



– MANOR –
GREEN

FW

PROPERTIES

Creating Signature Developments



Welcome to MANOR GREEN

Just 14 miles from beautiful beaches and within the catchment area for well regarded local schools, Manor Green is the latest development from the highly regarded developer, FW Properties. One of the most striking aspects to this wonderful collection of just 23 homes in east Norfolk is the mix of properties on offer.

There are houses offering from between two and five bedrooms, and bungalows with either two or three bedrooms. Externally, every property has its own private garden and driveway, whilst most have garages or carports.

Energy efficiency is optimised by the very latest insulation standards, high quality glazing, air source heat pumps and underfloor heating to all ground floors. The outstanding specifications ensure the most discerning of buyer will be delighted to find their new home fully equipped. A ten year warranty gives complete piece of mind.

Village life in rural Norfolk

Hales is a tranquil village nestled amidst the picturesque Norfolk countryside, surrounded by lush green fields, ancient oak trees and an array of wildlife.

The area is well known for the stunning Raveningham Estate where gardens open to the public from as early as February, and include amongst many others the 'Time Garden' designed around essays based on the passage of time written by Sir Francis Bacon.

A visit to St. Margaret's Church, which sits in an isolated countryside setting, will find you falling in to a 12th century Norman world, with beautiful stained-glass windows and medieval carved entrance door. Life in Hales moves at a gentle pace, providing ample opportunities for leisurely walks and immersing yourself in the peace of rural living.

Just over a mile from Manor Green and lying on the River Chet, Loddon is a small market town with so much on its doorstep. There are an assortment of local shops, eateries and pubs - along with local walks. There are numerous schools nearby covering all ages, including the renowned Langley



School – an independent school offering day, weekly, flexi and full boarding. Hales falls within the catchment area for Hobart High School. Loddon is within the bounds of The Broads National Park, which is the largest protected wetland in Britain.

Travel south east from Manor Green for just six miles and you arrive at the beautiful bustling market town of Beccles where you will find amenities and attractions in abundance. An array of independent shops to explore, restaurants and pubs, public swimming pool, museums and the bell tower to name a few. For those seeking a thrill or two there's even the Beccles Drop Zone for parachuting and Ellough Park Race Circuit for the petrolheads.

Manor Green is well situated to reach areas in both Norfolk and Suffolk, and the ancient city of Norwich is only a 30 minute drive away.

Distances from Hales:

Loddon	1.6 miles
Beccles	6.1 miles
Nearest Beach (Gorleston)	12.1 miles
Norwich & Train Station	12.7 miles
Norwich Airport	17.4 miles

A level of quality which speaks for itself



KITCHEN

All Plots

- Classic shaker style kitchen with timber doors and soft close mechanisms
- Large format floor tiles
- Integrated dishwasher
- Stainless steel sockets at worktop level
- Recessed downlighters to ceiling
- Space for a washing machine in plots without a utility room

Plots 3, 4, 5, 15, 16, 17, 18, 19, 22 & 23

- Bosch undercounter built-in oven (plots 5, 15 & 16)
- Bosch built-in double oven in tower unit (plots 3, 4, 17, 18 & 19)
- Bosch 4 ring induction hob
- Bosch built in dishwasher
- Bosch brushed steel extract hood
- Square edged laminate worktop and upstand with stainless steel sink and slim lever swan neck tap

Plots 1, 2, 9, 10, 11, 12, 13, 14, 20 & 21

- Siemens built in oven in tower unit
- Siemens built in combination microwave oven/grill in tower unit
- Siemens 5 ring induction hob
- Siemens built in dishwasher
- Siemens brushed steel extract hood
- Quartz worktop including upstands with 1.5 bowl undermount sink and slim lever swan neck tap

UTILITY

Plots 1, 2, 9, 10, 11, 12, 13, 14, 20 & 21

- Built in cupboards to match the kitchen
- Square edge laminate worktop and upstand
- Stainless steel sink and swan neck tap
- Large format floor tiles
- Recessed downlighters to ceiling
- Space for washing machine and tumble dryer

