

FOXLEY PARK

Dereham · Norwich



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 defect cover
- ✓ 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



OUR STAR RATING

We’ve been awarded a four star rating by the Home Builders Federation in their 2021 survey.

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.



HELP TO BUY

This Government-backed equity loan scheme enables first-time buyers to move with just a 5% deposit.

If you’re buying in London, Scotland and Wales the schemes are different. See persimmonhomes.com/help-to-buy for more information.

RETENTION SCHEME

Persimmon is the first major housebuilder to introduce the Homebuyer Retention scheme. Participation in the scheme, which is subject to your lender and conveyancer’s approval, ensures 1.5% of the selling price is held by your solicitor when you complete your purchase. This amount is only released to us when all issues you have identified on your seven day inspection form are resolved.



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 a comprehensive 24-point check 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 400 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**.



Foxley Park

Dereham · Norwich



Foxley Park at a glance:

- 👉 Beautiful range of 1, 2, 3 and 4-bedroom homes
- 👉 A47 close to hand
- 👉 Excellent amenities nearby
- 👉 A 35-minute drive to Norwich City Centre

ENJOY TOWN LIFE WITH FANTASTIC TRANSPORT CONNECTIONS

Foxley Park is our brand new development in the charming market town of Dereham in Norfolk. Just 17 miles to the east of Norwich and 13 miles west of Swaffham, it benefits from a fantastic central location with good amenities.

Dereham is a pretty and historic town nestled in the heart of Norfolk, with some of its quaint buildings dating back to the 16th century. The bustling weekly markets, independent shops, well-stocked supermarkets and local amenities mean it's a popular place to live and set up home. Some of the town's attractions include Dereham Windmill, Puzzlescape escape room, Strikes Bowling & Planet Zoom and a leisure centre with a 25m swimming pool, sports hall and gym. The local Mid-Norfolk Railway is popular with families, running from Dereham to Wymondham Abbey and hosting special fun events.

Families with children will be pleased to know there's a huge choice when it comes to schools. Foxley Park is conveniently close to well-respected nurseries, infant and junior schools, plus secondary schools and a sixth form college.

Lovely local attractions

Just three miles away, you'll find the world-class Lilleshall Hall National Sports Centre,

ideal if keeping fit is your passion. More of a nature lover? You're covered there too, as Aqualate Mere National Nature Reserve is situated just to the east of Newport.

Excellent transport links

Dereham has good transport links with the A47 which is just under two miles away, heading west to Swaffham and Kings Lynn, and east to Norwich and Great Yarmouth. A little further afield is London Stansted airport offering a range of national and international destinations.

With the development approximately 20 miles from Thetford Forest and the North Norfolk coast, fantastic days out are just a short car journey away. At Foxley Park you'll have everything you need for to day-to-day life, plus easy access to the larger centres of Norwich and Kings Lynn.

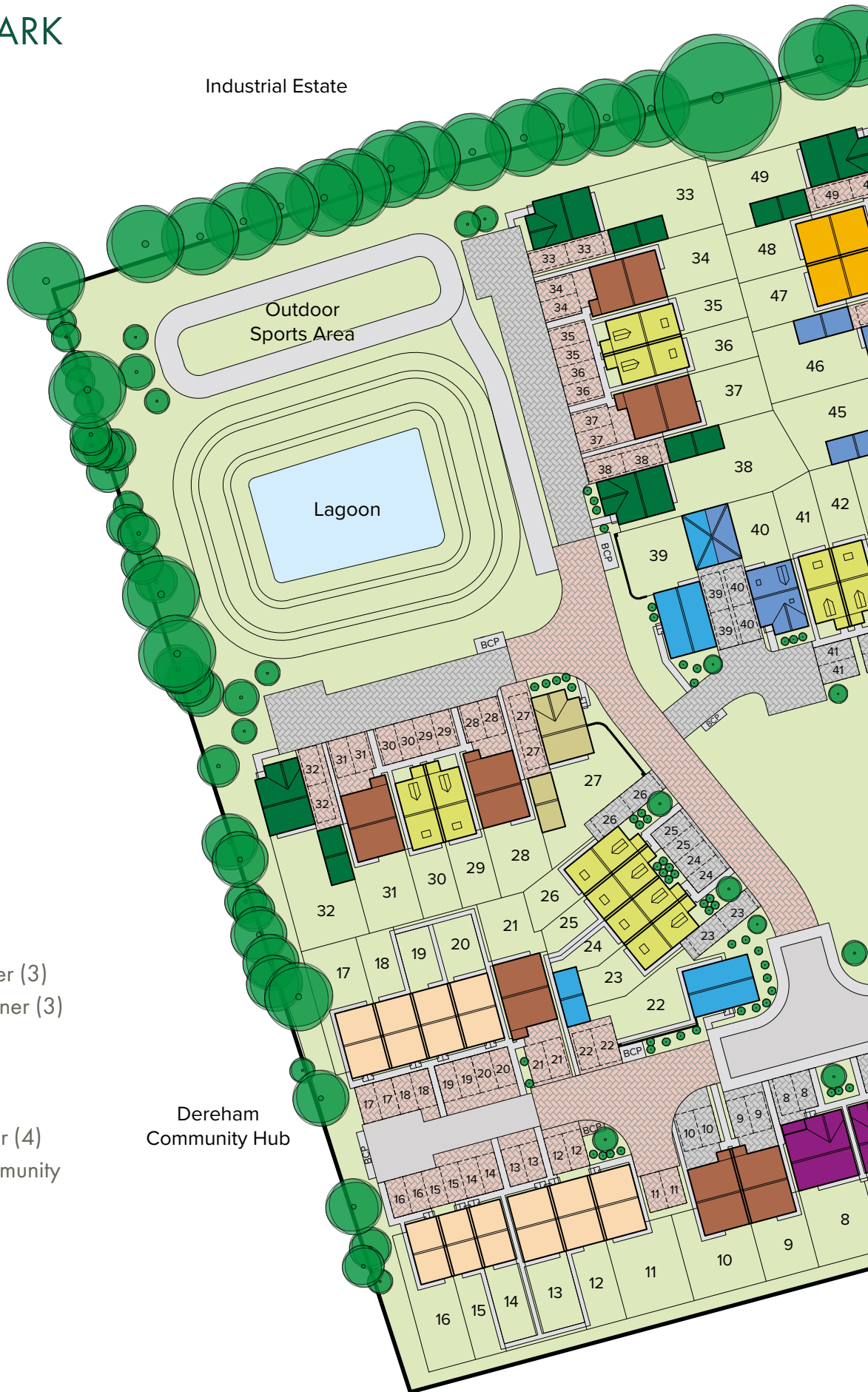
JUMP IN THE CAR AND START EXPLORING:

- A1075 | 0.6 mile
- A47 | 1.4 miles
- Swaffham | 13 miles
- Norwich City | 17.4 miles
- Kings Lynn | 27 miles
- London Stansted Airport | 76.8 miles



FOXLEY PARK

Industrial Estate



KEY

- The Alnmouth (1)
- The Holt (2)
- The Dalby (3)
- The Reedham (3)
- The Sherwood (3)
- The Sherwood Corner (3)
- The Charnwood Corner (3)
- The Saunton (3)
- The Burnham (4)
- The Greenwood (4)
- The Whiteleaf Corner (4)
- Housing for the Community

(3) indicates number of bedrooms

Dereham
Community Hub

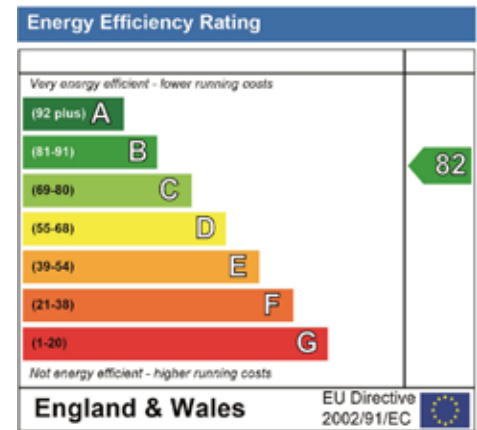


This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan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

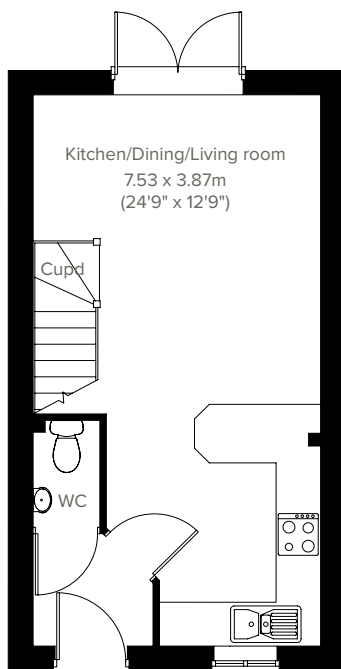


ALNMOUTH

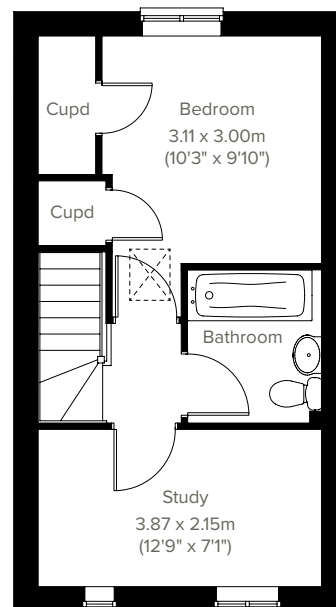
One bedroom home



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden and downstairs WC. It also features flexible first floor rooms, a good-sized family bathroom, three handy storage cupboards and off-road parking. A great home for first time buyers or anyone looking to downsize.



Ground floor



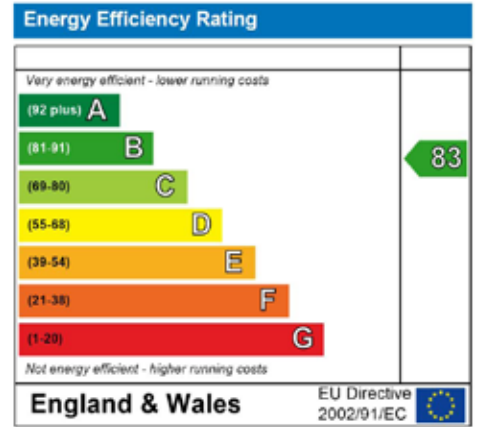
First floor

* The Alnmouth complies with the National Space Standards for a one bedroom home but room two can be used for a number of different purposes including a non NSS compliant bedroom.

