

Park View, Cromer,

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Norfolk Homes



Park View

CROMER



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IMPORTANT:

This printed sales brochure is designed to give customers a very good idea of the home specification. However, as we update and improve our designs continuously, it may mean that some amendments have been made since the brochure was printed.

PLEASE ASK OUR SALES NEGOTIATOR FOR A COPY OF THE VERY LATEST PLAN(S) OR VISIT OUR WEBSITE www.norfolkhomes.co.uk



Norfolk Homes

"Norfolk Homes have been an extremely nice company to deal with and I could not be more happy with my new home. I can't thank you enough."

Mrs J. Earing (Dereham)

Norfolk
Homes
Head Office



"An excellent home delivered with equally excellent service."

Mr and Mrs Richardson (Spowston)

about us

Norfolk Homes offers you so much more.

Founded in 1985, Norfolk Homes have built over 3000 new homes and have earned the reputation as one of the best house builders in Norfolk. Why? Because we build affordable, high quality, beautiful new homes with superb specifications, in attractive environments where people love to live. And importantly for you, we represent good value too. We listen to customers then design and build our homes to give you what you want. This is why so many of our customers go on to purchase a second or even third home from us.

Each development has a broad range of home types from our huge portfolio of different styles – from a starter dwelling to an executive home, we have something to meet most customers' needs. Norfolk Homes embraces traditional standards with modern methods and innovation, and we are always looking for ways to improve.

Before, during and after buying your new home, you will find our sales negotiators and staff are dedicated to providing you with the best possible service and to help make the whole process as stress free as possible. You will find them efficient, affable and helpful.

You can take our word for it, but better still, visit our showhomes and developments, meet our sales team and you'll see for yourself that Norfolk Homes really does offer you so much more!



welcome to park view

If you're looking for a beautiful new home on the North Norfolk coast then we may have just what you're looking for at Park View, Cromer.



Norfolk Homes have earned a reputation for building new homes of the highest quality and specifications. These homes will be no exception. House designs are influenced by Cromer's Victorian and Edwardian architecture, intermingled with attractive, contemporary designs, which altogether create a very desirable collection. Home sizes range from one bedroom apartments through to large four bedroom executive homes, so hopefully you will find something to meet your needs.

Our homes are highly energy efficient, helping you reduce your energy bills and carbon footprint. They are well proportioned and internal layouts planned with care to give you maximum space and storage. All this, the underfloor heating, the choice of beautiful kitchens and ceramic Porcelanosa tiles and the many other eye-catching detail features are what make our homes so special and why many of our customers go on to buy a second or even third home from us!

A piazza, Dell areas and a square overlooking and leading on to green spaces and children's play areas, are thoughtfully located to create a feeling of space for your relaxation. Mature trees and hedges have been carefully preserved and new trees planted on the gentle slopes of Park View. It's only a short walk (approximately 1000mts) on the foot and cycle path, to the town centre, promenade and beach.

What more could you want?! Let us help you find your perfect home.

Please compare the space we give you and our full specification; better still, visit our showhome and see for yourself that Norfolk Homes really does offer you so much more.





cromer

and its surrounding area

“Oh I do like to be beside the seaside!!”

If you have always wanted to be more than just a visitor to the seaside then maybe Cromer is the ideal location for you. It sits on the stunning North Norfolk coast, surrounded by some of Norfolk's most beautiful countryside and attractive neighbouring towns and villages.

The town takes much of its character from the many fine buildings that the Victorians and then Edwardians built along the seafront and throughout the town creating a sense of historic grandeur. The landmark pier, promenade, long sandy beaches and rolling cliffs are just some of the other features that make Cromer so visually appealing.

Many stunning coastal and countryside walks can be enjoyed, starting from the town or nearby. The National Trust's elegant Felbrigg Hall, the glorious Blickling Hall and Sheringham Park are only a few miles away, and if golf is your passion, The Royal Cromer Golf Club sprawls over the cliff tops between Cromer and neighbouring Overstrand. Enjoy watersports and fishing on the coast or the famous Broads - a member of the National Parks family - whose waterways begin only 20 miles away at Wroxham.

