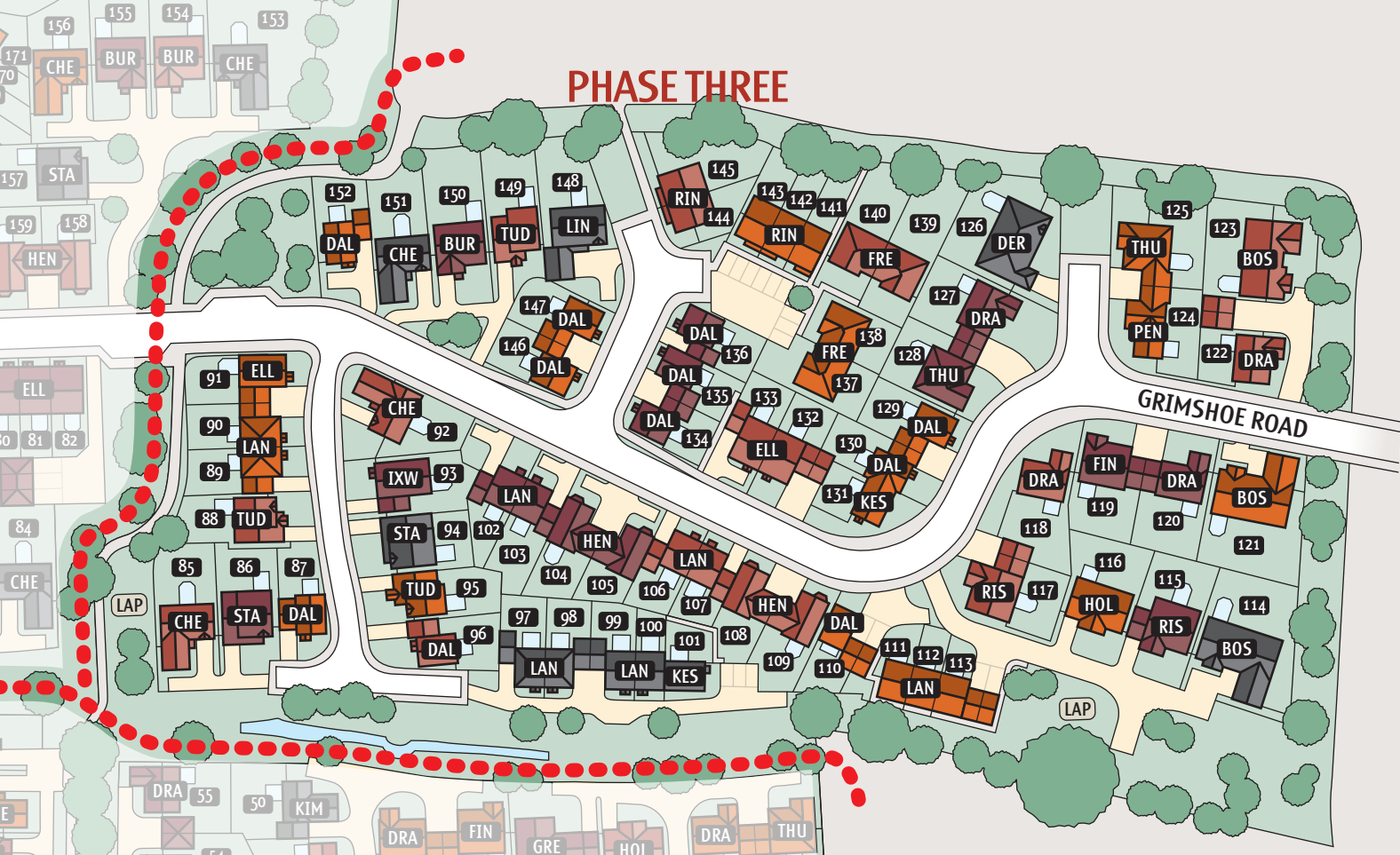




Hayfields

Downham Market Norfolk
Phase Three





PHASE THREE

Houses

- Langrick (LAN)
Three bedroom house
Plots 89, 90, 97, 98, 99, 100, 102, 103, 106, 107, 111, 112, 113
- Dalham (DAL)
Three bedroom house
Plots 87, 96, 110, 129, 130, 134, 135, 136, 146, 147, 152
- Keswick (KES)
Three bedroom house
Plots 101, 131
- Ringstead (RIN)
Three bedroom house
Plots 141, 142, 143, 144, 145
- Ellingham (ELL)
Three bedroom house
Plots 91, 132, 133
- Tuddenham (TUD)
Four bedroom house
Plots 88, 95, 149

