

PEDLARS MEADOW

Swaffham · Norfolk



Persimmon
Together, we make a home.

TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME CHANGE

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



OUR STAR RATING

We've been awarded a five star rating by the Home Builders Federation in their 2022 survey.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



Becoming part of the scenery

While we may have over 200 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



Pedlars Meadow

Swaffham • Norfolk



Pedlars Meadow at a glance:

- 👉 Choice of 2, 3, 4 and 5-bedroom homes
- 👉 Stunning Breckland countryside on your doorstep
- 👉 Attractive market town with plenty of amenities
- 👉 Good choice of local schools

ENJOY MODERN LIVING IN A WELCOMING MARKET TOWN

Pedlars Meadow is a collection of new homes in the market town of Swaffham, Norfolk. The development boasts a wide range of two, three, four and five-bedroom homes, ideal for first time buyers as well as families, young professionals and retirees.

Swaffham is a family friendly and attractive market town at the northern point of the Brecks, an area stretching across Norfolk and Suffolk that's known for its tranquillity and beauty. The town's fine Georgian buildings showcase its history, a reminder that it has long been a commercial centre.

Surrounded by the scenic countryside, Swaffham is situated on the intersection of the A47 and A1065, the main north-south and east-west routes across the country. A new home here puts you easily in touch with Norwich, Newmarket, Bury St Edmunds and King's Lynn. It's also a fantastic base from which to explore the North Norfolk Coast and the Norfolk Broads.

Ideal for shopping

Ideal for all of your shopping needs, Swaffham has an array of shops and supermarkets, a bustling Saturday outdoor market and a twice-monthly Farmer's Market. The historic City of Norwich with its premier shopping malls is approximately 25 miles to the east, and London is just 2 hours away by train.

Plenty to do in the local area

There's lots to do nearby for all ages including a theatre, Equestrian Arena, Golf Club, Gym and The Mark Farnham Schools of Tae Kwon-Do. Walking and nature trails and the Brecks Cycle routes are also close by. Go Ape is just under a 40-minute drive away and offers hours of fun in Thetford Forest.

Pedlars Meadow will also provide areas of public open space, one of which will contain a children's play area and outdoor gym.

Great local schooling

Swaffham has a good range of primary schools including Swaffham C of E VC Infant and Nursery School, Swaffham C of E Junior Academy and St Andrew's C of E Primary Academy. For Secondary schools there is The Nicholas Hamond Academy.

With its excellent location, variety of amenities and wide range of house designs you're sure to find your ideal home at Pedlars Meadow.

JUMP IN THE CAR AND START EXPLORING:

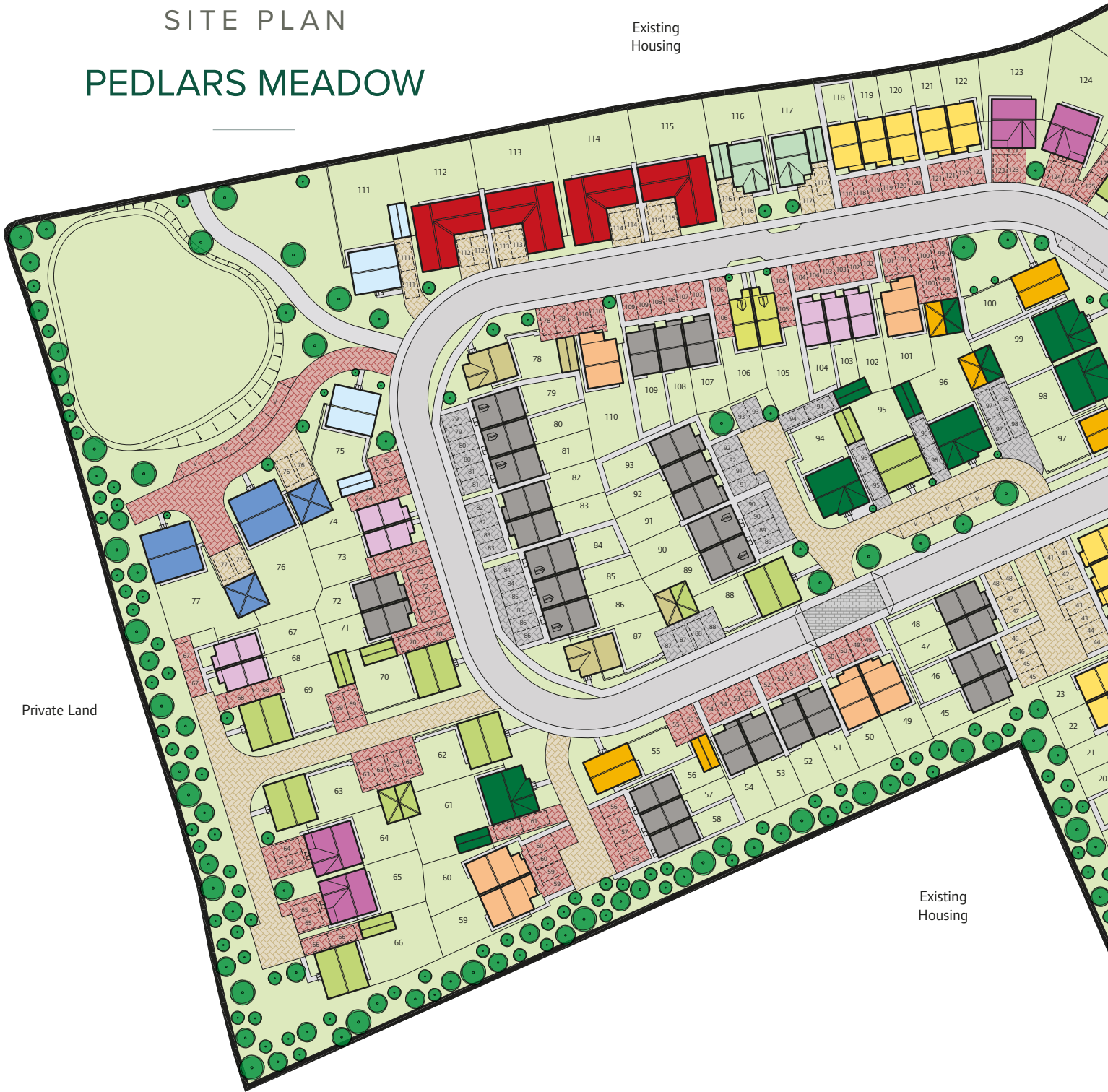
- Swaffham | 0.9 miles
- Dereham | 11.1 miles
- King's Lynn | 14.3 miles
- The Wash National Nature Reserve | 21.2 miles
- Norfolk Coast AONB | 22 miles
- Norwich | 25.1 miles



SITE PLAN

PEDLARS MEADOW

Existing
Housing



Private Land

Existing
Housing



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.