BATHROOMS, EN-SUITE SHOWER ROOMS AND CLOAKROOMS

All House Types

- Contemporary white sanitary ware and chrome fittings from Saneux
- Vanity unit in master en-suite (plots 2, 9, 11, 12, 13 & 14)
- Wall and floor tiling from Porcelanosa
- Thermostatically controlled shower
- Rainfall shower to master en-suite
- Downlighters to ceiling
- Chrome towel rails

FINISHES

- White satin painted stairs and balustrade
- Cupboards to bedrooms where shown
- Oak veneered Dordogne style internal doors
- Polished chrome door furniture
- Walls painted white
- Ceilings – smooth finish painted white
- White satin skirting and architraves

Plots 1, 2, 9, 10, 11, 12, 13, 14, 20 & 21 also include:

- Parkray contemporary style wood burning stove
- Oak balustrade and newel cap to stairs

GENERAL

All House Types

- uPVC double glazed windows with grey external finish
- TV points located in living room and all bedrooms
- Double sockets throughout
- 2 USB sockets in each property
- External tap
- External lighting on PIR sensors
- Landscaped gardens with turfed front and seeded rear lawns
- Double/single garages or carports (plot specific) with lighting, power and pedestrian door
- External parking
- Patios and paving around the property
- Smoke detector systems
- Fibre cable to the premises providing Broadband capable of speeds up to 1Gbps

ENVIRONMENTAL

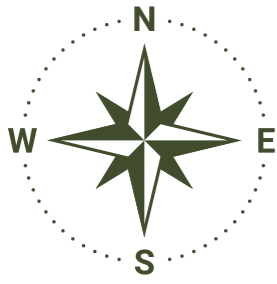
- Heating and hot water supplied via an Air Source Heat Pump
- Underfloor heating to ground floor

WARRANTY

- 10 year Build-Zone new build warranty

*Images used are of previous developments by FW Properties





The Wroxham (Plots 1, 10, 20 & 21)



A four bedroom detached home with dual aspect living room featuring a central fireplace and stunning open-plan kitchen/dining/sun room. Spacious bedrooms, the principal bedroom with fitted wardrobes and an en-suite. There is ample driveway parking and a garage. Plots 1, 20 and 21 overlook the grass meadow green space whilst plot 10 has one of the largest plots on the development.

153.6m² / 1653ft²



GROUND FLOOR: Kitchen/Dining/Sun Room 6.71m max x 5.92m max
 Living Room 6.82m x 3.95m Utility Room 2.80m x 2.13m
 FIRST FLOOR: Bedroom 1 4.13m x 3.73m
 Bedroom 2 4.01m x 3.45m Bedroom 3 4.10m x 3.32m Bedroom 4 3.32m x 3.27m

The Haddiscoe (Plots 2 & 13)



A stunning executive home featuring five bedrooms, two en-suites, three reception rooms, dual aspect kitchen/dining room and separate utility room. Externally, the property offers a detached double garage, driveway and generous gardens. The garden of plot 2 is west facing, whilst plot 13 is south facing.

204.1m² / 2197ft²



GROUND FLOOR: Kitchen/Dining Room 6.62m x 3.83m Formal Dining Room 4.65m x 3.00m
 Living Room 7.16m x 3.65m Utility Room 3.45m x 2.01m Study 3.61m x 2.12m
 FIRST FLOOR: Bedroom 1 4.00m x 3.70m Bedroom 2 4.1m x 3.95m Bedroom 3 3.71m x 3.00m
 Bedroom 4 4.10m x 2.60m Bedroom 5 3.11m x 2.51m

The Reedham (Plot 3)



A three bedroom semi-detached home with hallway entrance, dual aspect living room, kitchen dining room with french doors to the garden and en-suite to the principal bedroom. South facing rear garden and driveway parking for two vehicles.