- Stamford (STA)
Four bedroom house
Plots 86, 94
- Henley (HEN)
Four bedroom house
Plots 104, 105, 108, 109
- Ixworth (IXW)*
Four bedroom house
Plot 93
- Burnham (BUR)*
Four bedroom house
Plot 150
- Lincoln (LIN)*
Four bedroom house
Plot 148
- Chelsworth (CHE)
Four bedroom house
Plots 85, 92, 151

Bungalows

- Pentney (PEN)*
Two bedroom bungalow
Plot 124
- Drayton (DRA)
Two bedroom bungalow
Plots 118, 120, 122, 127
- Fincham (FIN)*
Two bedroom bungalow
Plot 119
- Holkham (HOL)*
Two bedroom bungalow
Plot 116
- Freston (FRE)
Two bedroom bungalow
Plots 137, 138, 139, 140
- Risby (RIS)
Two bedroom bungalow
Plots 115, 117
- Thursford (THU)
Two bedroom bungalow
Plots 125, 128
- Dersingham (DER)*
Three bedroom bungalow
Plot 126
- Boston (BOS)
Three bedroom bungalow
Plots 114, 121, 123

At Hayfields, a Residents' Management Company supervising day-to-day aspects of communal space and gardens enables you to play an active role in your local environment.

All landscaping shown is indicative only. Layout details may change.
LAP Local Area of Play.

* Details of these house styles are not included in this brochure.
Please ask your Home Adviser for further information.

A new home, a new lifestyle

Downham Market

Located in the attractive market town of Downham Market, Hayfields is just a short walk from the train station and within easy commuting distance of King's Lynn, Ely, Cambridge, Norwich and London King's Cross.

There is a choice of Primary schools – one with nursery provision – and Secondary schools, as well as a dedicated Sixth Form College and Learning for Life opportunities.

Local facilities in Downham Market include good shops, post office, a weekly market, restaurants, pubs and an established health centre. Benefiting from EU funding, Downham Market has a state-of-the-art leisure centre with indoor swimming pool and a modern library.

Norfolk Heritage Coast

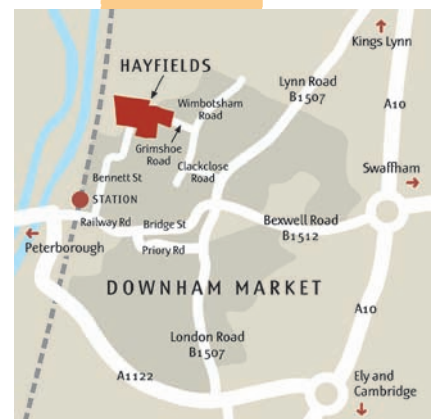
Just a short distance away is the Norfolk Heritage coastline with expansive beaches, a wealth of National Trust properties and nature reserves. Seaside towns offer activities, shops, pubs and restaurants to suit all lifestyles. Major towns and cities such as King's Lynn and Norwich are also within easy reach, offering excellent shopping and cultural activities.

Make your home your own

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

To enhance your living space, most of the properties at Hayfields have planning permission for a conservatory that can be added as an optional extra.

We will be pleased to welcome you to our stunning show house at Hayfields where you can talk to our Home Advisers about every aspect of buying your new home.



Award-winning customer service

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 our workforce is trained in traditional skills, producing the highest quality work, using first-class materials.



Over the years we have won numerous awards for our commitment to customer 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.

Our customers appreciate the little extra touches we offer that take the stress out of moving house, such as our free Lend-A-Home for those who have sold and are waiting to move into their new Bennett Home and when you move in, our complimentary handyman service to do all the necessary jobs that turn a house into a home.

HomeCheck

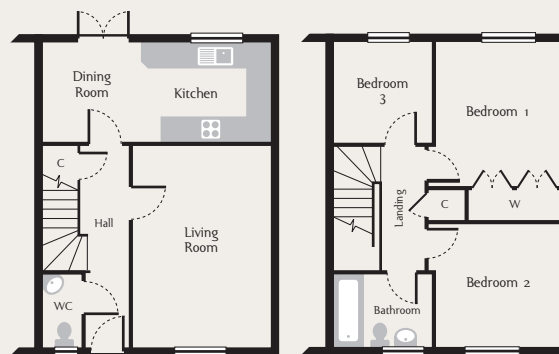
Going the extra mile is part of our company culture and that's why we offer HomeCheck, a courtesy visit three months after your purchase to look at any work required as a result of thermal movement through drying out, as well as minor details that may have been missed at handover or were not apparent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



On the following pages is a selection of the properties available at Hayfields, separated into house and bungalow styles. Each section is listed in order of size.