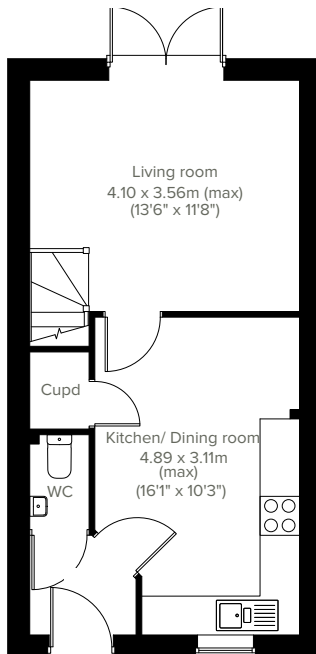
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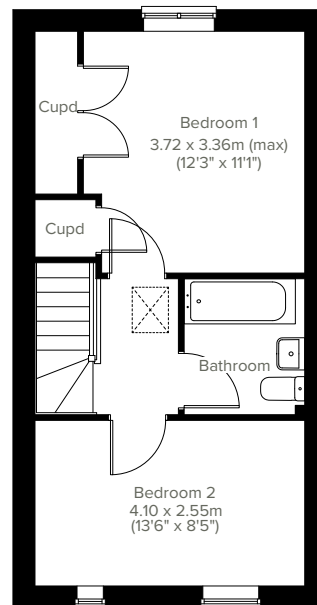
HOLT
Two bedroom home



Perfectly-proportioned, the Holt has a open plan kitchen/dining room, stylish rear aspect living room with French doors leading into the garden and downstairs WC. To the first floor there are two bedrooms, a good-sized family bathroom and two handy storage cupboards. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor



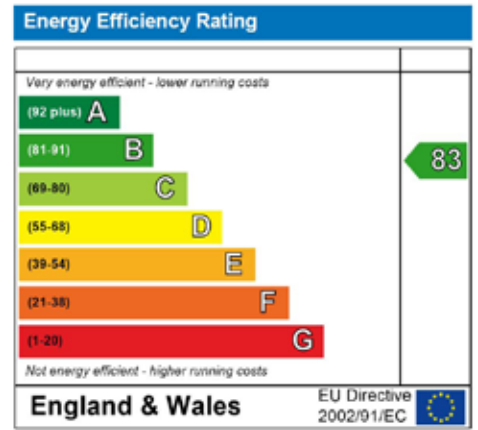
First floor

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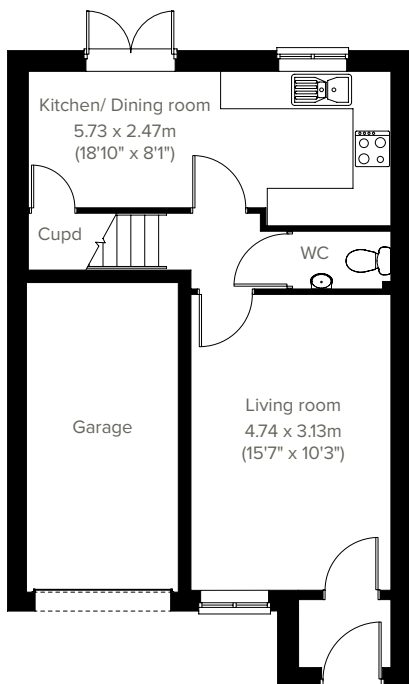


DALBY

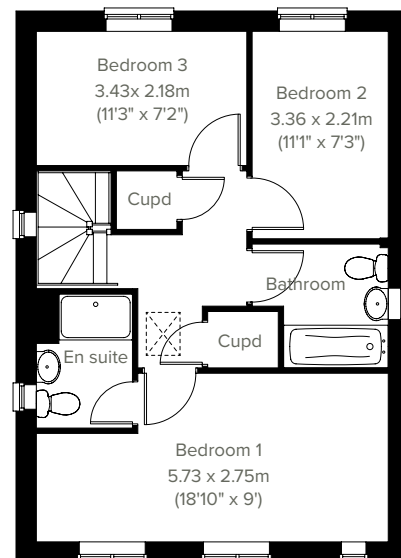
Three bedroom home



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



Ground floor



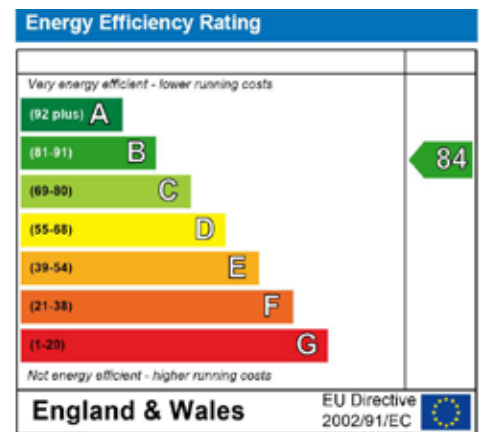
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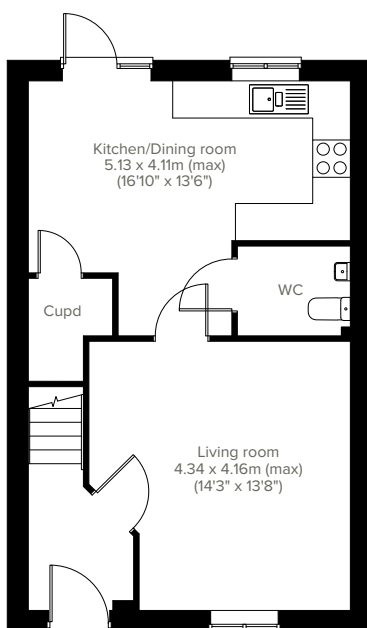


