

FESTIVAL PARK

Easton · 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



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 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 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**.



Festival Park

Easton · Norfolk



Festival Park at a glance:

- ⑤ Choice of 2, 3, 4 and 5-bedroom houses and 3 bedroom bungalows
- ⑤ Excellent range of schools nearby
- ⑤ Proximity to Norwich city centre
- ⑤ Well-connected with a variety of transport services
- ⑤ Approx 1 hour from Mundesley beach

DISCOVER THE BEST OF NORFOLK FROM A NEW HOME IN FESTIVAL PARK

Excellent proximity to Norwich, good schools, transport links and the coast make our new development Festival Park a fantastic choice for everyone, from young professionals to growing families.

Festival Park is Persimmon's exciting new development situated in the village of Easton, 19 minutes outside the bustling and historic city of Norwich. The location is sure to appeal to families of all ages, with essential amenities such as a post office and primary school in the village itself, while a selection of supermarkets and shops can be found at Longwater Retail Park, just five minutes away.

A location that lets you put family first

Easton is surrounded by a selection of schools rated 'Good' and 'Outstanding by Ofsted, including St Peter's CofE Primary School, St Augustine's Catholic Primary School, Ormiston Victory Academy and St Michael's VA Junior School.

Alongside construction of the Festival Park development Persimmon are creating and improving a number of local facilities, including new play areas, a village green, a village shop and improvements to cycle and pedestrian routes.

20 minutes from beautiful Norwich

From Festival Park it's just a straight route into the heart of Norwich. The historic and highly popular city is awash with independent and high street shops, a daily market, restaurants, bars

and cafes; plus cultural attractions including a Norman Cathedral and medieval castle.

The city is also a gateway to the wider region and beyond, thanks to the train station, bus routes and international airport.

Enjoy town and country

Strike a perfect work-life balance by exploring green spaces, such as Thetford Forest, a beautiful walking spot just 35 minute drive from the development. Avid golfers will be delighted by the proximity of Costessy Park Golf Club and Bawburgh Golf Club, both within three miles of Festival Park.

One of the biggest draws of life in Norfolk, of course, is the scenic coastline and glorious beaches which stretch around the county, dotted with attractive seaside towns. The Norfolk Broads, over 125 miles of scenic waterways, are also a fantastic regional attraction. From Festival Park you can reach many of these coastal destinations in less than 50 minutes, meaning beach and boating days out could be a weekly occurrence.