Langrick (LAN)

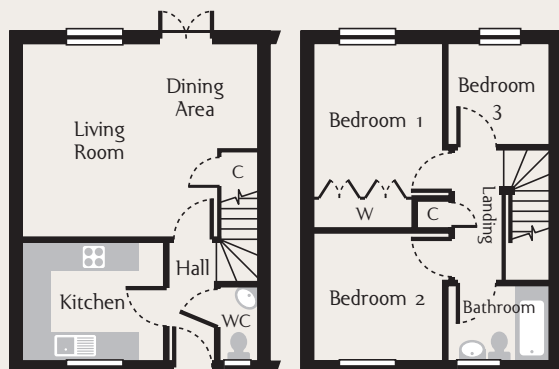
Three bedroom house



Kitchen/ Dining area	5330 x 2300mm 17'5" x 7'6"
Living room	4720 x 3200mm 15'5" x 10'6"
Bedroom 1	3300 x 2975mm 10'9" x 9'9"
Bedroom 2	2925 x 2993mm 9'7" x 9'9"
Bedroom 3	2325 x 2255mm 7'7" x 7'4"

Dalham (DAL)

Three bedroom house



Kitchen	3200 x 2650mm 10'6" x 8'8"
Living room/ Dining area	5330 x 4370mm 17'5" x 14'4"
Bedroom 1	3275 x 2930mm 10'8" x 9'7"
Bedroom 2	2980 x 2942mm 9'9" x 9'8"
Bedroom 3	2300 x 2300mm 7'6" x 7'6"

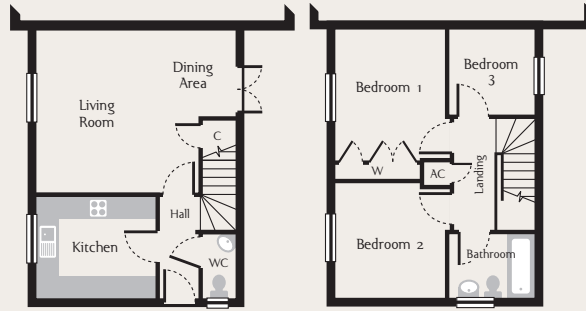
Room dimensions and layouts may vary. Kitchen and bathroom layouts are indicative only.

The photographs are representative only and some features and elevational details will vary.

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

Keswick (KES)

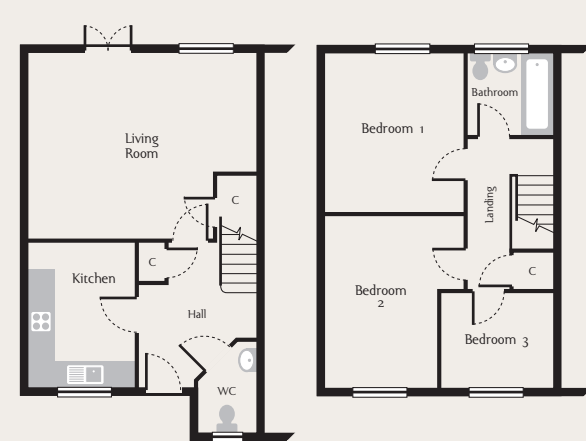
Three bedroom house



Kitchen	3200 x 2650mm 10'6" x 8'8"
Living room/ Dining area	5330 x 4370mm 17'5" x 14'4"
Bedroom 1	4078 x 2930mm 13'4" x 9'7"
Bedroom 2	2942 x 2980mm 9'8" x 9'9"
Bedroom 3	2300 x 2300mm 7'6" x 7'6"

Ringstead (RIN)