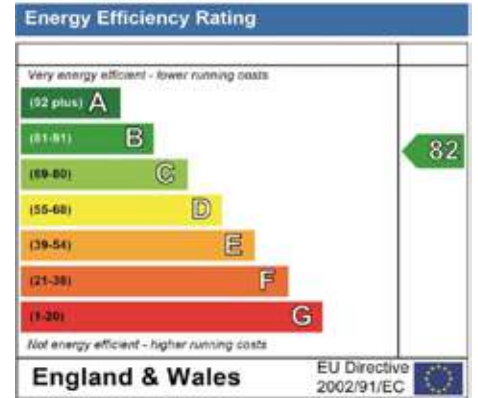


Key

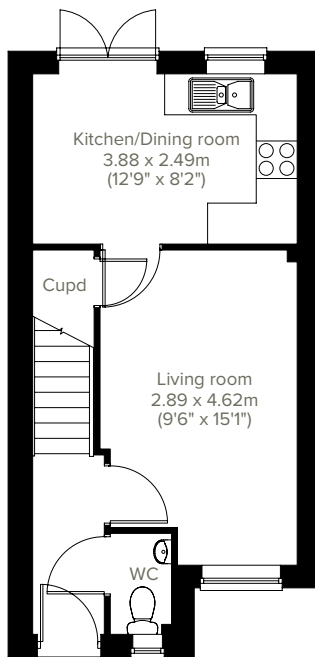
- The Alwick (2)
 - The Hanbury (3)
 - The Rufford (3)
 - The Lacey (3)
 - The Souter (3)
 - The Hatfield (3)
 - The Hatfield Corner (3)
 - The Clayton (3)
 - The Clayton Corner (3)
 - The Rosebery (4)
 - The Chedworth (4)
 - The Chedworth Corner (4)
 - The Corfe (5)
 - The Hadleigh (5)
 - Affordable Housing
- (3) indicates number of bedrooms



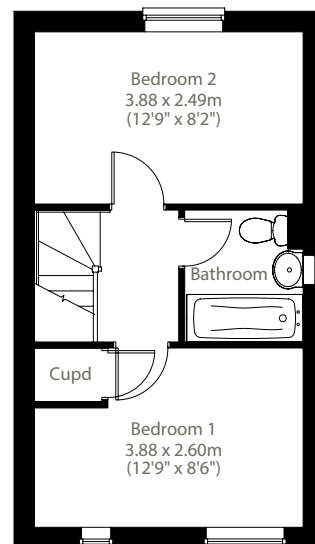
ALNWICK
Two bedroom home



Perfectly-proportioned, the Alwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room, downstairs WC and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor

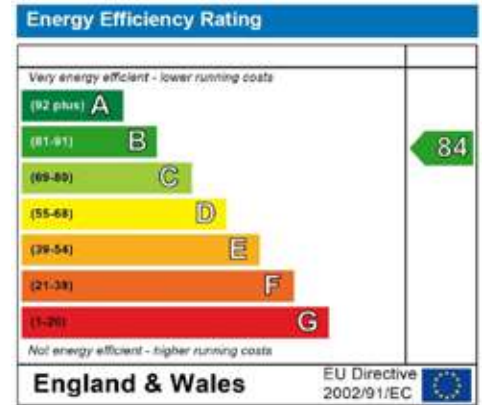


First floor

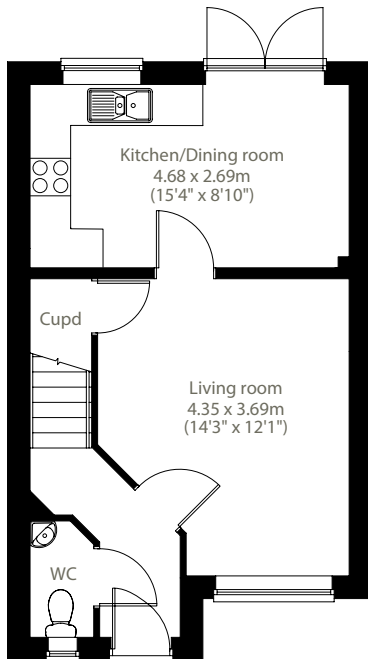
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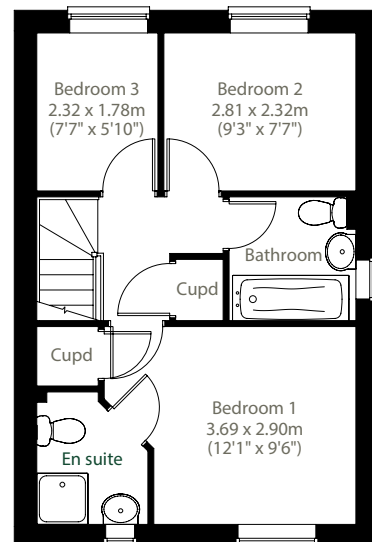
HANBURY
Three bedroom home



The popular Hanbury is a three-bedroom family home with a bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor

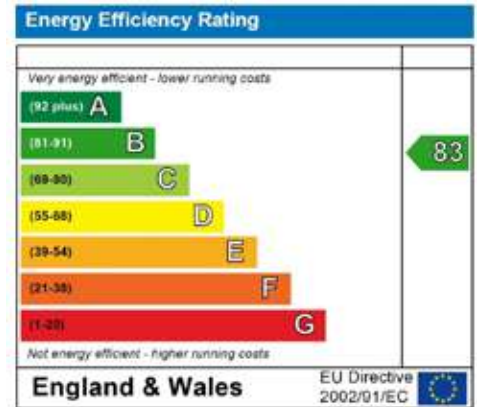


First floor

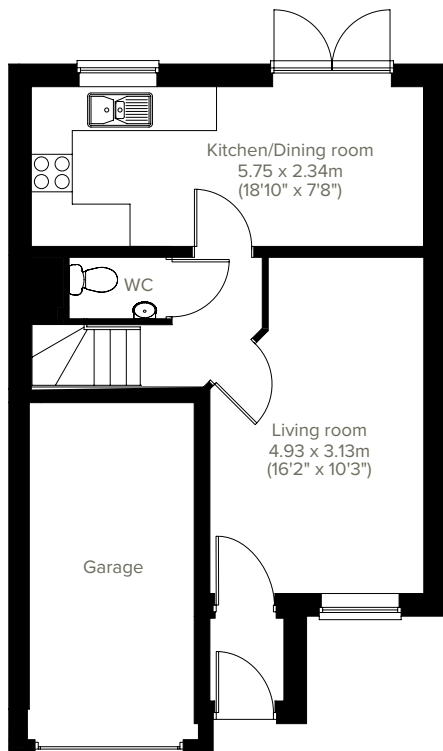
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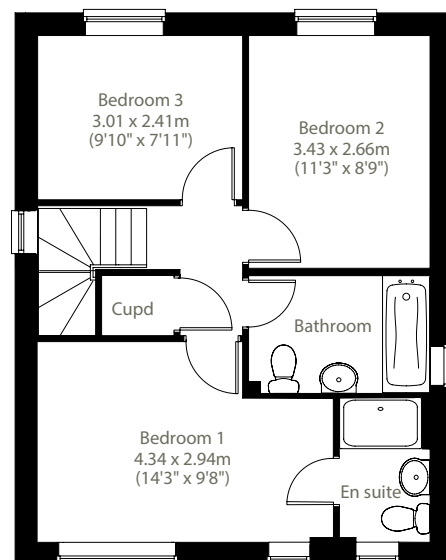
RUFFORD
Three bedroom home