REEDHAM

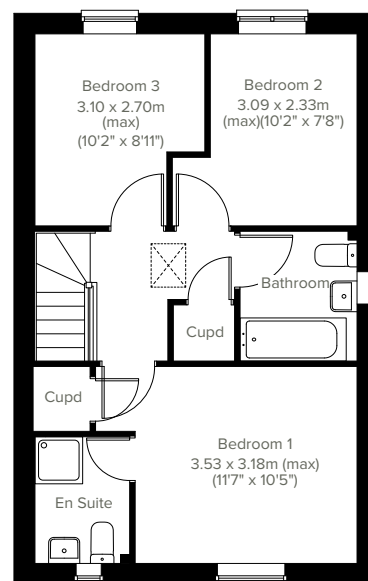
Three bedroom home



Perfect for the way we live today, the three-bedroom Reedham has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining plus WC and storage cupboard. Upstairs there are three bedrooms - bedroom one has an en suite - two storage cupboards and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



Ground floor

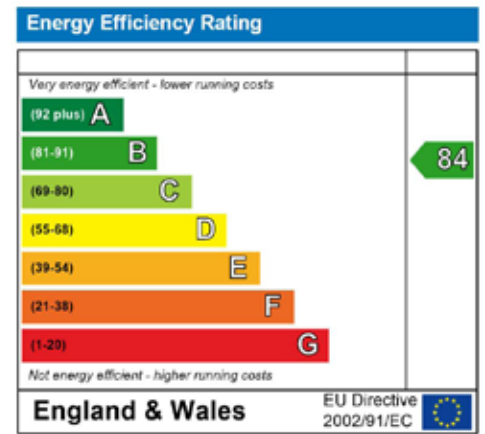


First floor

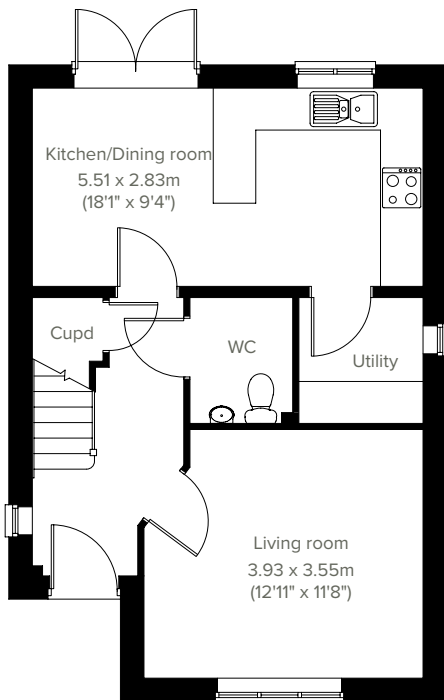
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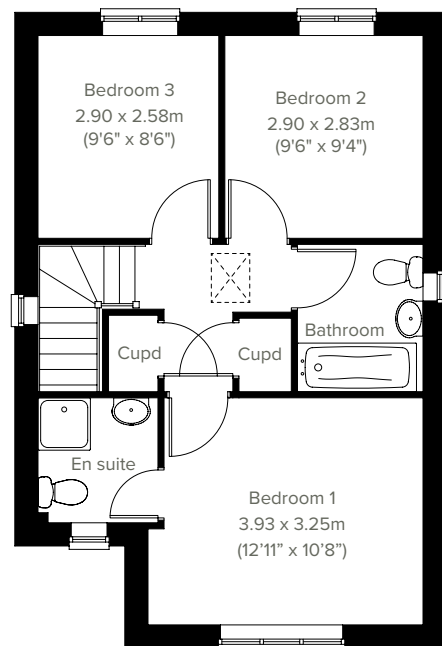
SHERWOOD
Three bedroom home



A nicely-proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one with en suite plus two further bedrooms, storage cupboards and a family bathroom.