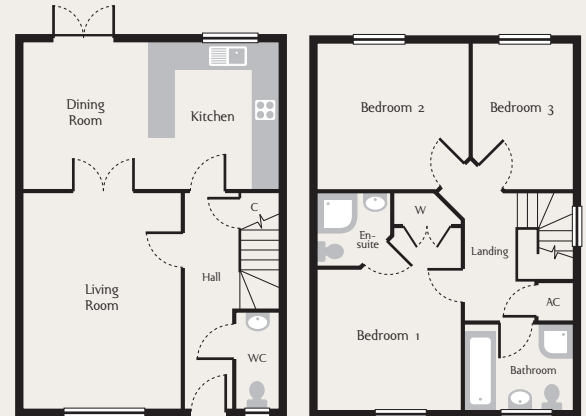
Three bedroom house



Kitchen	3370 x 2400mm 11'0" x 7'10"
Living room	5250 x 4300mm 17'2" x 14'1"
Bedroom 1	3670 x 3167mm 12'0" x 10'4"
Bedroom 2	4000 x 2550mm 13'1" x 8'4"
Bedroom 3	2208 x 2600mm 7'2" x 8'6"

Ellingham (ELL)

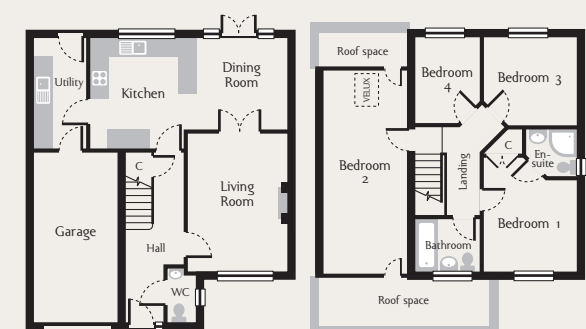
Three bedroom house



Kitchen/ Dining room	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	3417 x 3300mm 11'2" x 10'10"
Bedroom 3	3300 x 2253mm 10'10" x 7'4"

Tuddenham (TUD)

Four bedroom house

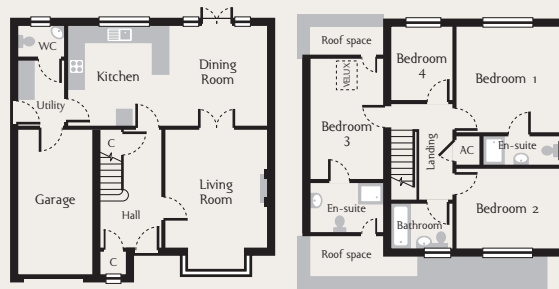


Kitchen / Dining room	6470 x 3600mm 21'2" x 11'9"
Utility room	3600 x 1650mm 11'9" x 5'4"
Living room	4520 x 3270mm 14'10" x 10'8"
Bedroom 1	3425 x 3028mm 11'2" x 9'11"
Bedroom 2	6713 x 2710mm 22'2" x 8'10"
Bedroom 3	3020 x 2900mm 9'11" x 9'6"
Bedroom 4	2824 x 2092mm 9'3" x 6'10"

Room dimensions and layouts may vary. Kitchen and bathroom layouts are indicative only. Please check with your Home Adviser at time of reservation. The photographs are representative only and some features and elevational details will vary.

Stamford (STA)

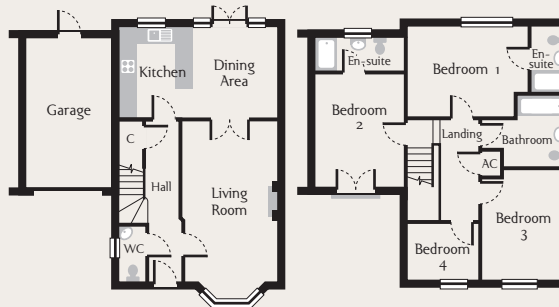
Four bedroom house



Kitchen/ Dining room	7420 x 3695mm 24'4" x 12'1"
Utility	2425 x 1700mm 7'11" x 5'6"
Living room	4413 x 3820mm 14'5" x 12'5"
Bedroom 1	3833 x 3913mm 12'6" x 12'10"
Bedroom 2	3832 x 3016mm 12'6" x 9'10"
Bedroom 3	4522 x 2712mm 14'10" x 8'10"
Bedroom 4	2722 x 2310mm 8'11" x 7'6"

Henley (HEN)