90m² / 969ft²



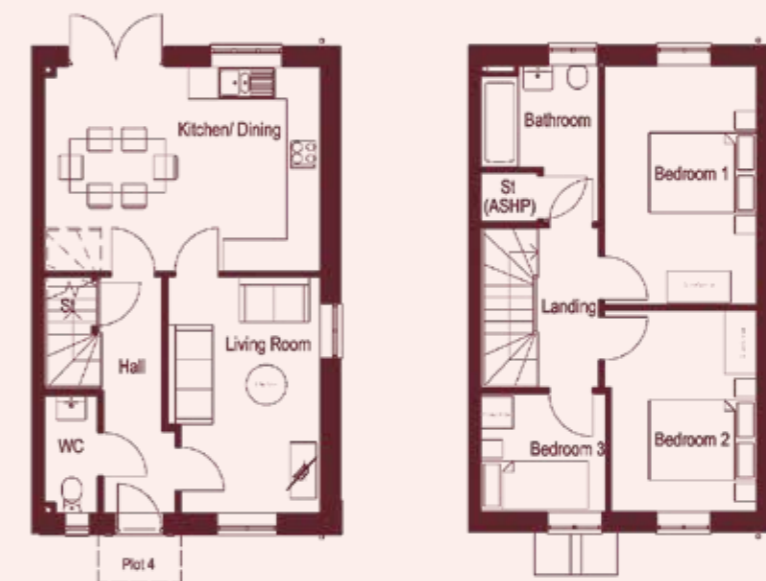
GROUND FLOOR: Kitchen 5.14m x 2.70m Living/Dining Room 5.14m x 3.77m
 FIRST FLOOR: Bedroom 1 3.23m x 2.76m Bedroom 2 3.86m max x 2.93m max
 Bedroom 3 3.86 x 2.16m

The Wherry (Plot 4)



A three bedroom semi-detached home with hallway entrance, dual aspect living room and kitchen/dining room with french doors to the garden. South facing rear garden and driveway parking for two vehicles.

86m² / 926ft²



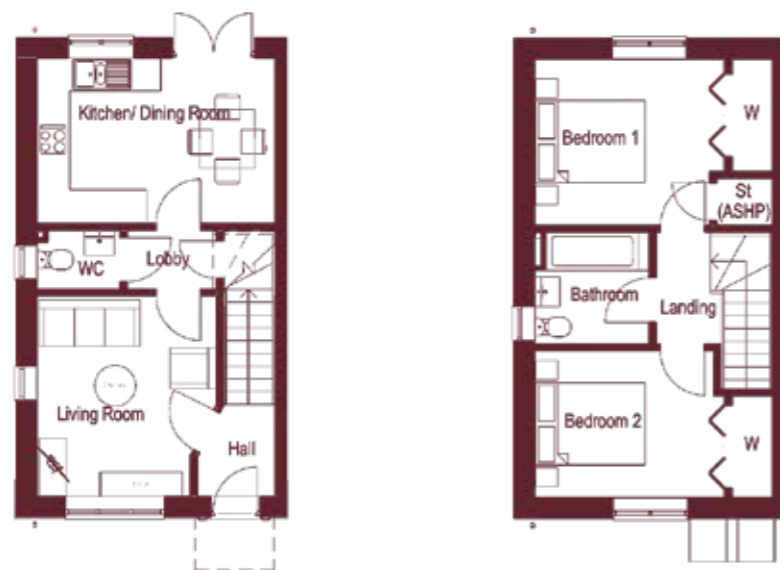
GROUND FLOOR: Kitchen/Dining Room 5.21m x 3.80m Living Room 4.50m x 2.90m max
 FIRST FLOOR: Bedroom 1 4.50m x 2.95m Bedroom 2 3.82m x 2.95m max
 Bedroom 3 2.36m x 2.26m

The Fritton (Plot 5)



A two bedroom semi-detached home with hallway entrance, dual aspect living room, kitchen/dining room with french doors to the garden and double bedrooms both with fitted wardrobes. West facing rear garden and driveway parking for two vehicles.

69.8m² / 751ft²



GROUND FLOOR: Kitchen/Dining Room 4.39m x 3.13m Living Room 3.75m max x 3.35m max
 FIRST FLOOR: Bedroom 1 3.59m x 3.13m Bedroom 2 3.59m x 2.73m

The Somerleyton (Plot 9)



Unique to the development, this wonderful detached bungalow offers a hallway entrance, living room with fireplace, generous kitchen/dining room, utility room, three double bedrooms, bathroom and en-suite to the principal bedroom. The exterior features a spacious west facing garden, garage and driveway.