Ground floor

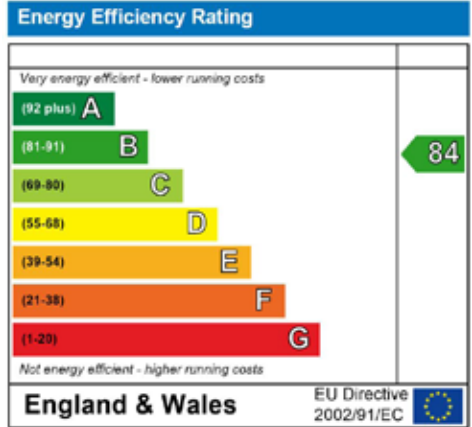


First floor

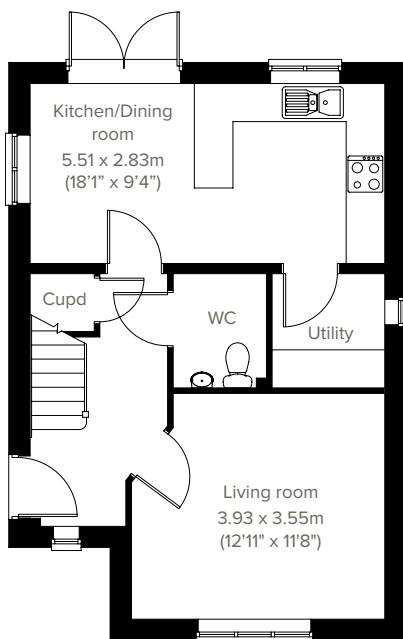
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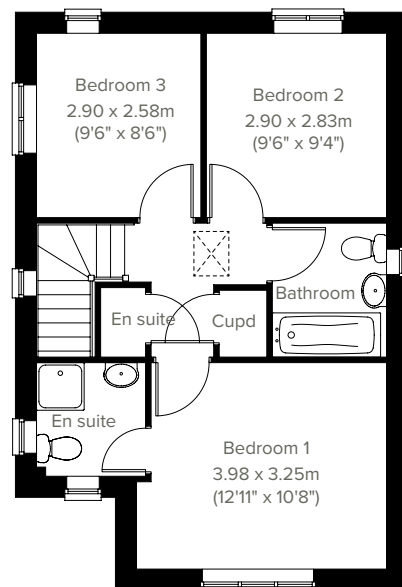
SHERWOOD CORNER
Three bedroom home



Designed with modern living in mind, the Sherwood Corner is a three-bedroom detached home with kerb-appeal. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one with en suite plus two further bedrooms, storage cupboard and a family bathroom.



Ground floor

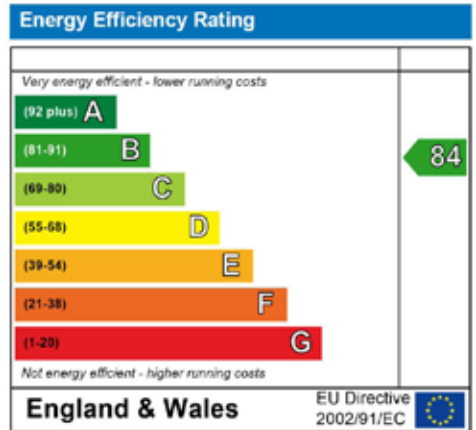


First floor

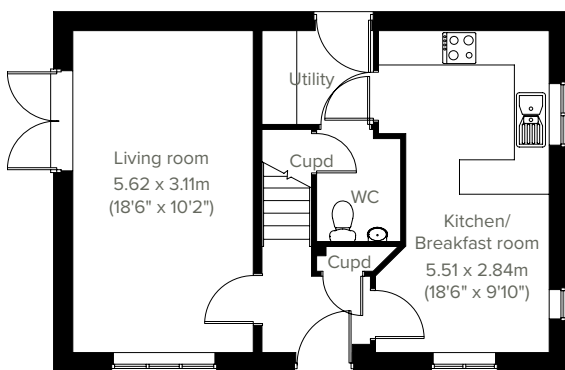
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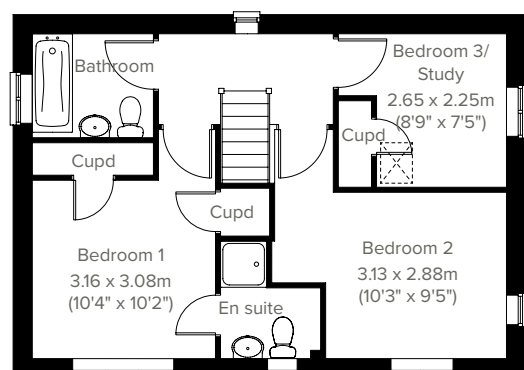
CHARNWOOD CORNER
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/breakfast room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three bedrooms - bedroom one with an en suite - a good-sized family bathroom and three storage cupboards.



Ground floor



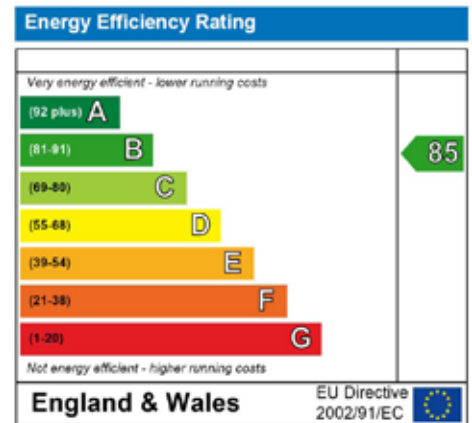
First floor

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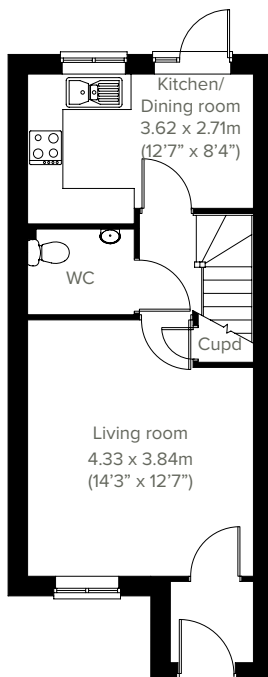


SAUNTON

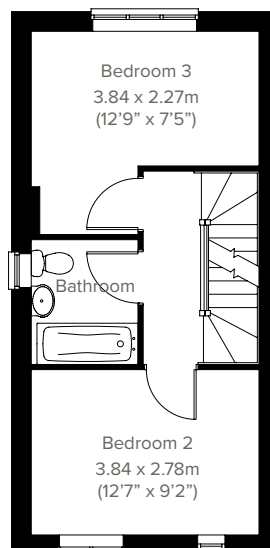
Three bedroom home



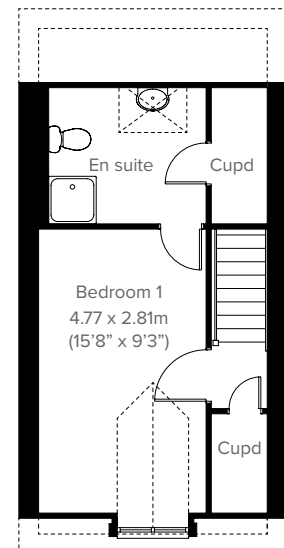
An attractive three-storey home, the Saunton has a modern open plan kitchen/dining room, a nicely-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking make this home practical as well as stylish.