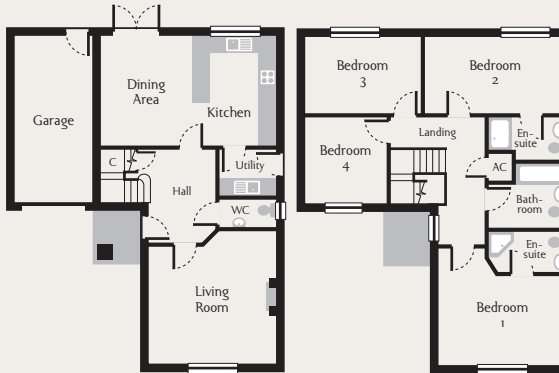
Four bedroom house



Kitchen/ Dining area	5620 x 3250mm 18'5" x 10'8"
Living room	5720 x 3283mm 18'9" x 10'9"
Bedroom 1	4308 x 3250mm 14'1" x 10'8"
Bedroom 2	3225 x 4005mm 10'7" x 13'1"
Bedroom 3	3948 x 2988mm 12'11" x 9'9"
Bedroom 4	2533 x 2000mm 8'3" x 6'6"

Chelsworth (CHE)

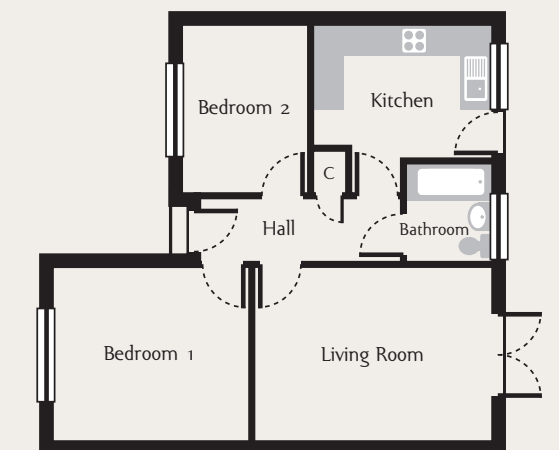
Four bedroom house



Kitchen/ Dining area	6335 x 3989mm 20'9" x 13'1"
Utility room	1695 x 2110mm 5'6" x 6'11"
Living room	4811 x 4620mm 15'9" x 15'2"
Bedroom 1	4620 x 4231mm 15'2" x 13'11"
Bedroom 2	5133 x 2790mm 16'10" x 9'1"
Bedroom 3	4213 x 2790mm 13'10" x 9'1"
Bedroom 4	2998 x 3155mm 9'10" x 10'4"

Drayton (DRA)

Two bedroom bungalow

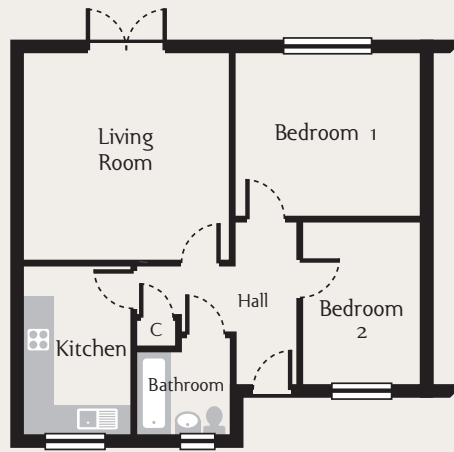


Kitchen	3646 x 2650mm 11'11" x 8'8"
Living room	4878 x 3534mm 16'0" x 11'7"
Bedroom 1	3855 x 3534mm 12'7" x 11'7"
Bedroom 2	3406 x 2572mm 11'2" x 8'5"

Room dimensions and layouts may vary. Kitchen and bathroom layouts are indicative only. Please check with your Home Adviser at time of reservation. The photographs are representative only and some features and elevational details will vary.

Freston (FRE)

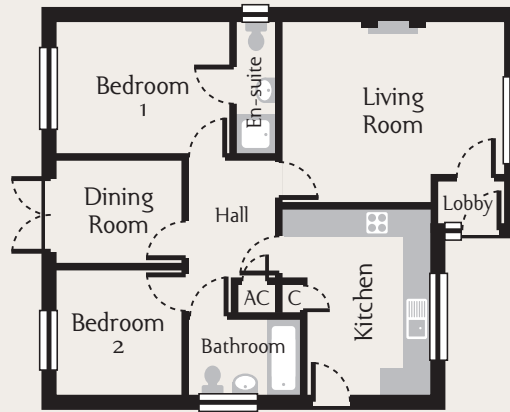
Two bedroom bungalow



Kitchen	3500 x 2275mm 11'5" x 7'5"
Living room	4350 x 4350mm 14'3" x 14'3"
Bedroom 1	3900 x 3425mm 12'9" x 11'2"
Bedroom 2	2483 x 3425mm 8'1" x 11'2"