A thoughtfully-designed three-bedroom home with much to offer, the Rufford is popular with families. The bright and modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. The front porch, inner hallway, downstairs WC and cupboard takes care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



Ground floor

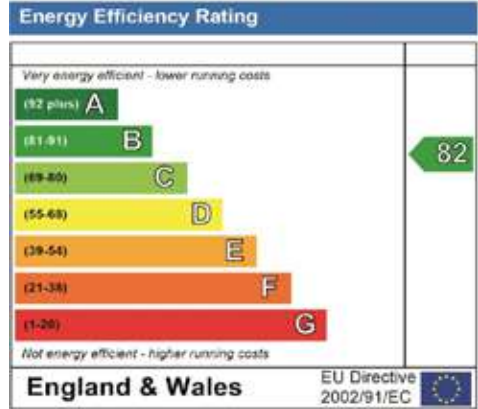


First floor

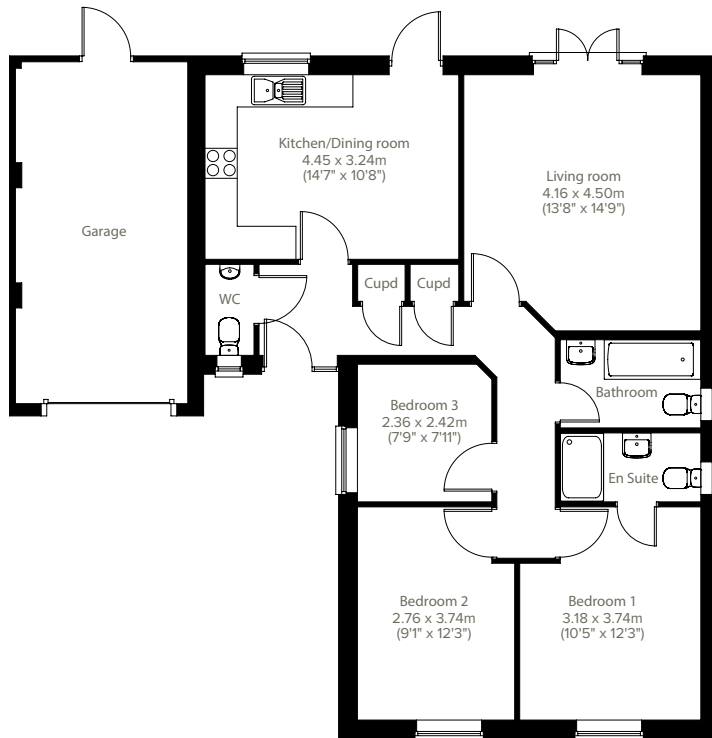
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LACEY
Three bedroom home



An attractive three-bedroom home, the Lacey is ideal for modern living. The bright open plan kitchen/dining room with access into the garden is perfect for entertaining and family meals. The downstairs WC and two storage cupboards take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.

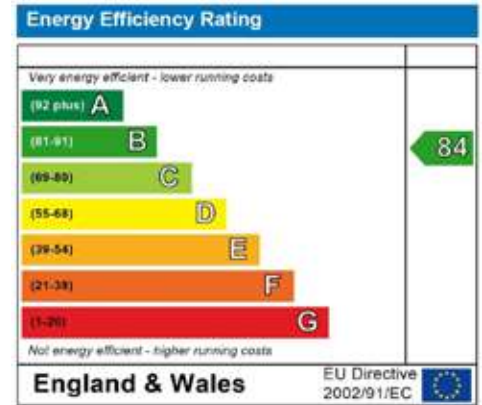


Ground floor

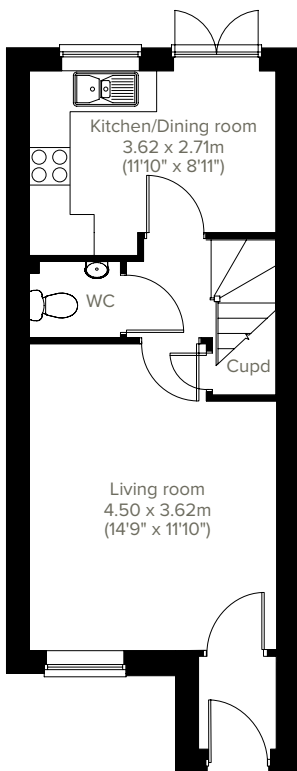
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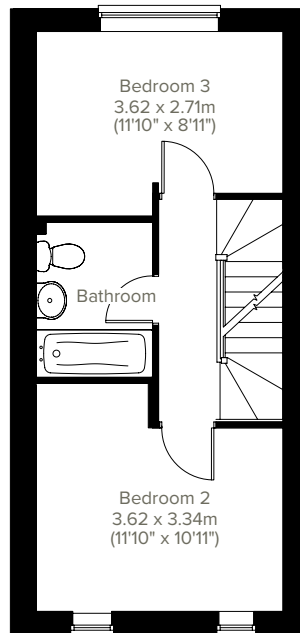
SOUTER
Three bedroom home



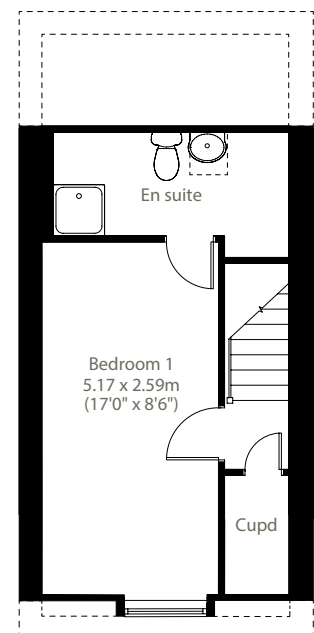
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/ dining room, well-proportioned living room and three good-sized bedrooms, while the second floor bedroom one benefits from a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking mean it's practical as well as stylish.