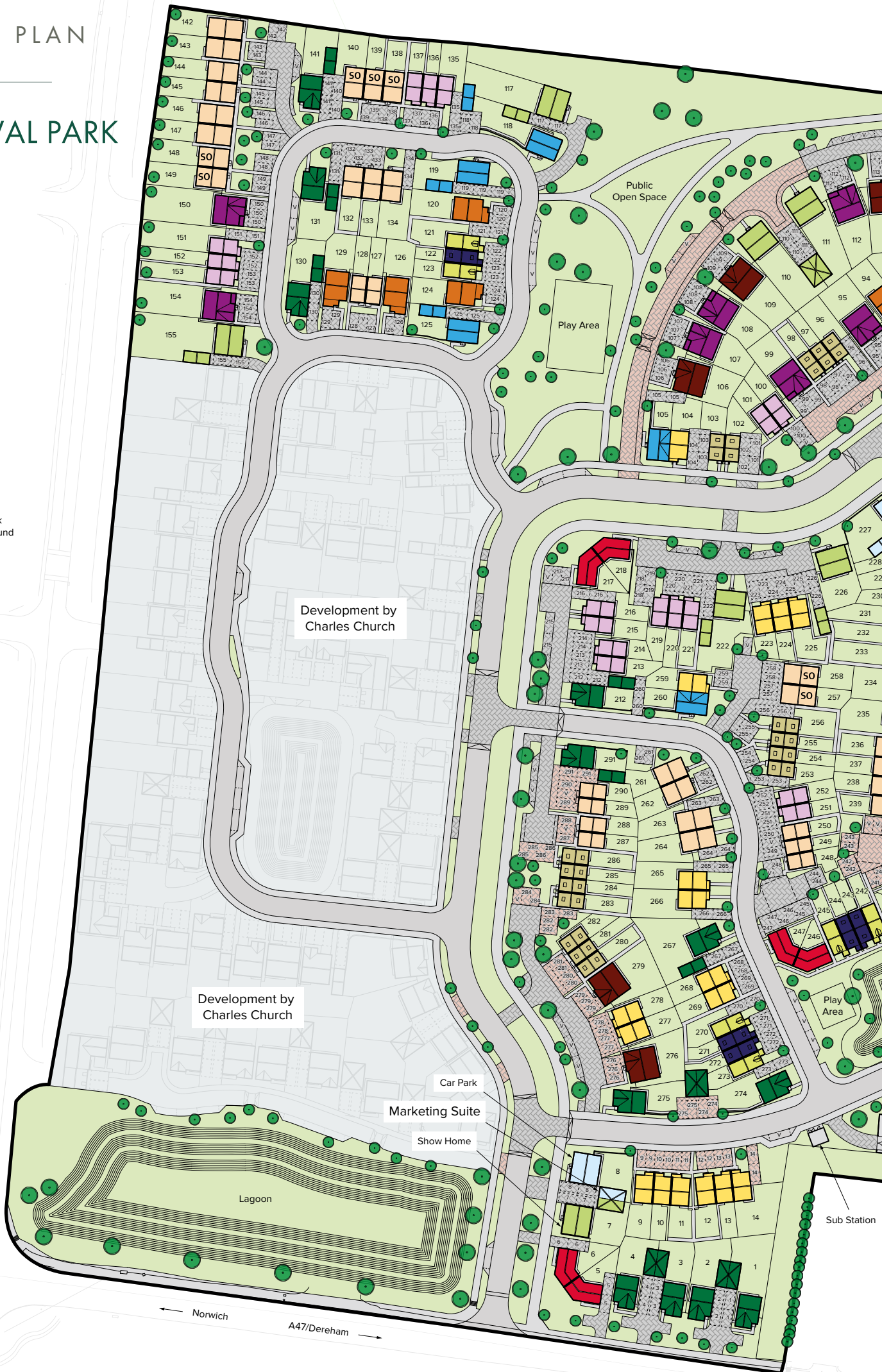
JUMP IN THE CAR AND START EXPLORING:

- ⑤ Longwater retail park | 1.5 miles
- ⑤ Norwich City Centre | 6 miles
- ⑤ Norwich train station | 11.7 miles
- ⑤ Norwich International Airport | 6.5 miles
- ⑤ Cambridge | 63.5 miles
- ⑤ Cromer | 26.5 miles
- ⑤ Thetford Forest | 30 miles



