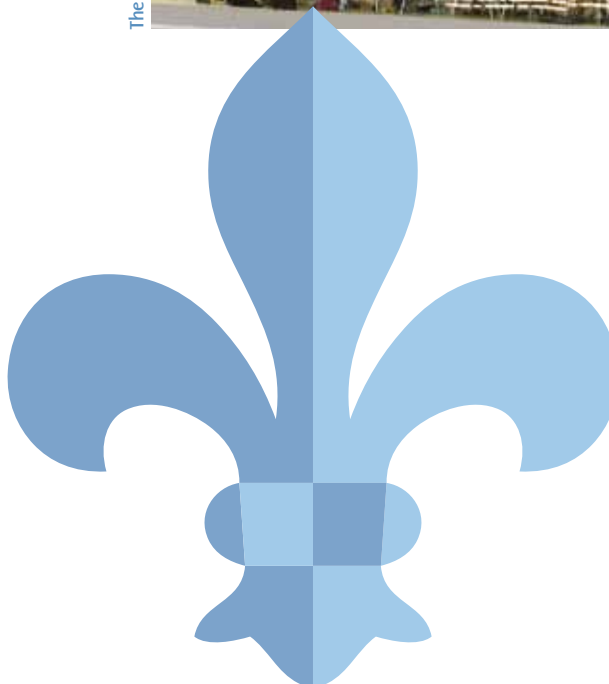
In the surrounding area are an abundance of picturesque spots to take a walk such as the Neatherd Moor and the Vicarage Meadow, with other places of interest including the 19th century windmill and Bishop Bonner's Cottage, where the town museum is housed. Dereham has also been home to some famous inhabitants including William Cowper, the 18th century poet.

For more extensive shopping facilities and cultural activities, the cathedral city of Norwich is just 15 miles away and a 45-minute drive takes you to the North Norfolk Coast where there are nature reserves, bird sanctuaries and coastal walks.

Quebec Court – contemporary homes in a thriving market town.



The Forum, Norwich.



Top: Decorative pargeting on Bishop Bonner's Cottage built in 1502. Pargeting is the traditional art of ornamental plastering mainly found in East Anglia. Designs are moulded, stamped or modelled freehand in lime plaster.

A Fleur de Lys is the symbol of Quebec, Canada. It travelled across the Atlantic with the French Settlers. Quebec Hall in Dereham was built in 1759 and named in recognition of General Wolfe's victory in Quebec the same year.

Make your home your own

Depending on build stage, properties can be customised to complement your individual style.

At our dedicated Customer Choices Centre, you can choose the colour scheme for your home and select high quality internal fixtures, fittings and finishes for your kitchen and bathroom from an extensive range of units, worktops and decorative tiles.

To enhance your living space, conservatories can be added to some properties as an optional extra, giving a new dimension to your home and a perfect place to relax and enjoy your garden all year round.*

Why not come along and see at first hand what it would be like to live at Quebec Court? We will be pleased to welcome you and show you around.

The following pages show the properties available listed in order of size.

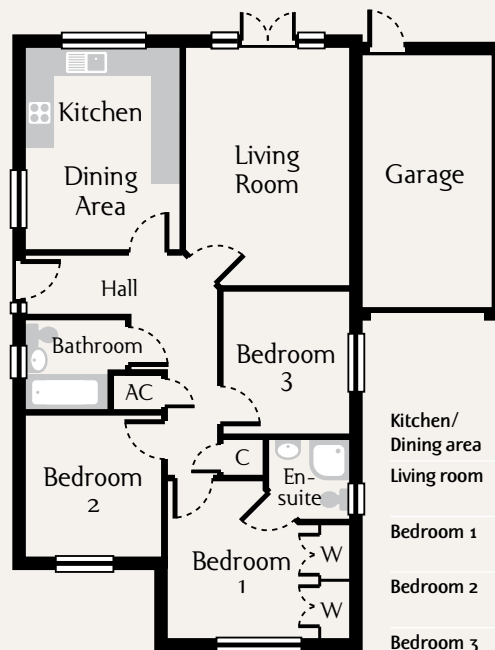


Harpley (HAR)

Three bedroom bungalow. Plots 2, 3, 4 and 5



This individual bungalow has a separate living room with French doors into the garden at the rear of the property. The master bedroom benefits from an en-suite shower room and built-in wardrobes. The Harpley has an attached garage and parking space for an additional car.