Risby (RIS)

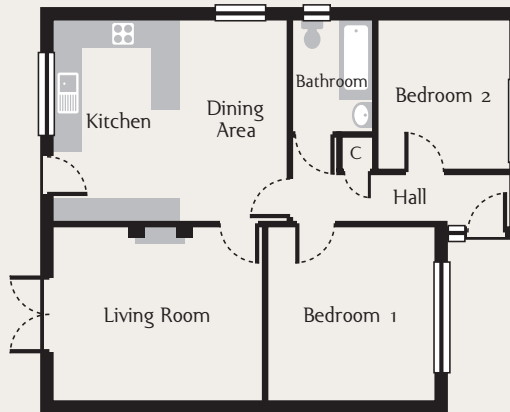
Two bedroom bungalow



Kitchen	4270 x 2743mm 14'0" x 9'0"
Living room	4870 x 4015mm 15'11" x 13'2"
Dining room	2878 x 2423mm 9'5" x 7'11"
Bedroom 1	3915 x 2967mm 12'10" x 7'11"
Bedroom 2	2795 x 2878mm 9'2" x 9'5"

Thursford (THU)

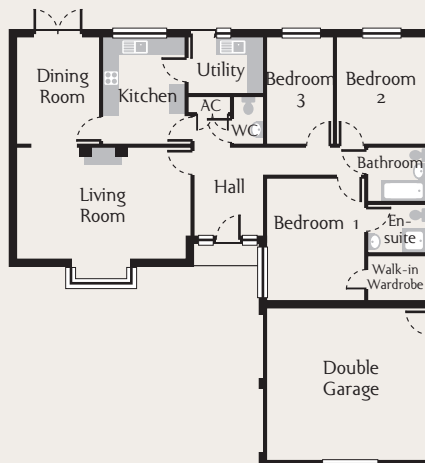
Two bedroom bungalow



Kitchen/ Dining area	4500 x 5155mm 14'9" x 16'10"
Living room	4590 x 3785mm 15'0" x 12'5"
Bedroom 1	3785 x 3670mm 12'5" x 12'0"
Bedroom 2	3355 x 2875mm 11'0" x 9'5"

Boston (BOS)

Three bedroom bungalow



Kitchen	4000 x 2950mm 13'1" x 9'8"
Utility room	2675 x 2300mm 8'9" x 7'6"
Living room	6088 x 4000mm 19'11" x 13'1"
Dining room	4000 x 2950mm 13'1" x 9'8"
Bedroom 1	4510 x 3520mm 14'9" x 11'6"
Bedroom 2	3760 x 3000mm 12'4" x 9'10"
Bedroom 3	4000 x 2520mm 13'1" x 8'3"

Room dimensions and layouts may vary. Kitchen and bathroom layouts are indicative only. Please check with your Home Adviser at time of reservation. The photographs are representative only and some features and elevational details will vary.



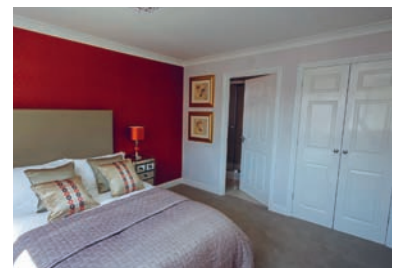
High quality homes with a superior specification

Properties at Hayfields are finished to an exceptional standard. Our homes are built to conform to all relevant Building Regulations, to exceed National House Building Council (NHBC) requirements and 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	LAN	DAL	KES	RIN	ELL	TUD	STA	HEN	IXW	BUR	LIN	CHE	PEN	DRA	FIN	HOL	FRE	RIS	THU	DER	BOS	
Bosch stainless steel electric oven and gas hob
Bosch integrated dish-washer
Gas condensing boiler
Porcelanosa ceramic kitchen floor tiles*
Downlighting in kitchen and bathroom/ensuite
Under-pelmet kitchen lighting
Fire surround and electric fire
Wall-mounted electric fire
Pre-wired for TV aerial/satellite dish
Roca bathroom suites
Chrome towel radiator in bathroom
Fitted furniture to bathroom or ensuite
Porcelanosa ceramic bathroom wall tiles*

*Choices available subject to build stage.

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.





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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.

(0214) Brochure design: Ab creative Cambridge 01223 276354 abcr8.co.uk