Ground floor



First floor



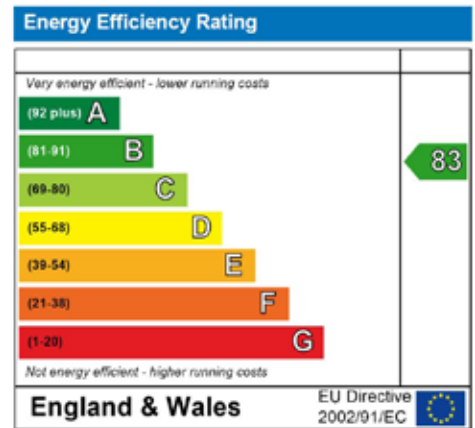
Second floor

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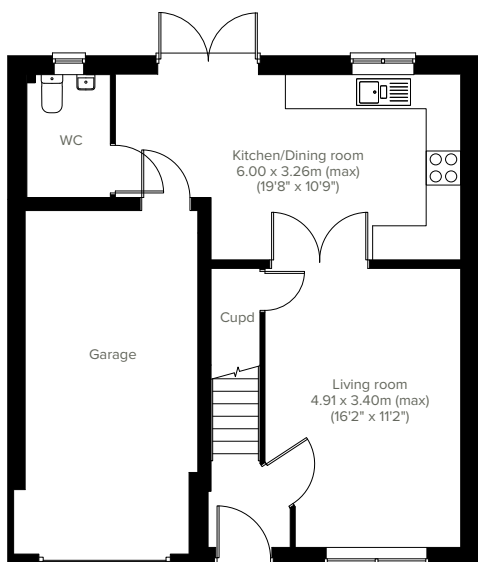


BURNHAM

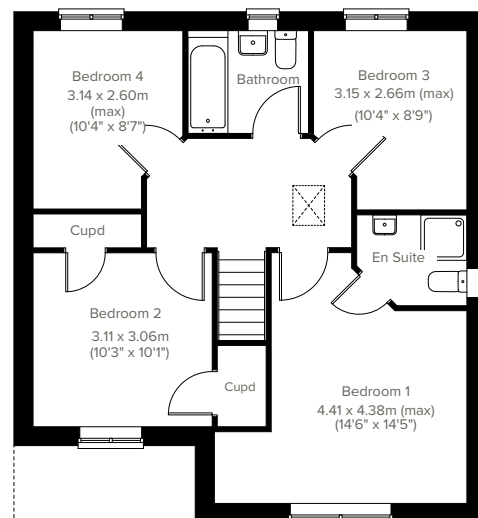
Four bedroom home



A thoughtfully-designed four-bedroom home with much to offer, the Burnham is popular with families. The light-filled modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining. Leading through to a living room plus a integral garage. The front porch, downstairs WC and storage cupboard take care of everyday storage. To the first floor there's an en suite to bedroom one, family bathroom, two storage cupboards.



Ground floor



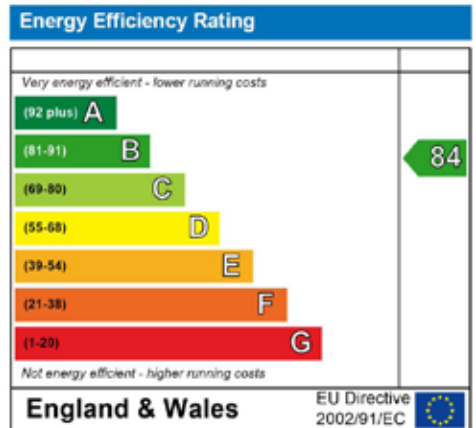
First floor

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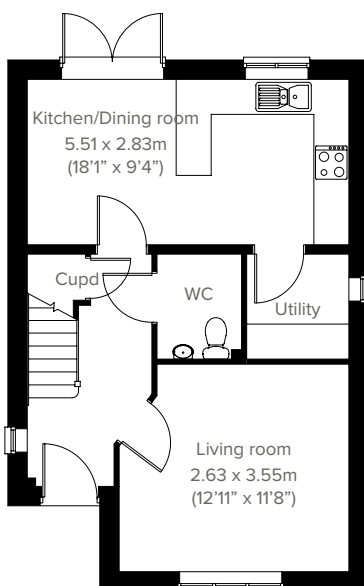