Ground floor



First floor



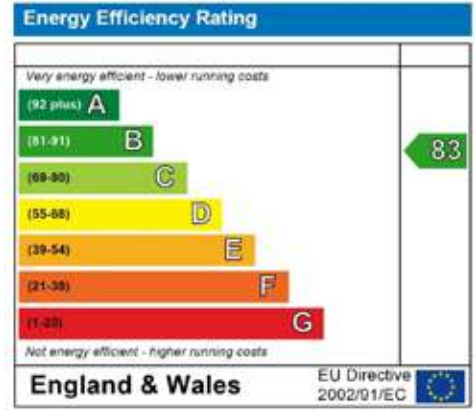
Second floor

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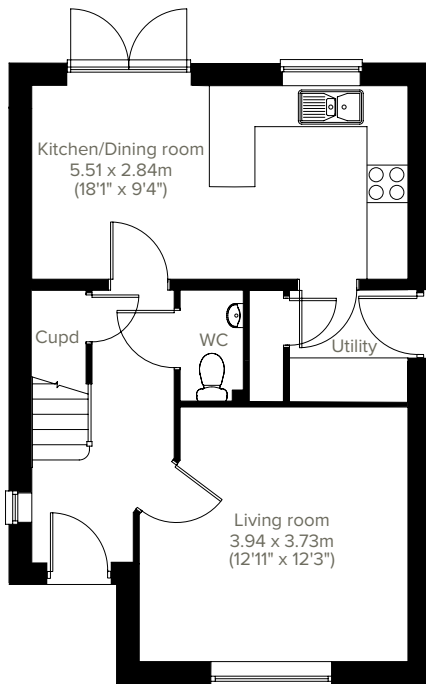


HATFIELD

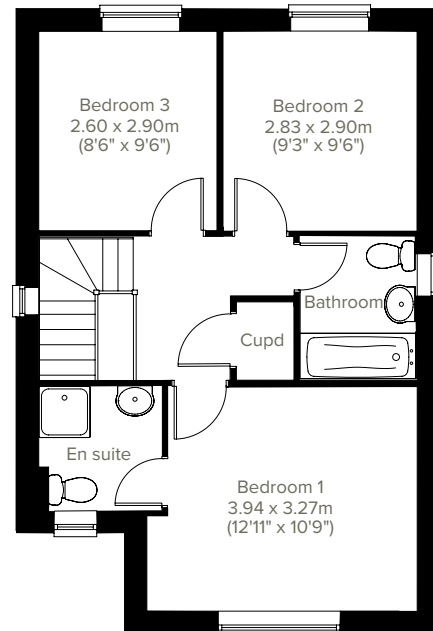
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield's bright front-aspect living room, separate utility room, handy storage cupboards and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom.



Ground floor

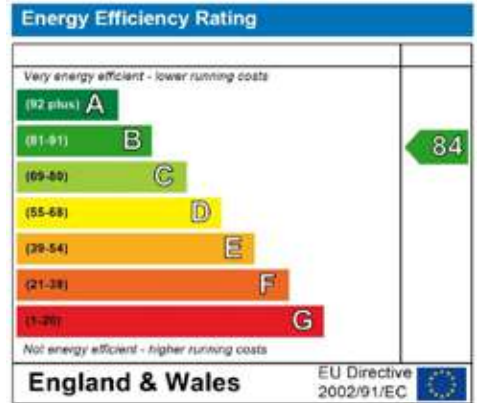


First floor

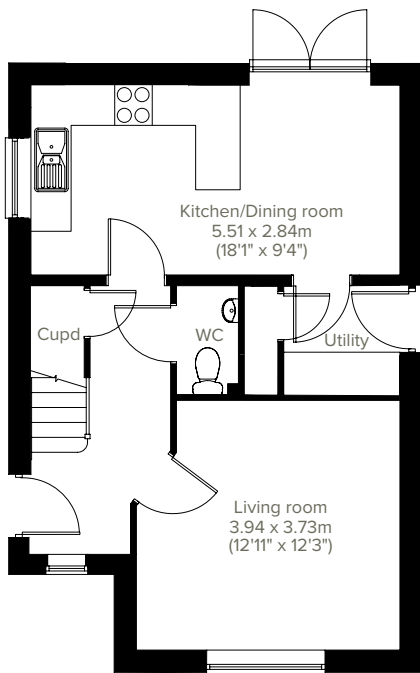
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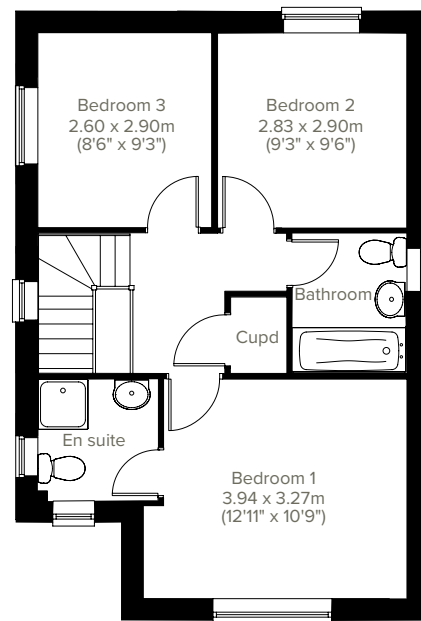
HATFIELD CORNER
Three bedroom home



Made for modern living, the Hatfield Corner is a popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. A bright front-aspect living room, separate utility room, handy storage cupboards and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite, there's a good-sized family bathroom and further storage.



Ground floor

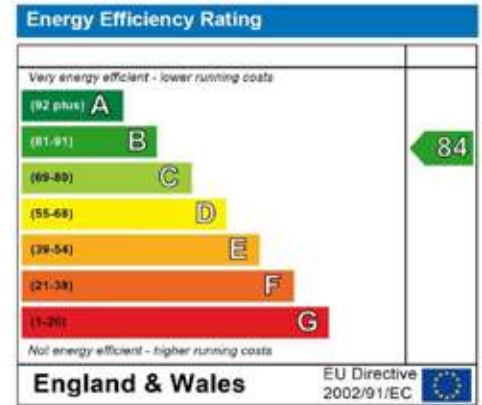


First floor

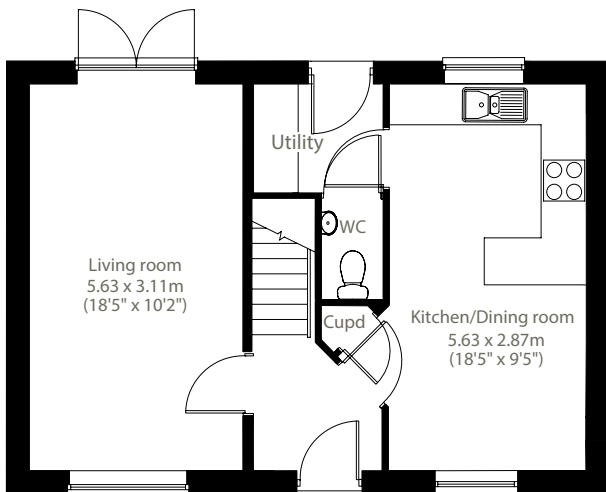
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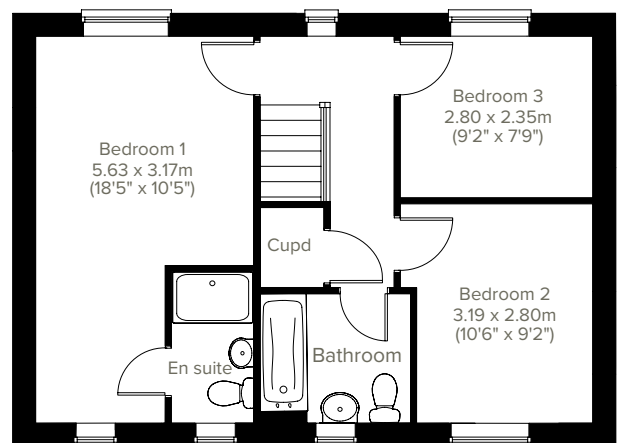
CLAYTON
Three bedroom home



A superb family home, the Clayton features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with an en suite, a family-sized bathroom and a handy storage cupboard.