Kitchen/ Dining area	4500 x 3401mm 14'9" x 11'1"
Living room	5300 x 3619mm 17'4" x 11'10"
Bedroom 1	3500 x 4000mm 11'5" x 13'1"
Bedroom 2	3200 x 3020mm 10'6" x 9'11"
Bedroom 3	3185 x 2790mm 10'5" x 9'1"

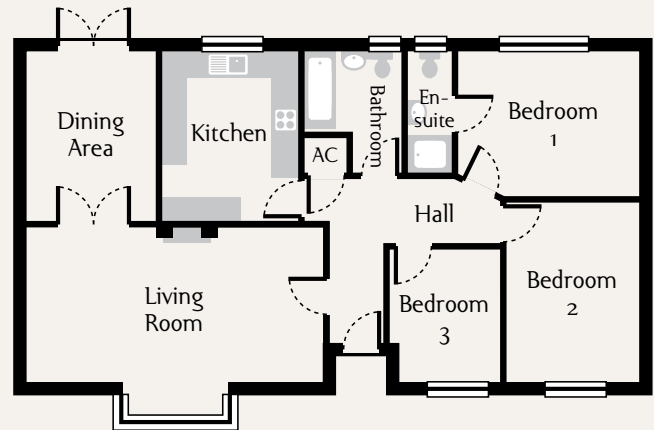
*Please speak to your Home Adviser for further information.

Walsingham (WAL)

Three bedroom bungalow. Plot 22



A well-proportioned three bedroom bungalow with bright living space enhanced by glazed double doors from the living room to dining area which in turn has French doors onto the garden. A generous-sized master bedroom has an en-suite shower room and bedroom three could make an ideal study.



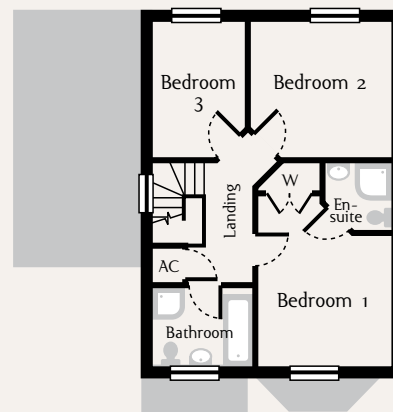
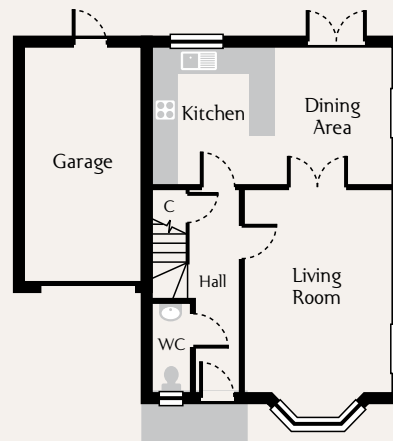
Kitchen/ Dining area	5779 x 3700mm 18'11" x 12'1"
Living room	6243 x 3353mm 20'5" x 11'0"
Bedroom 1	3823 x 3220mm 12'6" x 10'6"
Bedroom 2	2847 x 3833mm 9'4" x 12'6"
Bedroom 3	2375 x 2698mm 7'9" x 8'10"

Ellingham (ELL)

Three bedroom house. Plot 20



A detached three bedroom home with attractive porch and bay window features. Open living space is created with glazed double doors into the kitchen/dining room. The large master bedroom has an en-suite shower room and fitted wardrobe.



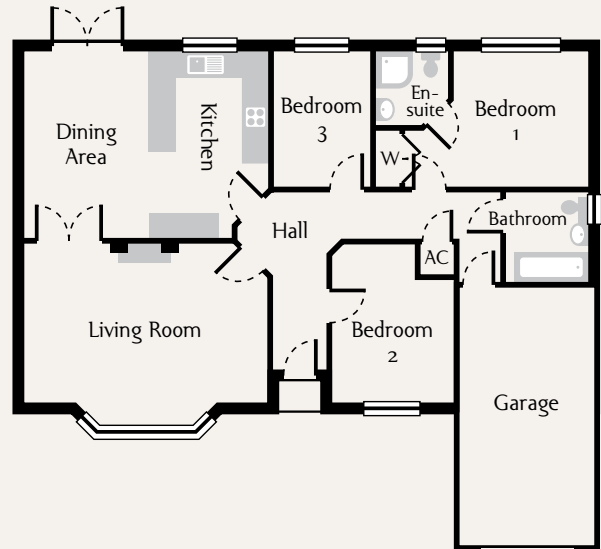
Kitchen/ Dining area	5770 x 3300mm 18'11" x 10'10"
Living room	4920 x 3550mm 16'1" x 11'7"
Bedroom 1	3170 x 3223mm 10'4" x 10'7"
Bedroom 2	3717 x 3300mm 12'2" x 10'10"
Bedroom 3	3300 x 2253mm 10'10" x 7'4"

Earlham (EAR)

Three bedroom bungalow. Plot 6



This attractive three bedroom bungalow has a large bay window creating a bright living space with feature fireplace and glazed double doors through to the dining area and kitchen. The master bedroom has an en-suite shower room and built-in wardrobe. The third bedroom could make a hobbies room or study.