GREENWOOD

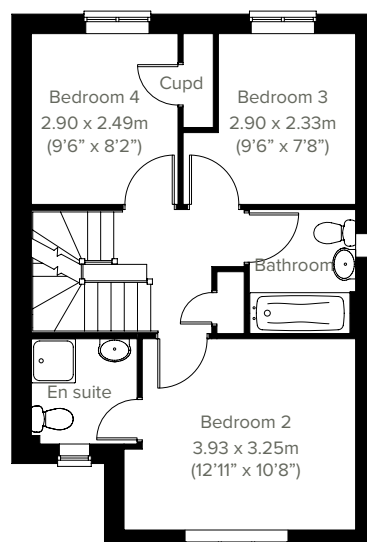
Four bedroom home



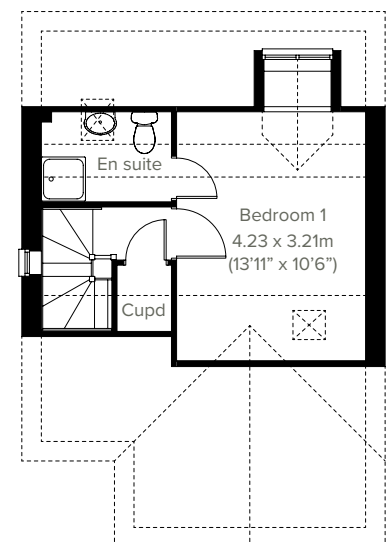
The Greenwood is an attractive four-bedroom home with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a bright open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining, front-aspect living room, utility, WC and storage cupboard. The second floor consists of three bedrooms, a family-sized bathroom and en suite to bedroom two. The top floor is home to bedroom one, along with an en suite and storage cupboard.



Ground floor



First floor

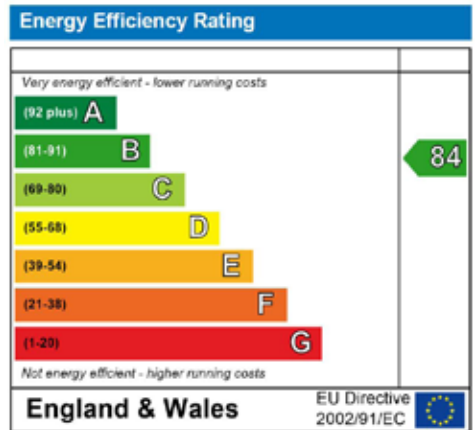


Second floor

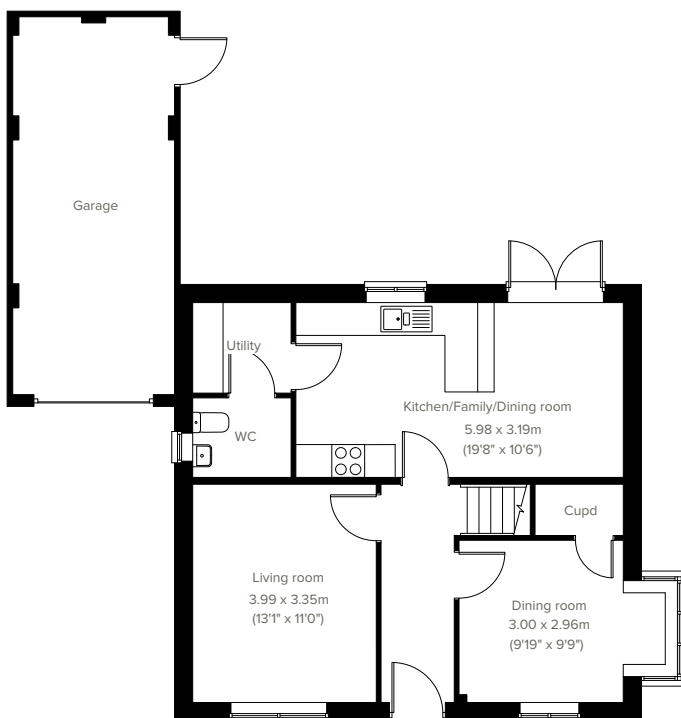
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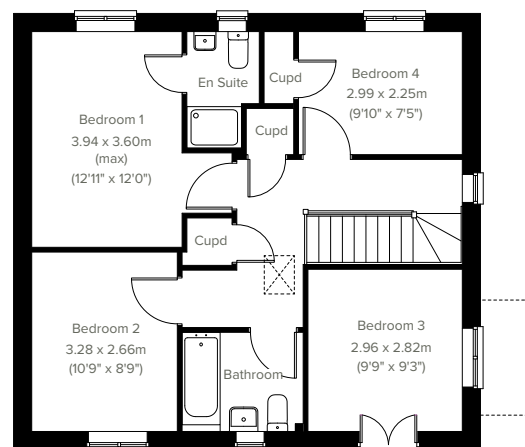
WHITELEAF CORNER
Four bedroom home



Enjoy the best of modern living in this popular four-bedroom home which features a stylish open plan kitchen/family/dining room and separate utility with garden access. The Whiteleaf Corner features a bright living room with bay window, handy storage cupboard and downstairs WC. Upstairs there are four good sized bedrooms - bedroom one with an en suite, a family bathroom and three storage cupboards.