Ground floor

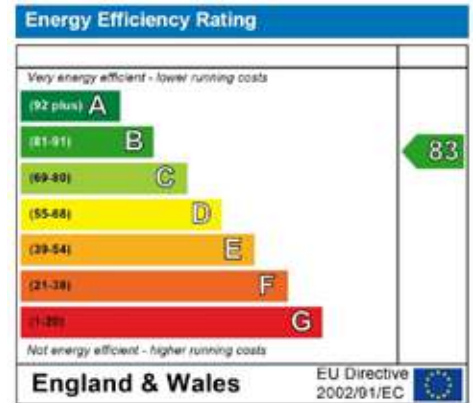


First floor

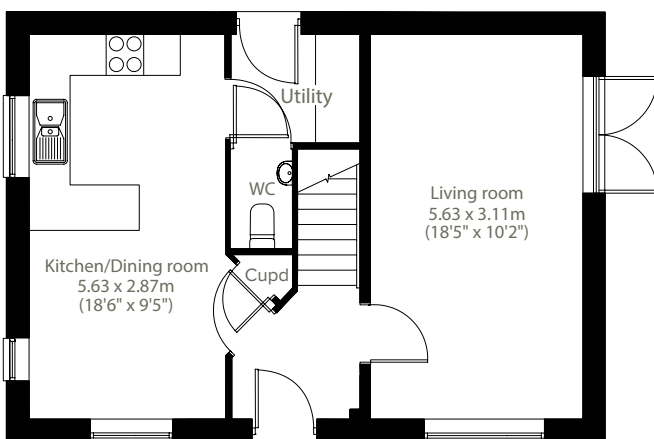
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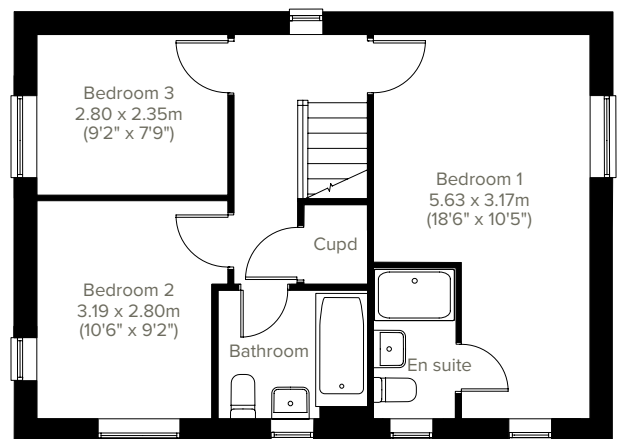
CLAYTON CORNER
Three bedroom home



A fantastic family home, the Clayton Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and another handy storage cupboard.



Ground floor

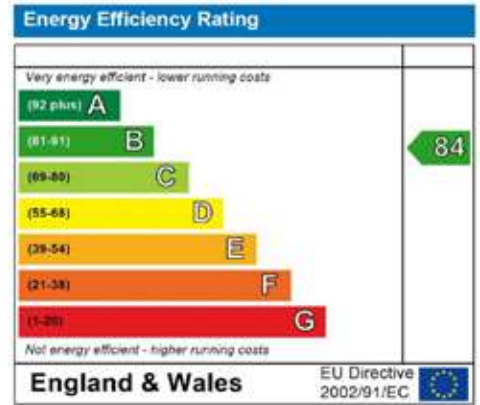


First floor

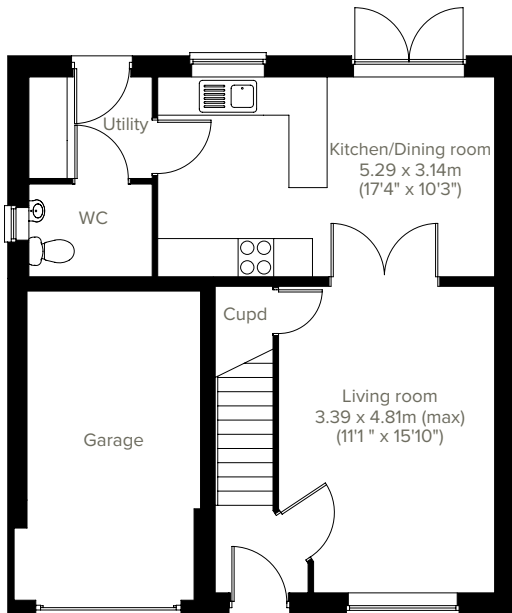
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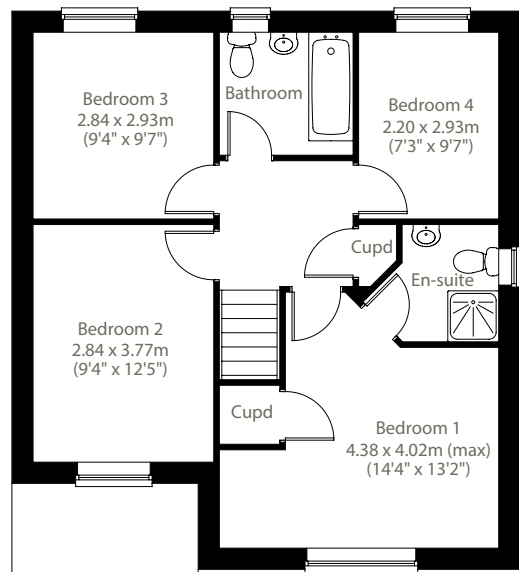
ROSEBERRY
Four bedroom home



The Roseberry is a superb detached home with an integral garage and a good-sized living room with double doors leading into a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