Cromer has a good array of independent shops and national supermarkets. There are also many restaurants, cafes and public houses in the town and close by. Cromer and District Hospital provides a range of acute out-patient and day case services. There are also dental surgeries, a GP surgery, an infant, junior and academy school within the town. The region's historic capital, Norwich, is just over 20 miles away. Norwich is the main commercial, cultural, retail, entertainment and transport link for the county. Cromer has railway links to Norwich, the Broads and its neighbouring town Sheringham.

Cromer really does provide the best of many worlds.



The Weavers Way



Cromer lighthouse and golf course



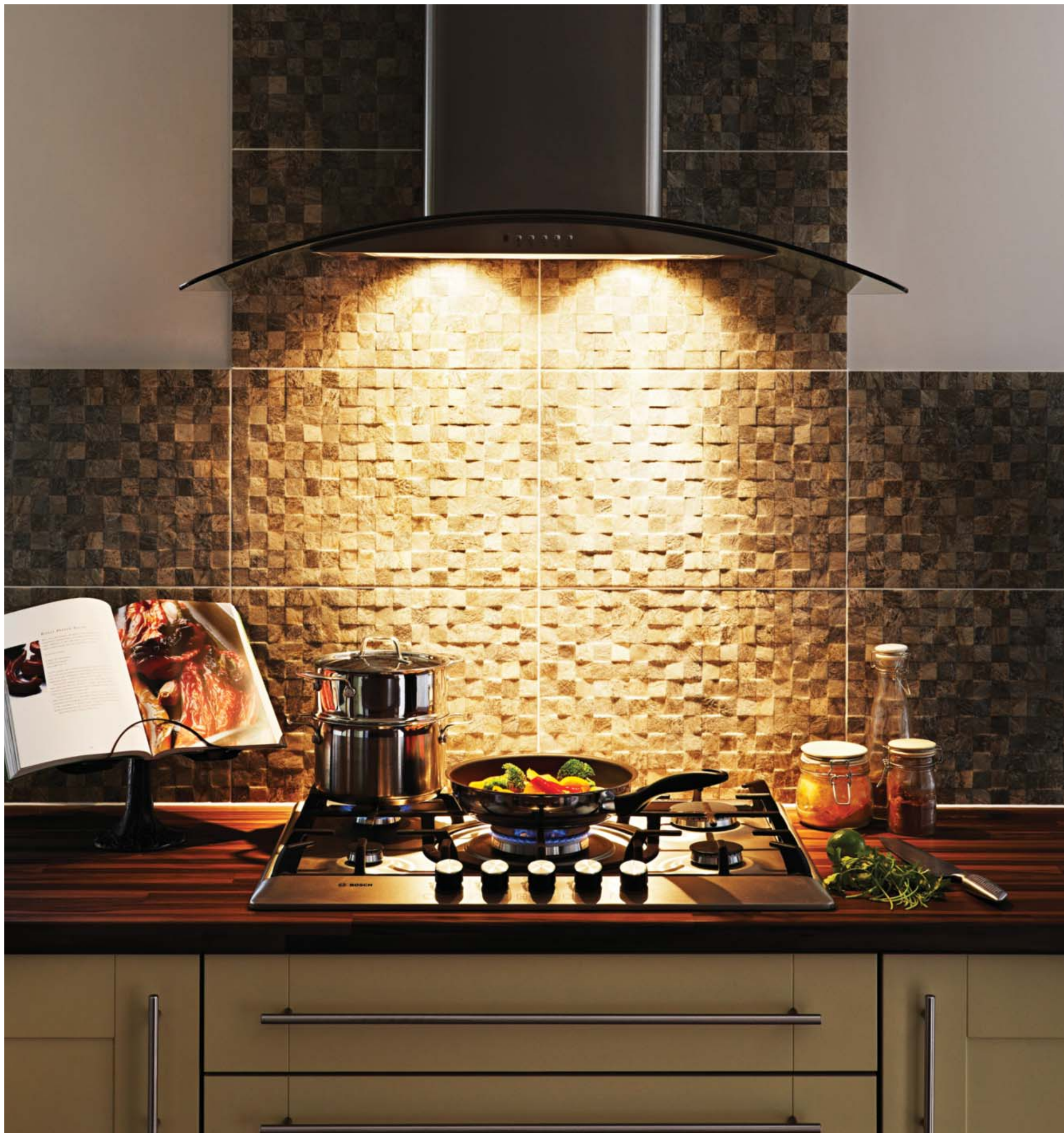
Cromer Church



Cromer Hospital

The Grove Hotel and Restaurant, Cromer







the finishing touches

key features

When you buy a new home you need to know exactly what is included in the cost of the property. We build our homes using quality products, fittings and finishes, that will save you time and money in future maintenance. Customers tell us that when they compare our specification, the quality and finish of our build, against other housebuilders, they are impressed. We think you will be too.

Here are just a few of the included features that make our homes that extra bit special:

Houses have energy efficient, space saving gas-fired underfloor central heating to the ground floor; (radiators to other floors) with condensing boiler.

An extensive choice of luxury kitchens with pelmet lights and cornice to most kitchens.

Sleek and elegant brushed steel finish appliance pack, consisting of fan assisted electric double oven and chimney style extractor hood with curved glass and gas hob on a glass base. 5 burner hob to larger properties with eye level oven.