137.1m² / 1476ft²



GROUND FLOOR: Kitchen/Dining Room 8.41m x 3.53m Utility Room 3.53m x 2.40m
 Living Room 6.60m x 3.63m Bedroom 1 6.68m max x 4.01m Bedroom 2 3.75m x 3.55m max
 Bedroom 3 3.75m x 2.62m

The Langley (Plots 11 & 12)



The largest properties at Manor Green leave nothing to the imagination. The ground floor boasts three reception rooms in addition to the kitchen/dining room and utility room. The cavernous first floor has five bedrooms, family bathroom, two en-suites and a walk-in-wardrobe to the principal bedroom. Both plots have detached double garages, plot 11 has a west facing garden whilst plot 12 is south facing.

231.6m² / 2493ft²



GROUND FLOOR: Kitchen/Dining Room 8.40m x 4.53m max Living Room 5.92m x 4.39m
Family Room 5.25m x 3.34m Formal Dining Room 4.06m x 3.70m FIRST FLOOR:
Bedroom 1 5.24m x 4.40m Bedroom 2 3.70m x 3.68m Bedroom 3 4.66m x 3.70m max
Bedroom 4 3.70m x 3.03m Bedroom 5 3.50m x 2.52m

The Thurlton (Plot 14)



An uncompromising detached family home. The ground floor has two reception rooms in addition to the kitchen/dining room stretching right across the rear. There are four generous double bedrooms, two en-suites and family bathroom. The exterior offers a south facing garden, detached double garage and driveway for at least four vehicles.

163.7m² / 1762ft²



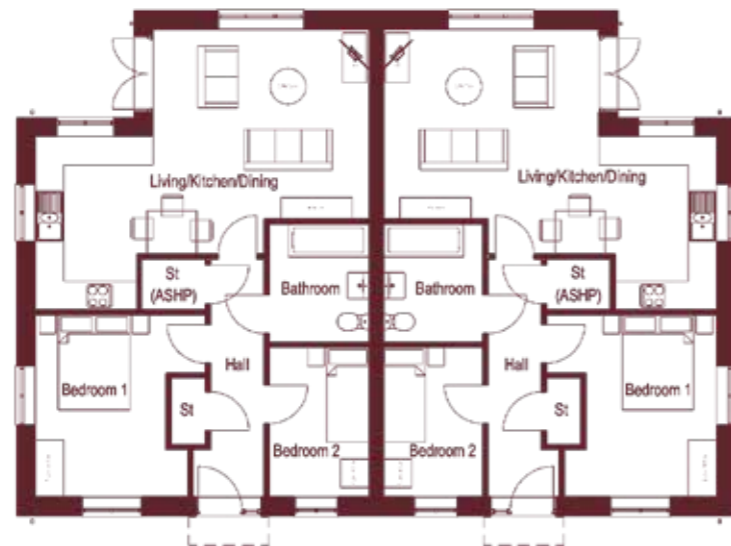
GROUND FLOOR: Kitchen/Dining Room 9.86m x 3.29m Living Room 4.91m x 3.93m
Study 3.37m max x 2.83m max FIRST FLOOR: Bedroom 1 4.31m max x 3.95m
Bedroom 2 3.95m x 3.05m max Bedroom 3 3.61m x 3.30m Bedroom 4 3.61m x 2.67m

The Breydon (Plots 15 & 16)



Small in stature but bursting with character, these two semi-detached bungalows are little gems. There are two bedrooms and a bathroom, whilst at the heart of the home is the fabulous open-plan kitchen, dining, living room, with french doors onto the patio. The exterior gardens are complemented by detached carports and their own driveways.

63.3m² / 681ft²



GROUND FLOOR: Kitchen/Dining Room/Living Room 7.03m max x 5.89m max
Bedroom 1 3.88m x 3.60m max Bedroom 2 3.20m x 2.10m

The Bure (Plots 17, 18 & 19)



Three detached bungalows perfectly located on the eastern edge of the development on their own private road. There are two double bedrooms, both with fitted wardrobes, a bathroom and an open-plan kitchen, dining, living room with french doors onto the patio. Each property has a carport and driveway.