Kitchen / Dining area	5735 x 4383mm 18'9" x 14'4"
Living room	5735 x 3737mm 18'9" x 12'3"

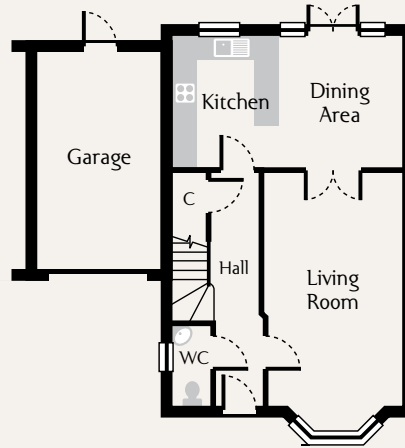
Bedroom 1	5015 x 3173mm 16'5" x 10'5"
Bedroom 2	3737 x 2898mm 12'3" x 9'6"
Bedroom 3	3173 x 2295mm 10'5" x 7'10"

Henley (HEN)

Four bedroom house. Plots 17 and 18



The four bedroom Henley is perfect for a growing family. The living room has a feature bay window and connects to the open plan dining area and kitchen through glazed double doors. Bedrooms 1 and 2 include an en-suite shower room and bedroom 2 has French doors with a decorative Juliet balcony.



Kitchen/ Dining area	5620 x 3250mm 18'5" x 10'8"
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Living room	5720 x 3382mm 18'9" x 11'1"
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Bedroom 1	4308 x 3250mm 14'1" x 10'8"
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Bedroom 2	3225 x 4006mm 10'7" x 13'1"
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Bedroom 3	3948 x 2988mm 12'11" x 9'9"
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Bedroom 4	2533 x 2000mm 8'3" x 6'6"
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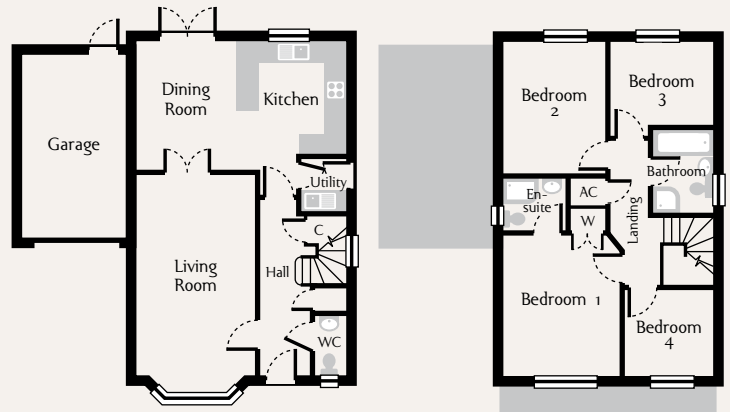


Ixworth (IXW)

Four bedroom house. Plots 24 and 25



The ground floor of the spacious Ixworth includes a family living room with impressive bay window and glazed doors leading to an open plan dining area and contemporary kitchen, with separate utility room.



**Kitchen/
Dining room** 6150 x 3800mm
20'2" x 12'5"

Living room 5920 x 3550mm
19'5" x 11'7"

Bedroom 1 4106 x 3440mm
13'5" x 11'3"

Bedroom 2 3878 x 3004mm
12'8" x 9'10"

Bedroom 3 3046 x 2483mm
9'11" x 8'1"

Bedroom 4 2610 x 2550mm
8'6" x 8'4"

Boston (BOS)

Three bedroom bungalow. Plot 1



This executive-style bungalow benefits from separate living and bedroom areas either side of the hall. The large master bedroom has an en-suite shower room and walk-in wardrobe. An attractive living room with bay window and feature fireplace, connects to a separate dining room which has French doors leading to a stunning conservatory for luxurious inside/outside living.