SITE PLAN

FESTIVAL PARK



Norfolk Showground

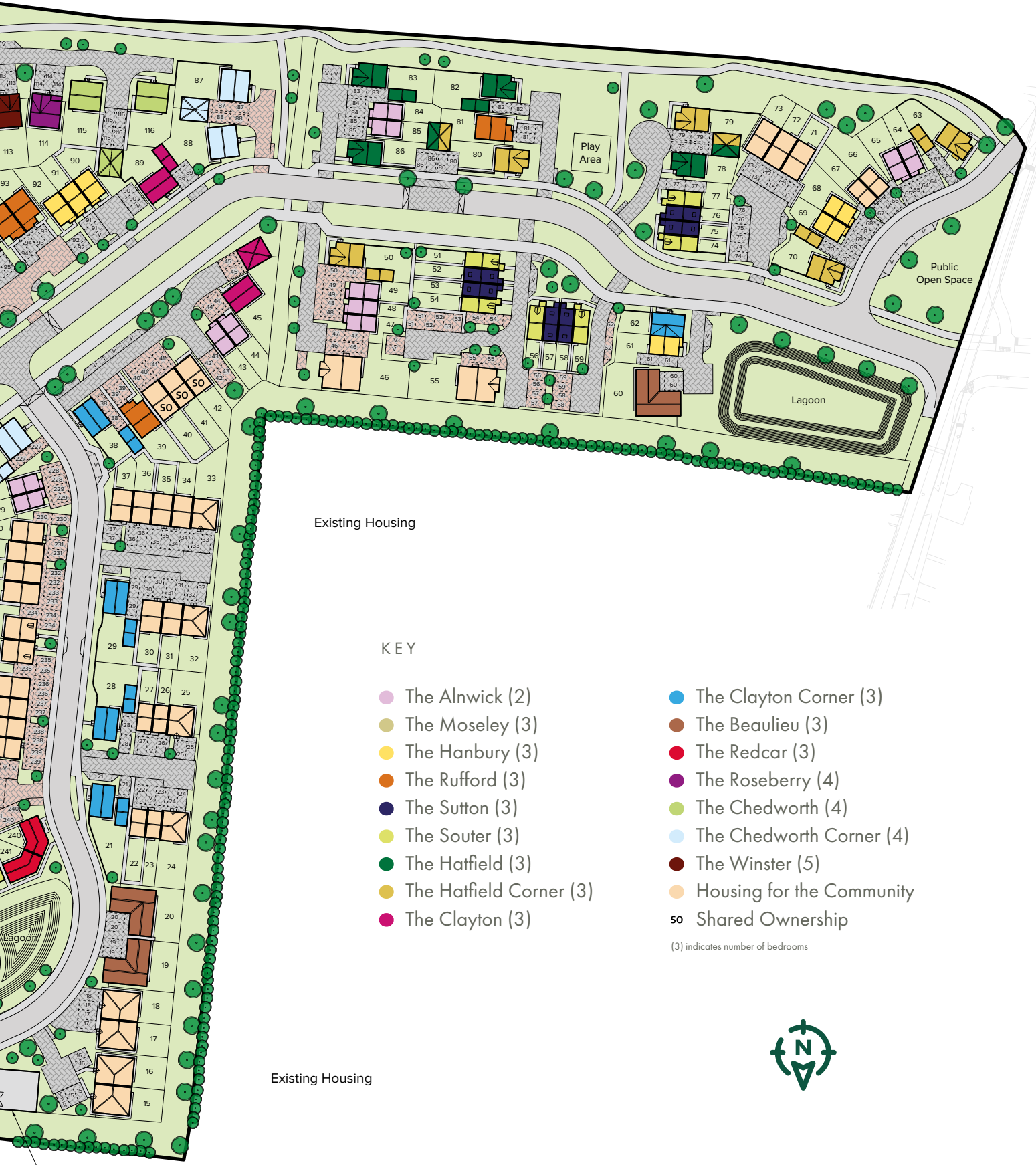
Development by Charles Church

Development by Charles Church

Car Park
Marketing Suite
Show Home

Sub Station

← Norwich
A47/Dereham →



Existing Housing

Existing Housing

KEY

- The Alnwick (2)
- The Moseley (3)
- The Hanbury (3)
- The Rufford (3)
- The Sutton (3)
- The Souter (3)
- The Hatfield (3)
- The Hatfield Corner (3)
- The Clayton (3)
- The Clayton Corner (3)
- The Beaulieu (3)
- The Redcar (3)
- The Roseberry (4)
- The Chedworth (4)
- The Chedworth Corner (4)
- The Winstar (5)
- Housing for the Community
- so Shared Ownership

