



Wyngates, Blofield

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Norfolk Homes



Wyngates

BLOFIELD



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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)

"An excellent home delivered with equally excellent service."

Mr and Mrs Richardson (Sprowston)

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 exceptional 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. Norfolk Homes embraces traditional standards with modern methods and innovation, and we are always looking for ways to improve.

How we can help you find your new home.

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.

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 wyngates

Time to enjoy a village life?

If you are ready to move out of the city or town and seek a more rural location - but not total isolation - then Blofield maybe the perfect location for you.



Blofield is surrounded by beautiful countryside, is close to the famous Broads and is just under 10 miles east of Norwich and only 13 miles from the vast Norfolk coastline - you can see why it's a great and popular location. Wyngates is tucked away on the outskirts of the village.

Norfolk Homes have earned a great reputation for building new homes of the highest quality with exceptional specifications. These homes will be no exception. We are building 64 homes, which range in size from one bedroom apartments through to large four bedroom executive homes, so hopefully you will find something to meet your needs. We are offering you a selection of our most popular designs and some fabulous new ones too! No boring square boxes here! The layout has been creatively planned to make it a very visually appealing place to live; attractive homes with village greens and play areas, preserved mature hedges and trees.

Our homes are highly energy efficient to help you reduce your energy bills and carbon footprint. Houses have luxurious - but energy efficient - underfloor heating to the ground floor. You can enjoy creating your own beautiful new kitchen by choosing units from our extensive range and tiles from our Porcelanosa collection.*

* Dependent on stage of construction

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.





blofield

and its surrounding area

Blofield is a particularly good location for you if you still need the amenities that the region's vibrant capital offers; work, commerce, shopping, arts and culture, but also want to spend time in Norfolk's countryside where there is so much to do and explore.

This is a great area if you love outdoor activities such as walking, cycling and sailing. Enjoy watersports and fishing on the coast or the world famous wildlife haven The Broads - a member of the National Parks family. And you won't be short of great places to visit; smell the blooms at pretty gardens at Fairhaven and Hoveton, or have a fun day out with your children at Bewilderwood, an outdoor woodland adventure park. If you are a keen birdwatcher you are only a few miles from the tranquil and peaceful Strumpshaw Fen.



The village itself has useful amenities such as a primary school, GP surgery, church, library, pub and a few shops including a newsagents and post office. There is also a tennis club and the rather grand Courthouse hosts 'Blofield Village Screen' and other events and clubs. Blofield is close to the A47 which bypasses Norwich. There are bus services to and from Norwich and 6 miles from Blofield, just off the A47, is the Postwick Park and Ride going into the city centre. Nearby Brundall and Lingwood have train services running to and from Norwich and Great Yarmouth.

Come and explore Wyngates at Blofield!







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 (where applicable), bathroom and en-suite.

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.

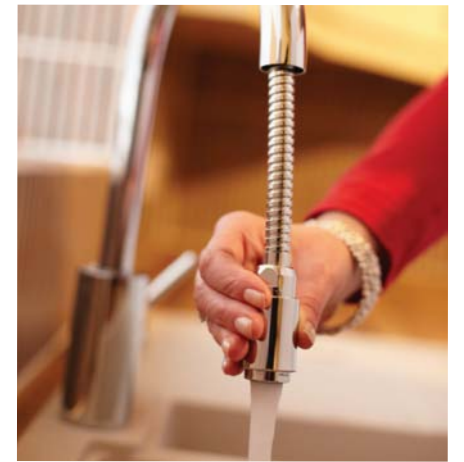
Attractive, solid core, oak effect, flush internal doors with complementary chrome finish door furniture.

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 'the finishing touch, features' brochure.

IMPORTANT:

This printed sales brochure gives customers a good idea of home specification and is accurate at the time of printing.

We aim to update and improve our homes continuously, which means that some amendments have been made since our marketing material was printed.

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



location

Satellite Navigation

Postcode: NR13 4JG

Address: 1 Farman Way, Blofield, Norwich

Directions

from Norwich

Leave Norwich on the A47 signposted towards Great Yarmouth, after approximately 5 miles you will reach a roundabout. Take the first exit continuing on the A47, after approximately 1.5 miles take the right turn signposted towards Strumpshaw and Lingwood, continue along Yarmouth Road into Blofield, after approximately 1/4 mile turn right into our Wyngates development. The Sales office and parking is on the left.

from Acle

Leave Acle on the A47 signposted towards Norwich, after approximately 4 miles turn left onto Yarmouth Road, signposted Lingwood & Strumpshaw, continue along Yarmouth Road into Blofield, after approximately 1/4 mile turn right into our Wyngates development. The Sales office and parking is on the left.