Kitchen 4000 x 2950mm
13'1" x 9'8"

Utility room 2650 x 2200mm
8'8" x 7'2"

Living room 6088 x 4000mm
19'11" x 13'1"

Dining room 4000 x 2925mm
13'1" x 9'7"

Bedroom 1 4510 x 3520mm
14'9" x 11'6"

Bedroom 2 3760 x 3127mm
12'4" x 10'3"

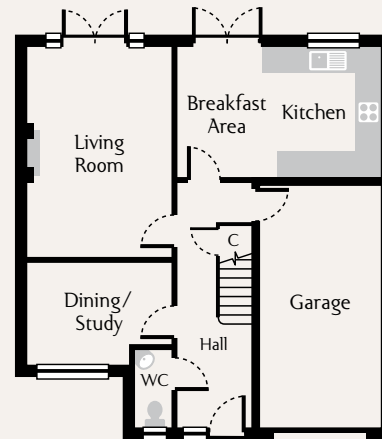
Bedroom 3 4000 x 2369mm
13'1" x 7'9"

Burnham (BUR)

Four bedroom house. Plots 19 and 21



Generous ground floor accommodation in the Burnham includes a separate study or dining room and a spacious living room with feature fireplace. Four large bedrooms and three bath/shower rooms, make this is an ideal family home.



Kitchen/ Breakfast area
5055 x 3200mm
16'7" x 10'6"

Dining room/ Study
2500 x 3615mm
8'2" x 11'10"

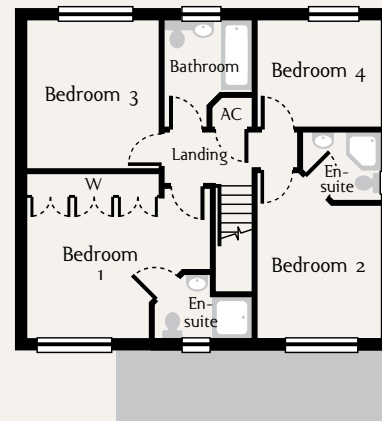
Living room
5200 x 3615mm
17'0" x 11'10"

Bedroom 1
4530 x 4100mm
14'10" x 13'5"

Bedroom 2
4100 x 3103mm
13'5" x 10'2"

Bedroom 3
3600 x 3265mm
11'9" x 10'8"

Bedroom 4
3105 x 2600mm
10'2" x 8'6"

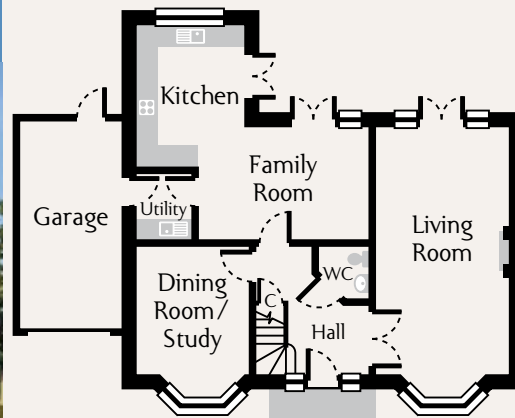


Beyton (BEY)

Four bedroom house. Plot 23



This spacious detached family home has a stunning kitchen and adjoining family room with French doors onto the garden. The full width living room with feature fireplace also has French doors onto the garden and there is a separate dining room or study. Bedrooms 1 and 2 both have en-suite shower rooms and fitted wardrobes.



Kitchen/Family room
6407 x 5913mm
21'0" x 19'4"

Dining room/ Study
3607 x 3170mm
11'10" x 10'4"

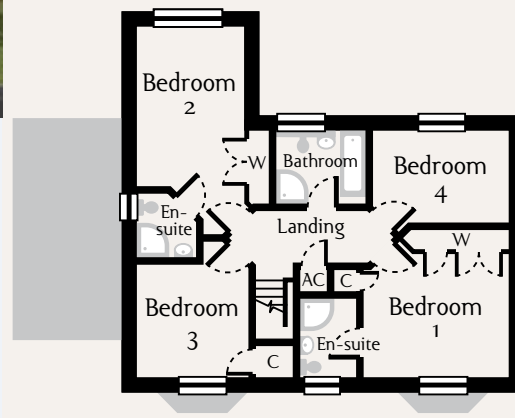
Living room
3712 x 6820mm
12'2" x 22'4"

Bedroom 1
4095 x 4013mm
13'5" x 13'2"

Bedroom 2
4412 x 3020mm
14'5" x 9'10"

Bedroom 3
3178 x 3170mm
10'5" x 10'4"

Bedroom 4
2625 x 3762mm
8'7" x 12'4"





High quality homes with a superior specification

Properties at Quebec Court are finished to a high standard. Our homes are built to conform to all relevant Building Regulations, to exceed National House Building Council (NHBC) requirements and are protected by the NHBC ten year Buildmark Warranty. A range of features are listed in the table below including options to make your home your own. A comprehensive specification for each property is available from our Home Advisers.