Ground floor



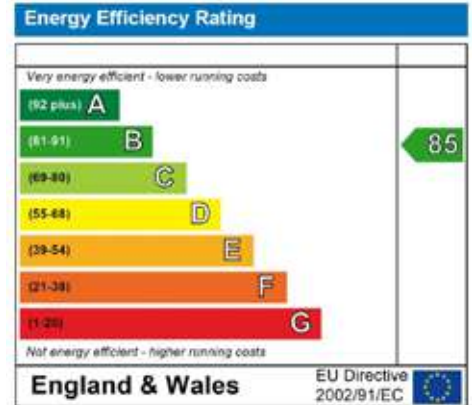
First floor

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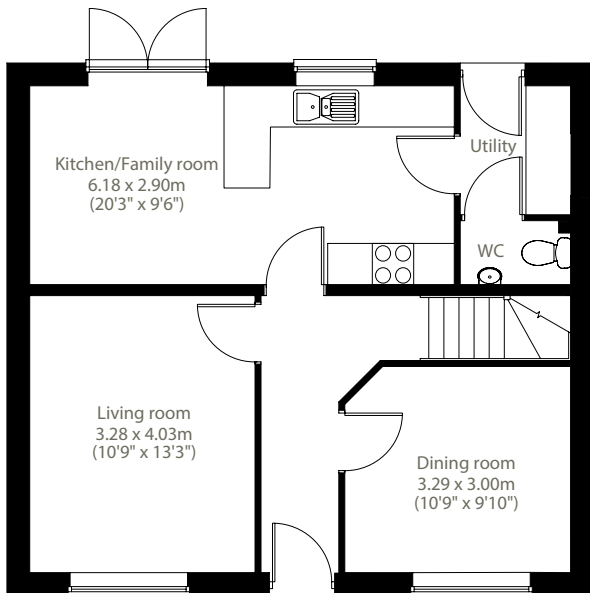


CHEDWORTH

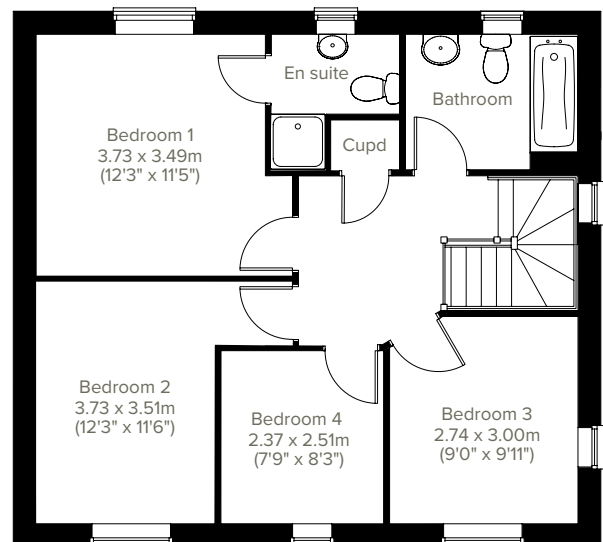
Four bedroom home



A popular family home, the Chedworth ticks all the boxes. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



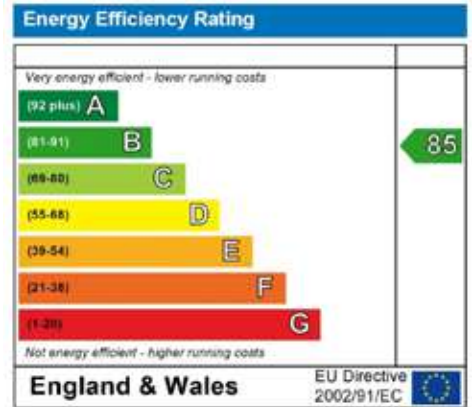
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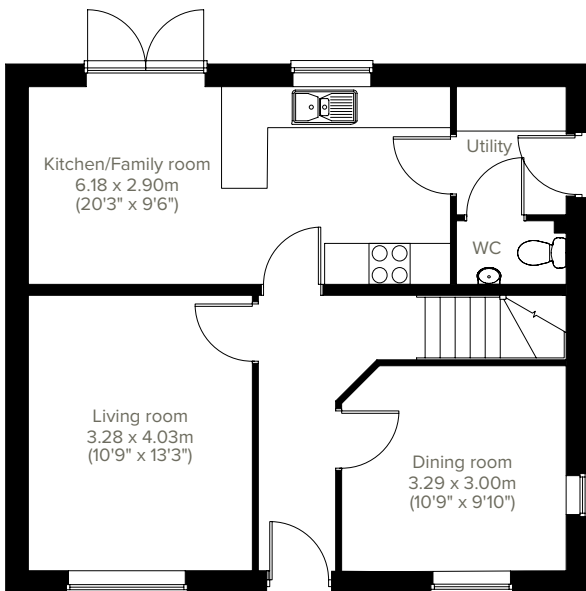


CHEDWORTH CORNER

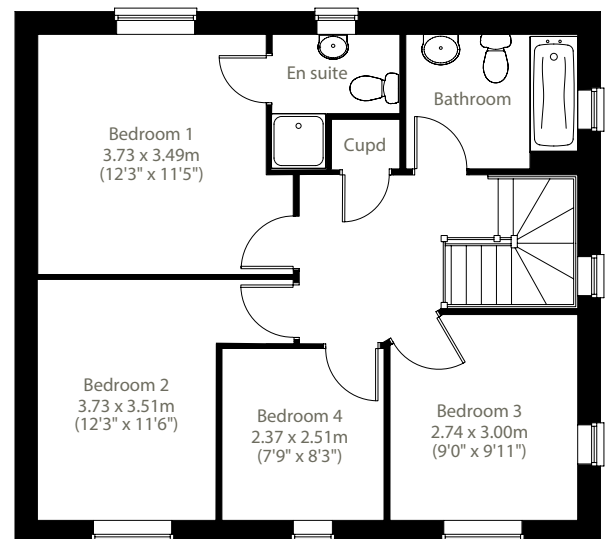
Four bedroom home



A perfectly-proportioned detached home, the Chedworth Corner is a popular choice with families. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a bright front-aspect living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one with an en suite - a large family-sized bathroom and a handy storage cupboard.