Ground floor



First floor

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SPECIFICATIONS



External

Walls	Traditional cavity walls (Inner: stud partitions & dry-lined walls. Outer: brick and block construction, style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. French doors to garden (where applicable)
Lights	All plots have an external light to the front of the property



Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
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	TV point and phone extension point in living room



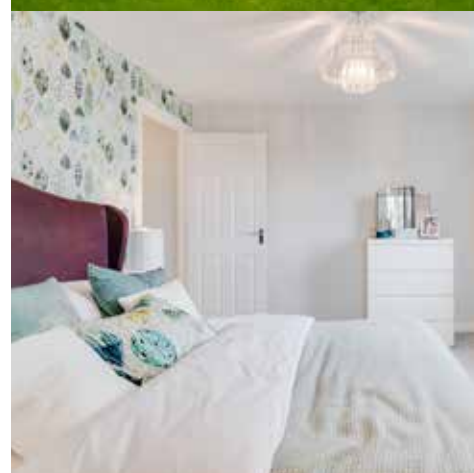
Kitchen

General	Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel bowl sink with mixer tap to kitchen only
Appliances	Plumbing for washing machine and dishwasher (where applicable)
Appliances	Stainless steel single electric oven, gas hob and stainless steel cooker hood with stainless steel splashback
General	Soft closures door and drawers in kitchen



Bathroom

Finishings	White bathroom suites with chrome-finished tap
Ventilation	Extractor fan to bathroom and en suite (where applicable)
Shower	Thermostatically-controlled shower to en suite
Wall tiling	Half height tiling to sanitaryware walls
Splashback	Splashback to basin in WC
En suite	En suite to bedroom one (where applicable)



Security

Locks	Three-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, & carbon monoxide detector



Garage & Gardens

Garage	Garage with up-and-over door; or car ports or parking space
Garage	Power and light to integral garages
Garage	Personnel doors included in house types with an integral garage
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre close-boarded 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
- ✓ 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.



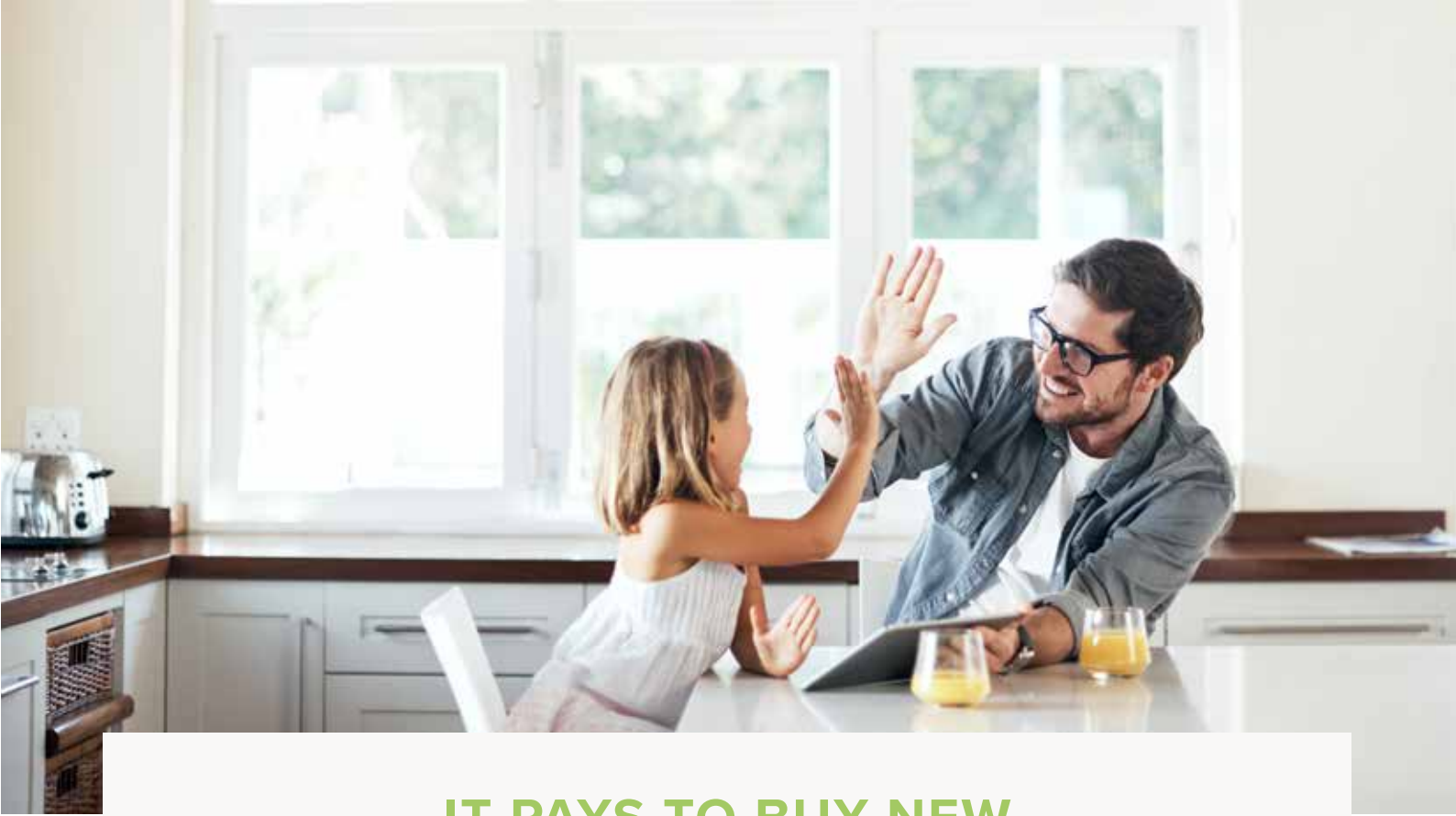
SNAP. SHARE. WIN.

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 new 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. You may also be eligible to use the Government's Help to Buy scheme.

✔ 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 carpets and curtains, 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, which you can fully customise them with our Finishing Touches (depending on the build stage).

Foxley Park

For prices, opening times and availability contact:

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Issue: July 2021 Ref: 310-188

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Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Persimmon Homes or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property.



www.persimmonhomes.com