74.4m² / 801ft²



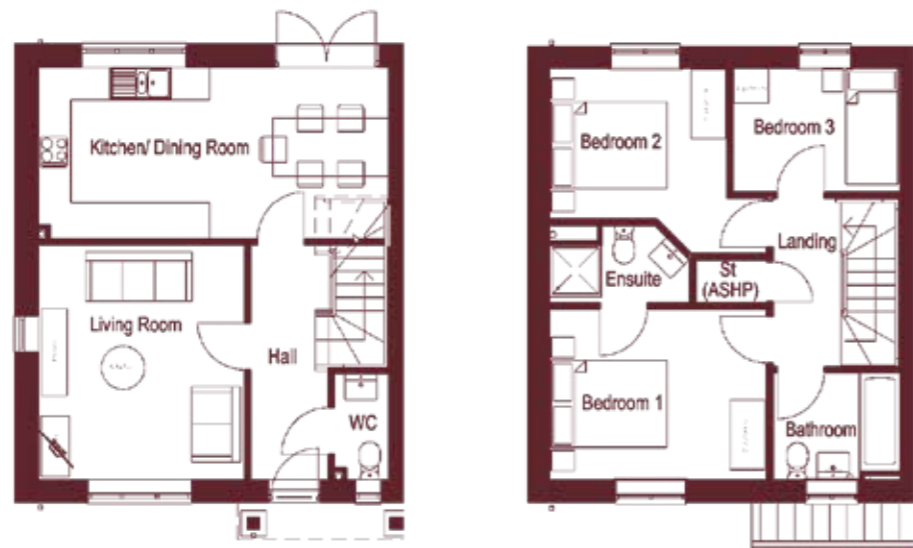
GROUND FLOOR: Living/Kitchen/Dining Room 6.96m max x 6.15m Bedroom 1 4.23m x 3.18m
Bedroom 2 4.23m x 2.87m

The Thurne (Plot 22)



A three bedroom semi-detached home with hallway entrance, dual aspect living room, kitchen/dining room with french doors to the garden and en-suite to the principal bedroom. There is a garage and driveway parking for two vehicles and the front overlooks the grass meadow green space.

87.0m² / 936ft²



GROUND FLOOR: Kitchen/Dining Room 6.07m x 2.98m Living Room 4.08m x 3.55m
 FIRST FLOOR: Bedroom 1 3.76m x 3.00m Bedroom 2 3.76m max x 3.05m max
 Bedroom 3 2.94m x 2.13m

The Wensum (Plot 23)




A three bedroom semi-detached home with hallway entrance, dual aspect living room, kitchen/dining room with french doors to the garden and en-suite to the principal bedroom. There is a cart lodge and driveway and the front overlooks the grass meadow green space.

91.7m² / 987ft²



GROUND FLOOR: Kitchen/Dining Room 5.95m x 2.98m Living Room 4.75m x 3.45m
 FIRST FLOOR: Bedroom 1 3.68m x 3.59m Bedroom 2 3.68m max x 3.26m max
 Bedroom 3 2.93m x 2.13m

The Development

Key	Plot(s)	Name	Bedrooms	Internal Area
	1, 10, 20, 21	The Wroxham	4	153.6m ² / 1653ft ²
	2, 13	The Haddiscoe	5	204.1m ² / 2197ft ²
	3	The Reedham	3	90m ² / 969ft ²
	4	The Wherry	3	86m ² / 923ft ²
	5	The Fritton	2	69.8m ² / 751ft ²
	9	The Somerleyton	3	137.1m ² / 1476ft ²
	11, 12	The Langley	5	231.6m ² / 2493ft ²
	14	The Thurlton	4	163.7m ² / 1762ft ²
	15, 16	The Breydon	2	63.3m ² / 681ft ²
	17, 18, 19	The Bure	2	74.4m ² / 801ft ²
	22	The Thurne	3	87.0m ² / 936ft ²
	23	The Wensum	3	91.7m ² / 987ft ²

Please note that internal areas are taken from architects drawings and not from measuring the actual finished buildings