Ground floor

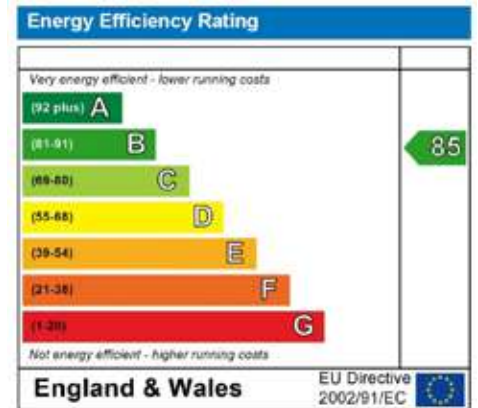


First floor

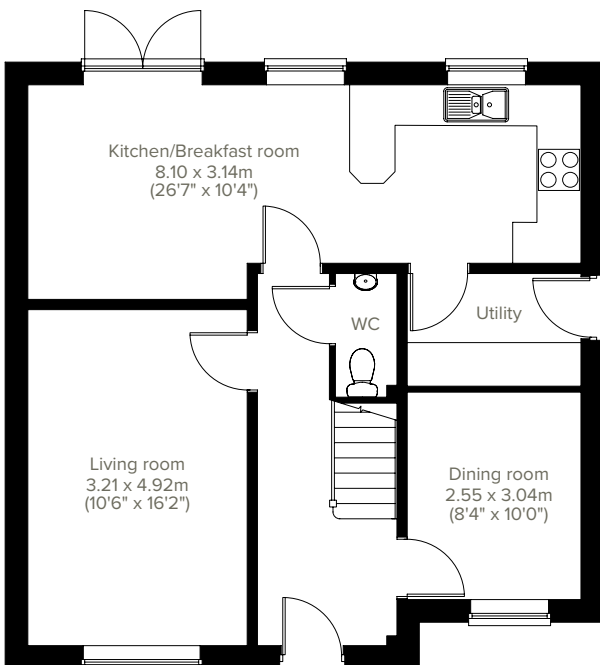
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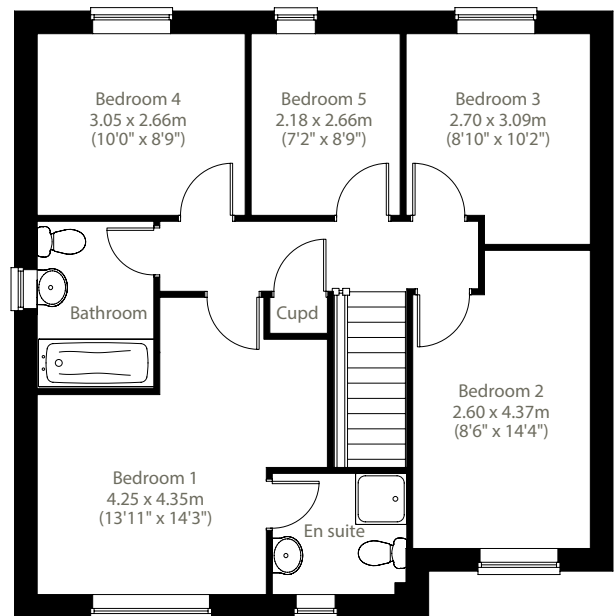
CORFE
Five bedroom home



An impressive family home, the Corfe is a five-bedroom detached home perfect for modern living. The stylish open plan kitchen/breakfast room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - a large family-sized bathroom and handy storage cupboard.



Ground floor



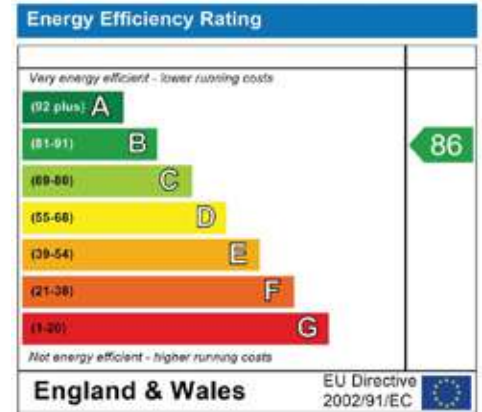
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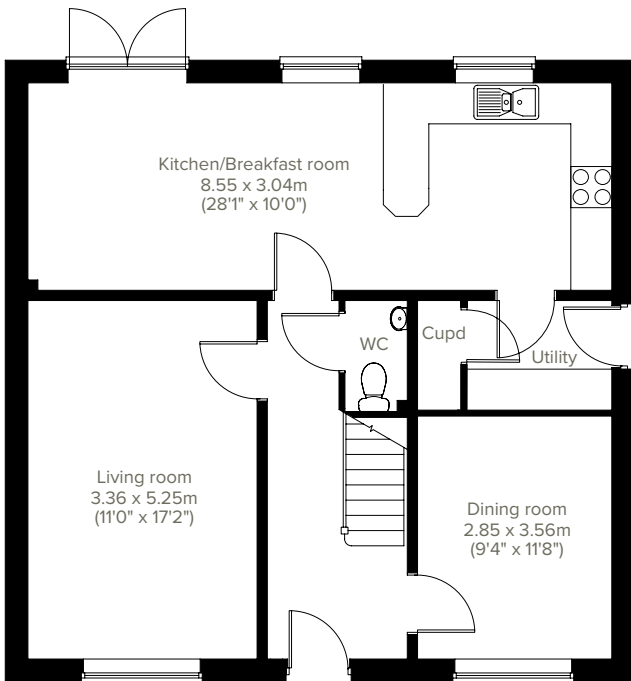


HADLEIGH

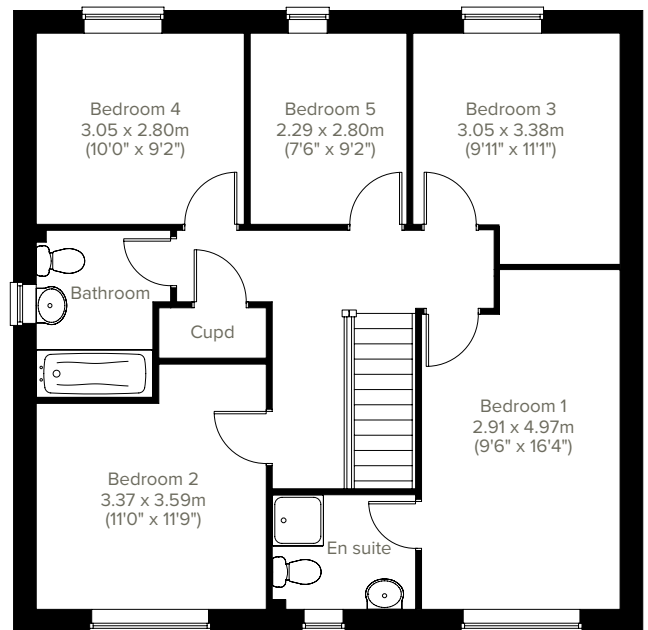
Five bedroom home



A spacious family home, the Hadleigh is a five-bedroom detached property perfect for modern living. The stylish open plan kitchen/breakfast room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - a large family-sized bathroom and handy storage cupboard.