(3) indicates number of bedrooms

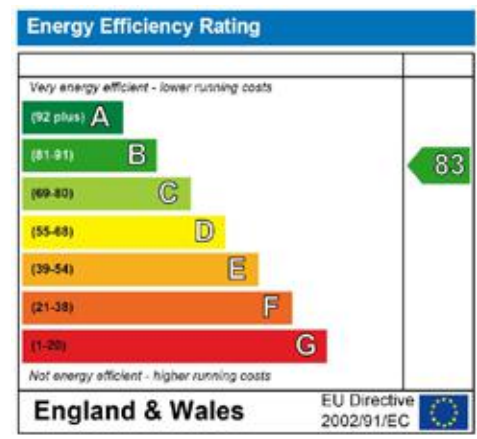


Pump Station

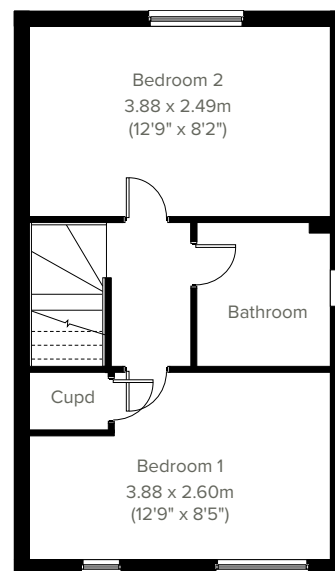
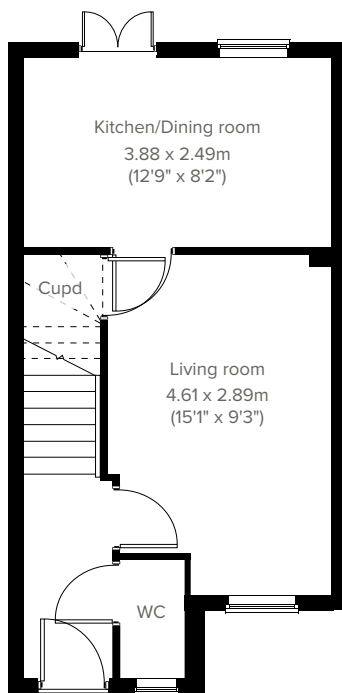


ALNWICK

Two bedroom home



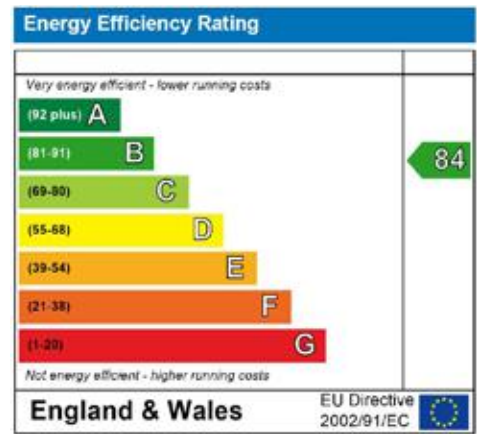
Perfectly-proportioned, the Alwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



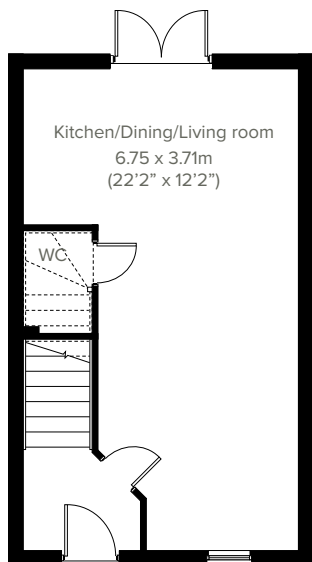
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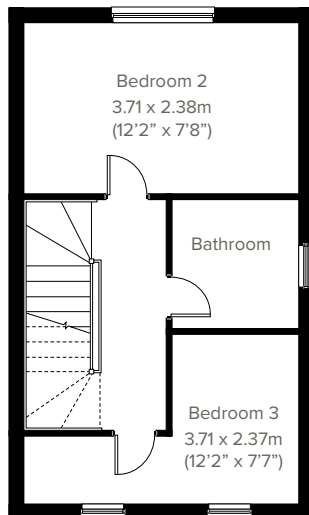
MOSELEY
Three bedroom home