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About the Developer

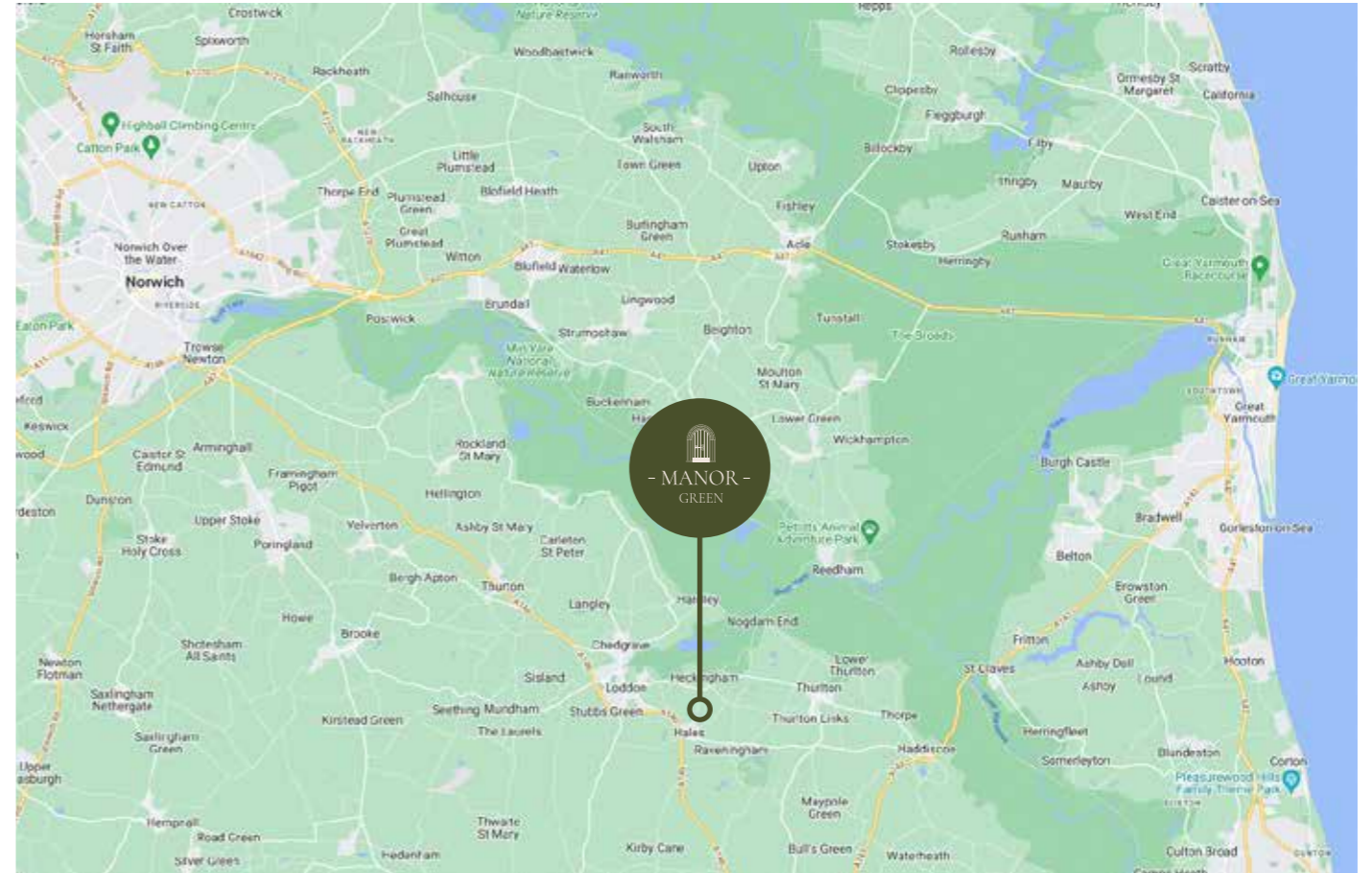
FW Properties is a distinguished property developer based in Norwich, specialising in crafting exceptional contemporary properties in Norfolk and Suffolk. Founded in 2011 by Ian Fox and Julian Wells, they take pride in completing every home with finesse and flair to rigorous standards. With a combined experience of over 45 years in national and international property development, asset management, and investment, they oversee every aspect of the development process.

What sets FW Properties apart is their customer-centric approach. They understand that each client is unique, and thus, they start each new project from scratch, avoiding standardized templates. They carefully select architects who are best suited for the job, ensuring that every new home is custom-designed to accommodate modern living, boasting luxurious construction values and impeccable finishes.

Their commitment to responsible development and renovation is evident in their efforts to seamlessly integrate their developments with the local environment. Whether it's overlooking the River Deben in Woodbridge, nestled in Norwich's historic heart, or tucked away in the Norfolk countryside, they aim to maintain the integrity and character of each location.



EAST NORFOLK




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