Ground floor



First floor

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SPECIFICATIONS



External

Walls	Traditional cavity walls (Inner: timber frame or block Outer: Style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed windows in PVCu frames
Doors	Black GRP composite front door with PVCu French doors to garden (where applicable). White GRP composite rear doors (where applicable)



Internal

Ceilings	Skimmed smooth throughout, painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Softwood staircase, skirting, architraves and window boards—painted in white gloss
Walls	Walls painted in white matt emulsion
Doors	White pre-finished doors with white hinges and chrome ironmongery
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	Electrical Media Plate to living room



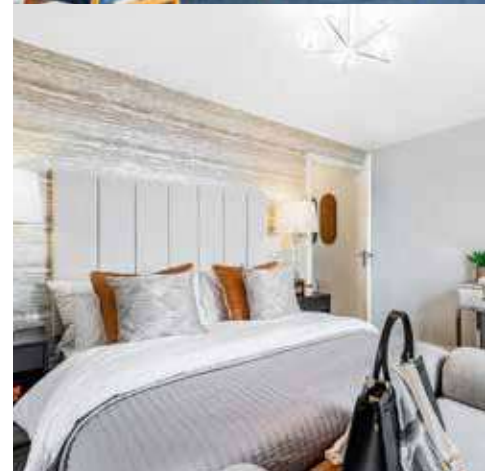
Kitchen

General	Fully fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel single 1 1/2 bowl sink with mixer taps to kitchen only
Appliances	Plumbing and electrics for washing machine and dishwasher spaces (where applicable) - please speak to your sales advisor for specific kitchen layouts
Appliances	Single electric oven in stainless steel with gas hob, splashback and integrated cooker hood (double electric ovens to be provided on selected housetypes)



Bathroom

Suites	White bathroom suites with chrome-finished fittings
Extractor fans	Extractor fan to bathroom and en suite (where applicable)
General	Chrome Kohler Mira Agile S EV ECO valve thermostatic mixer shower to main en suite - bath tap mixer shower to be provided with no en suite (please speak to your sales advisor for further details)
Tiling	Choice of wall tiles (dependent on build stage) En suite – half-height tiling to all sanitaryware walls, full-height tiling to shower enclosures, tiled cills. Main bathroom – half-height tiling to all sanitaryware walls, tiled cills. WCs - splashback to basin and tiled cills
En suite	En suite to bedroom one (where applicable)



Security

Locks	Multi-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery back-up



Garage & Gardens

Garage	Up-and-over black door (where applicable)
Gardens	Front area turfed or landscaped, rear garden top soil and rotovated
Fencing	1.8 metre fence to rear garden, plus gate



BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.

The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.



#LOVEMYERSIMMONHOME

A new home is the perfect opportunity to showcase your unique style, creativity and personality at every turn which is why we love seeing how you transform your interior and exterior spaces. If you're thinking about redecorating but aren't sure where to start, head over to our Instagram page at [@persimmon_homes](#) for home décor ideas and colour inspiration.



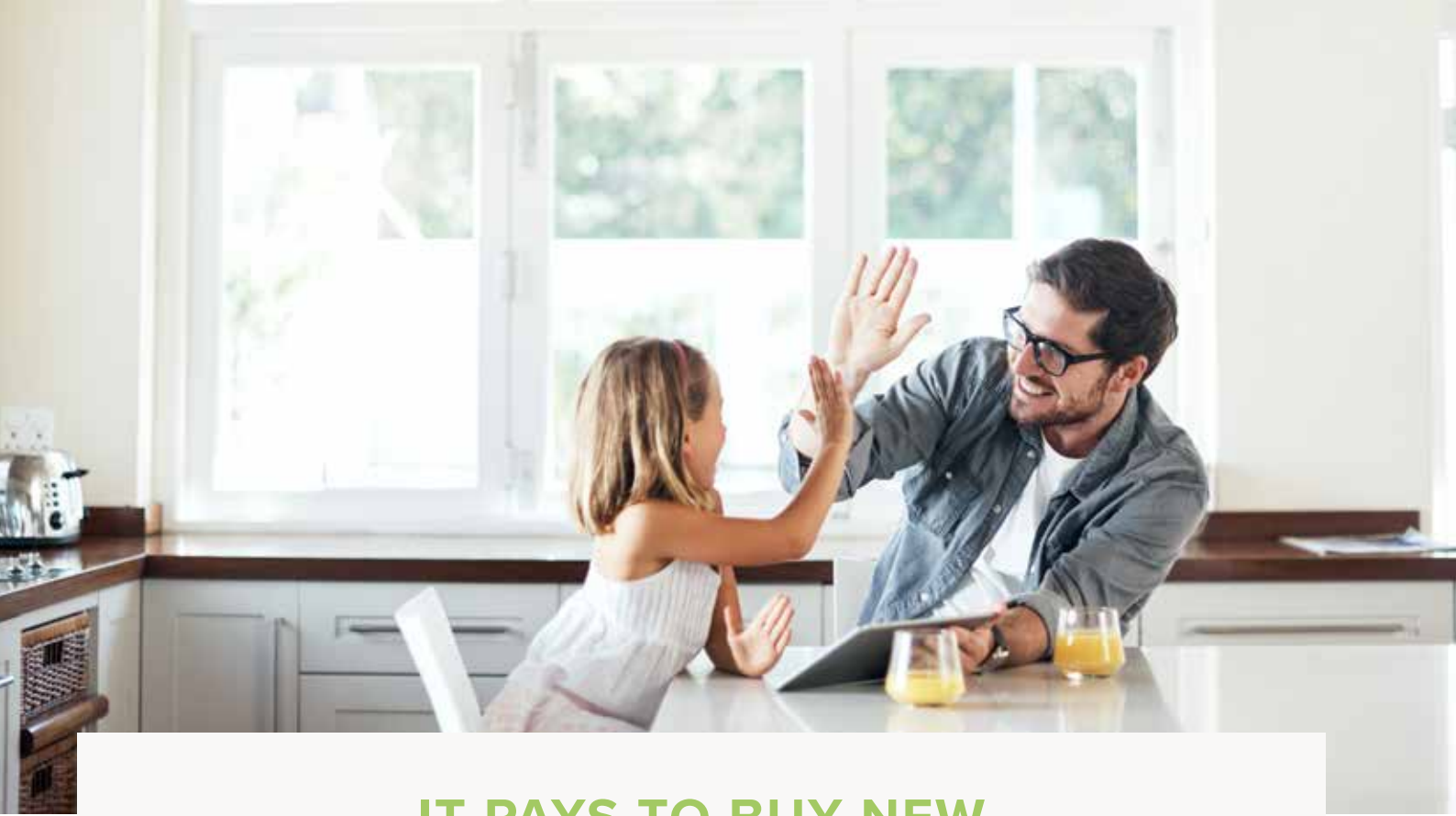
SNAP. SHARE. WIN.

Upload your own photos with the hashtag [#lovemyersimmonhome](#) and you could be one of the three lucky winners we pick every month to receive a **£100 Next voucher**. We've included a few past winners on this page so you can check out the competition.

Good luck!



Visit our Instagram page for terms and conditions.



IT PAYS TO BUY NEW

✔ NO CHAINS

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying a new home limits the chance of getting involved in one.

✔ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

✔ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

✔ LESS WORK, MORE FREEDOM

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.

✔ FLEXIBLE WAYS TO BUY

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

✔ BETTER SAFE THAN SORRY

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

✔ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

✔ FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your bathroom suite and kitchen, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them.

✔ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

✔ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So, while our homes come with fitted kitchens and bathrooms; you can fully customise them with our Finishing Touches (depending on the build stage).



Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available on this development.

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Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



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support@fibrenewest.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:

Pedlars Meadow

For prices, opening times and availability contact:

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