Property Type	BEY	BUR	ELL	HEN	IXW	BOS	EAR	HAR	WAL
Bosch stainless steel electric oven and gas hob	•	•	•	•	•	•	•	•	•
Bosch integrated dishwasher	•	•	•	•	•	•	•	•	•
Gas condensing boiler	•	•	•	•	•	•	•	•	•
Porcelanosa ceramic kitchen floor tiles*	•	•	•	•	•	•	•	•	•
Downlighting in kitchen and bathroom/en-suite	•	•	•	•	•	•	•	•	•
Under-pelmet kitchen lighting	•	•	•	•	•	•	•	•	•
Fire surround and electric fire	•	•				•	•		•
Contemporary electric fire				•	•			•	
Pre-wiring for TV aerial/satellite dish	•	•	•	•	•	•	•	•	•
Built-in wardrobes bedroom no. 1	•	•	•		•	•	•	•	•
Roca bathroom suites	•	•	•	•	•	•	•	•	•
Vado chrome taps, mixers and shower heads	•	•	•	•	•	•	•	•	•
Chrome towel radiator in bathroom	•	•		•	•	•	•	•	•
Fitted furniture to bathroom or en-suite	•	•		•	•	•	•	•	•
Porcelanosa ceramic bathroom wall tiles*	•	•	•	•	•	•	•	•	•
Garage	•	•	•	•	•	•»	•	•	•

* Choices available subject to build stage.

» Double garage.

Bennett Homes reserves the right to change design and specification as may be found necessary.

Kitchen and bathroom layouts shown on floor plans are indicative only. Actual schemes available on request.

Room dimensions are maximums. Measurements will vary and must not be relied on.



A new home, a new lifestyle

Quality, outstanding service and choice are at the heart of Bennett Homes' commitment to customers – a reputation established and maintained over sixty five years.

Craftsmanship has always been central to our business and today, our workforce continues to be trained in traditional skills, producing the highest quality work, using first-class materials.

This commitment has been widely recognised over the years, both nationally and regionally, with our family-owned company winning numerous awards for outstanding products and service. In 2013 we were named House Builder of the



Year by the National Federation of Builders for the second year running and were also awarded first prize in the East Anglian Daily

Times Business Awards' Customer Care category.

Every Bennett Home carries the NHBC Buildmark ten year structural insurance which means that your property has received regular NHBC monitoring during construction. Local authority inspections offer additional reassurance, together with a Bennett Homes' detailed inspection of every single completed property.

Architecturally-designed and fully specified with a range of excellent quality features included in the price, our homes have been

designed to suit contemporary lifestyles with kitchen/diners, built-in wardrobes providing additional storage space and the latest heating technology for maximum efficiency and lower bills.

HomeCheck'

Going the extra mile is part of our company culture and that's why we offer HomeCheck, a courtesy visit three months after your purchase. During this visit we will look at any work required as a result of thermal movement through drying out, as well as minor details that may have been missed at handover or did not become apparent until you were more familiar with your new home.

Lend-A-Home²

We offer a Lend-A-Home



Scheme where we provide you with a property to live in rent-free whilst your new home is being built. This means that you don't have the expense and stress of having to find somewhere short-term to live until your new home is ready. Not only do



we remove the cost and stress of having to find a short-term property to rent, but we will also pay for your second move from the Lend-A-Home to your new home.



Bennett Homes' award-winning properties are architect-designed, specified with a range of excellent quality features and every home carries the NHBC Buildmark ten year structural insurance.



Handyman Service ³



We provide a free Handyman Service when you move in, to do all those time-consuming but essential jobs that turn a house into a home, such as plumbing in a washing machine, putting up curtain rails or hanging mirrors and pictures.

¹ Please confirm details with your Home Adviser at time of reservation. Not applicable to all properties.

² Terms and conditions apply.

³ Terms and Conditions apply. Handyman Service must be arranged with your Home Adviser in advance of completion.



BENNETT HOMES

At home in East Anglia

Low Green Barn Nowton
Bury St. Edmunds Suffolk IP29 5ND

t 01284 766057
f 01284 772490
e info@bennett-homes.co.uk

bennett-homes.co.uk



National
Federation of
Builders



The images contained in this brochure are only a guide to the appearance of the development/properties and are not intended to be definitive. Detailed plans and specifications are available for inspection for each plot from your Home Adviser at our Head Office and purchasers must check their individual specifications prior to making a reservation. This brochure is believed to be correct, but its continued accuracy cannot be guaranteed neither does it form an offer or contract.

(0314) Brochure design: Ab creative Cambridge 01223 276354 abcr8.co.uk