

**Butterfly Gardens, Attleborough,**

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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](http://www.norfolkhomes.co.uk)

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*butterfly  
gardens*

Attleborough



A fine range of high specification, quality new homes in a superb location.

**Norfolk Homes**





*"I think the homes are the best quality I have seen from all the new builds in the local area."*

*Miss M. (Poringland)*



*"The standard of the finishes is outstanding..."*

*Mr and Mrs N. (Hemsby Village)*

*"We have been bowled over by the kindness and service."*

*Mr & Mrs M. (Aylsham)*

# *about us*

Norfolk Homes was founded in 1985 and since then we have built over 3000 new homes at numerous locations in Norfolk.

Since our inception, our objective has been to offer excellent value, well proportioned homes, that are not only built to a high standard with an unrivalled specification, but continue to evolve by embracing traditional standards with modern methods and innovation.

Each development has a good range of home types from our huge portfolio of different styles – from a starter property to an executive home or a bungalow, we will have something to meet your needs, and regardless of size, all of our homes enjoy a very high specification that is envied by our competitors.

Before, during and after completing your purchase, you will find all of our staff are dedicated to being helpful and efficient in providing you with a high level of personal service, with the minimum of bureaucracy.

Our primary concern is our customers, and our approach has earned us an enviable reputation, resulting in many people returning to buy from us several times.







# *butterfly gardens*



Welcome to Butterfly Gardens, Attleborough, an exciting development of high specification quality new homes.



Butterfly Gardens is a select development of 70 homes.

With over 30 different home styles, from a modest apartment to a large 4 bedroom executive detached house, there is something for everyone.

The development is situated just half a mile from the main A11 for major road links and one mile from the town centre for a large range of amenities.







Peter Beales Roses,



Norwich to Ely/Cambridge rail line



# *attleborough*

## and its surrounding area

Attleborough is an historic, attractive market town, superbly situated for Norwich, Cambridge or London.

Attleborough is an attractive, historic market town, situated between Norwich and Thetford and ideally situated for commuting or travelling to other locations. It is approximately 15 miles from Norwich city centre and less than 11 miles from the Norwich (A47) southern by-pass.

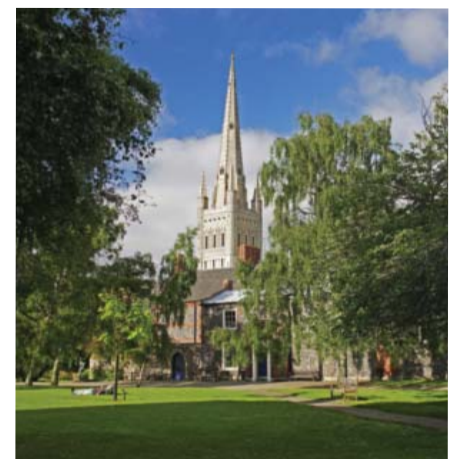
As well as excellent road links, Attleborough also has a railway station on the Norwich to Ely/Cambridge line with onward links to London and beyond. There are also buses from the town to Norwich.

Everyday needs are very well catered for and include a range of shops, supermarkets, churches, schools for all ages, medical facilities and a library. There are a number of cafes, restaurants and pubs which is not altogether surprising as the town was associated with cider making!

Recreationally there is countryside all around with plenty of local tourist attractions close by. There are many clubs and associations to help you enjoy local life.

The historical city of Norwich remains the main commercial, cultural, retail, entertainment and transport link for the county if not the region.

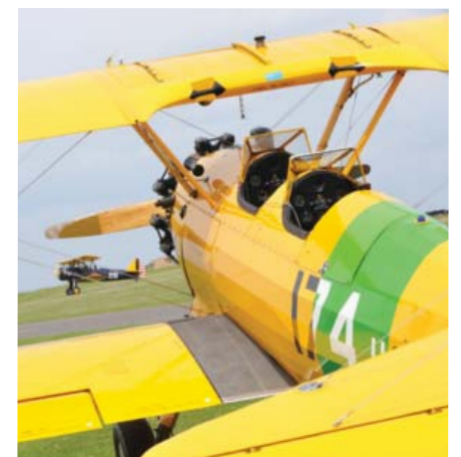
Norwich



The Mulberry Tree Restaurant



Old Buckenham Airfield











# *finishing touch*

## key features

Houses have gas-fired underfloor\* central heating to the ground floor (radiators to other floors) with condensing boiler. (\*Not applicable to plots 10-13, 24 and 29-36 – The Local Low Cost Homes Scheme).

Extensively fitted luxury kitchen and utility (where applicable) including chrome tap with retractable rinse hose to kitchen.

Fan assisted electric double oven, curved glass chimney hood and glass base gas hob appliance pack to most home styles.

Composite granite effect or stainless steel sinks.

Many bathrooms and en-suites have a semi countertop basin and vanity units with concealed cistern.

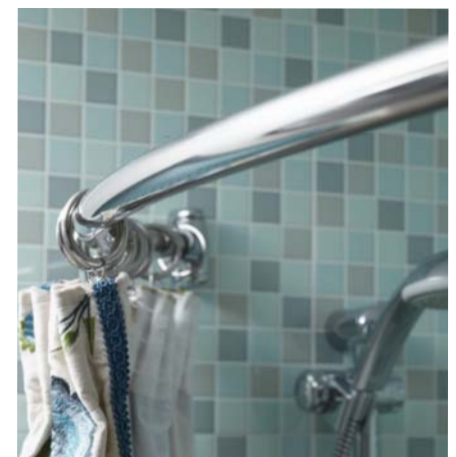
High quality sanitary ware.

Contemporary, solid core, oak effect internal doors with polished chrome door furniture to most home styles.

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

Built in mirror fronted wardrobes to every bedroom of most home styles.

A polished chrome heated towel rail is fitted to all bathrooms and en-suites.







A stylish fire surround and hearth with an inset electric fire to larger homes.

Black PVCu fascia, barge, soffit and cladding.

High quality, low maintenance, cream PVCu windows and french patio doors.

Wiring to take advantage of Sky+ (equipment not included).

BT point and double socket fitted in the loft to take advantage of wireless broadband technology (equipment not included).

Extensive choice of ceramic wall tiling to sanitary areas.

Concrete posts with close board panel fences and concrete gravel boards (where applicable).

High quality Black coloured up-and-over metal garage door.

Drives and parking spaces finished with concrete block paviours.

and so much more...



For full details of our specification, see our separate 'features in your new home' 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](http://www.norfolkhomes.co.uk)

# location

## Satellite Navigation

Postcode: NR17 1TA

Address: Bracken Drive, off Blackthorn Road, Attleborough.

## Directions

**from Norwich** Take A11 towards Attleborough, Thetford & London. Take 2nd exit for Attleborough signposted Attleborough and Watton B1077. At traffic lights at bottom of slip road go straight on. After 100 yards turn left into Blackthorn Road. After 0.5 mile turn right into Hazel Road. After 100 yards turn left into Bracken Drive. At end of Bracken Drive, enter "Butterfly Gardens". Our Sales Office is on the right.

**from Thetford** Take A11 towards Norwich. At Breckland Lodge (The Stag) roundabout go straight on signposted Norwich. After approx 1.5 miles take exit for Attleborough & Watton B1077. At traffic lights at bottom of slip road turn right signposted Attleborough and Diss. After 100 yards turn right then left into Blackthorn Road. After 0.5 mile turn right into Hazel Road. After 100 yards turn left into Bracken Drive. At end of Bracken Drive, enter "Butterfly Gardens". Our Sales Office is on the right.