A choice of high quality chrome kitchen mixer taps – one with a useful retractable rinse hose.

An extensive choice of tiles from our top quality range for your kitchen, utility*, bathroom and en-suite. (Full height to bath and showers). *Where applicable.

Elongated shower cubicles to en-suite fitted with a thermostatic pressurised shower.



“Excellent standard/quality of finish compared to friends who have bought properties from other companies.”

Mr D Jeeves. (Dereham)



Semi countertop vanity unit for storage with concealed cisterns to most bathrooms and ensuites.

Space saving built in mirror fronted wardrobes providing essential storage to all bedrooms of most home styles.

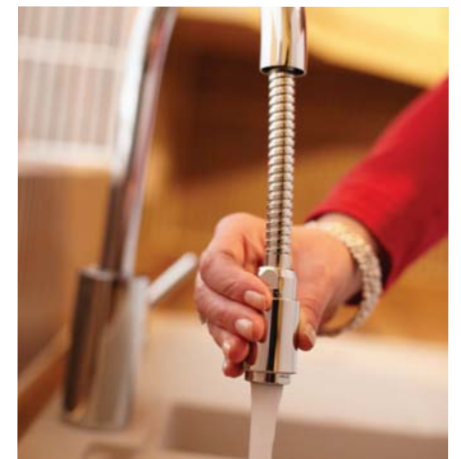
Attractive, solid core, oak effect, flush internal doors with complementary chrome finish door furniture.

A flooring package comprising carpet and vinyl sheet cushion flooring.

Integrated dishwasher, fridge and freezer or tall combined fridge/freezer or freestanding tall American style large fridge/freezer to kitchens of most home styles(see detailed features specification).

There are so many more features that we include in the cost of your new home. Please ask our sales negotiator for the full specification and see for yourself that Norfolk Homes really does...

offer you so much more...



For full details of our specification, see our separate 'features in your new home' brochure.

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FOR THE VERY LATEST SPECIFICATION, PLEASE ASK OUR SALES NEGOTIATOR. ALTERNATIVELY, PLEASE VISIT OUR WEBSITE www.norfolkhomes.co.uk

location

Satellite Navigation

Postcode: NR27 0HJ

Address: Park View, Roughton Road, Cromer.

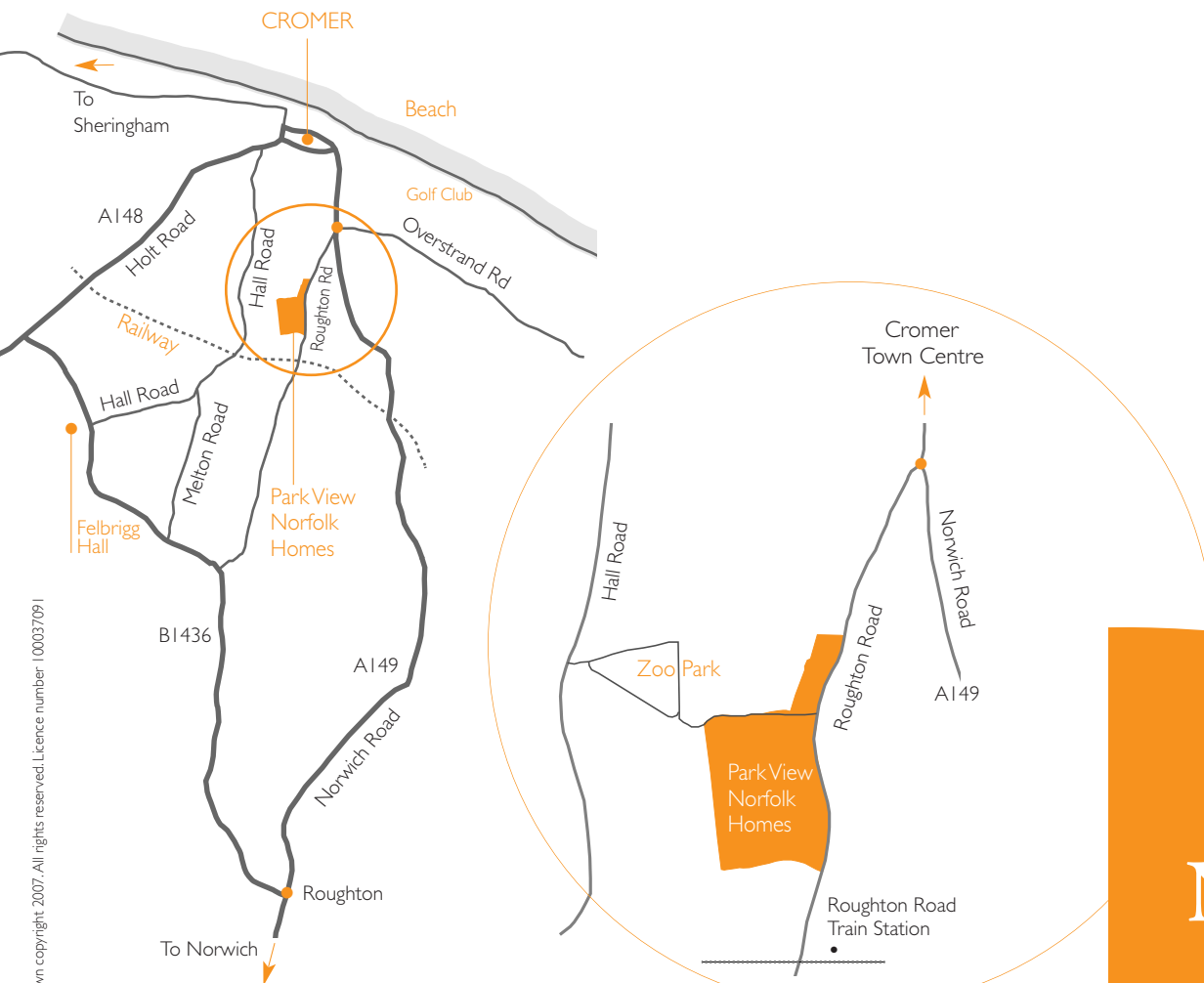
Directions

from Norwich

Take the A140 signposted Aylsham and Cromer. On reaching Roughton, turn left, and take the B1436 signposted Felbrigg Hall and Sheringham. Drive for approximately 1.5 miles, then turn first right onto Roughton Road, signposted Cromer. Drive for approximately 1 mile, then pass under the railway bridge. Drive for a further 300 yards to reach the ParkView development on your left hand side. Take the second left turn into the development and follow Norfolk Homes signs to the Sales Office - where you will receive a warm welcome.

from Kings Lynn

Take the A148 signposted Cromer. On reaching Aymerton 'Roman Camp Hotel and Garage' on your right, drive for approximately a further 1 mile. Turn right, and take the B1436 signposted Felbrigg Hall and Norwich. Turn third left (approximately 1.25 miles) onto Roughton Road, signposted Cromer. Drive for approximately 1 mile, then pass under the railway bridge. Drive for a further 300 yards to reach the ParkView development on your left hand side. Take the second left turn into the development and follow Norfolk Homes signs to the Sales Office - where you will receive a warm welcome.



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