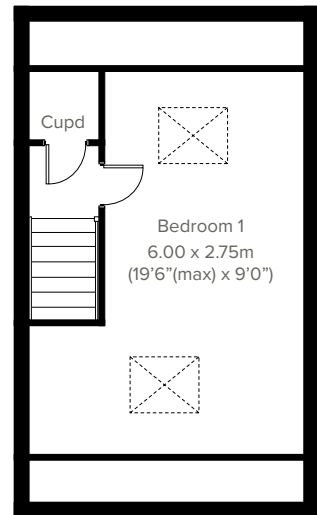
Perfect for the way we live today, the three-bedroom, 2.5-storey Moseley has a modern open plan kitchen/dining/living room. French doors also open into the garden making it a home that's ideal for entertaining. Upstairs there are three nicely-proportioned bedrooms and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



Ground floor



First floor



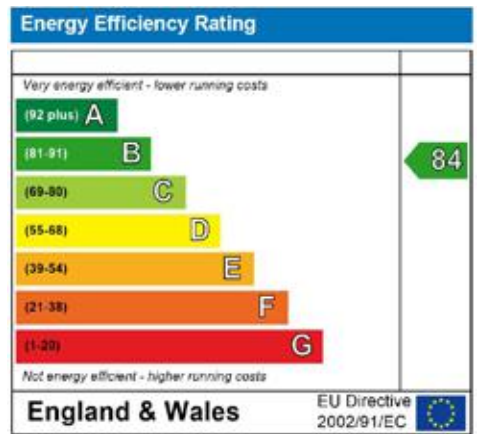
Second floor

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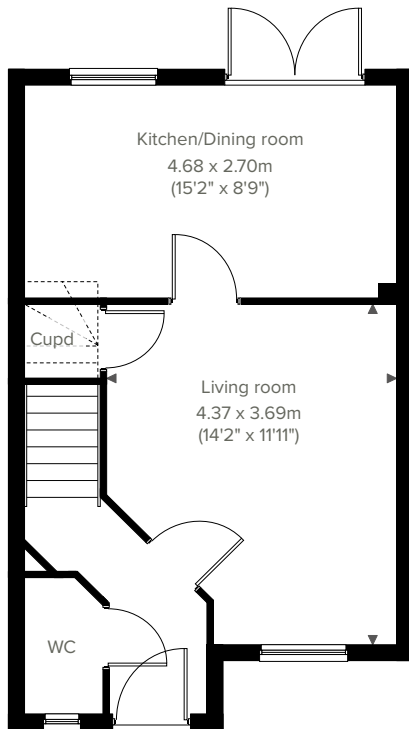


HANBURY

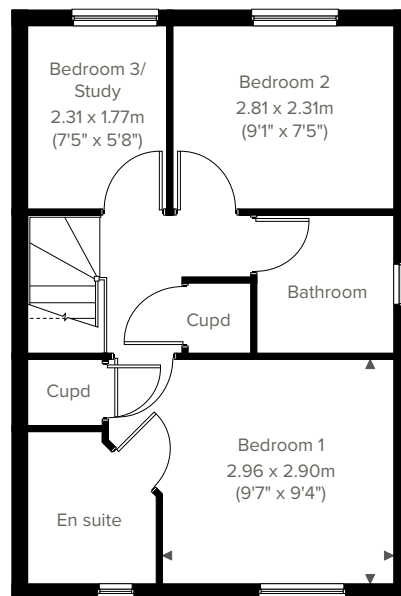
Three bedroom home



The popular Hanbury is a three-bedroom family home with 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

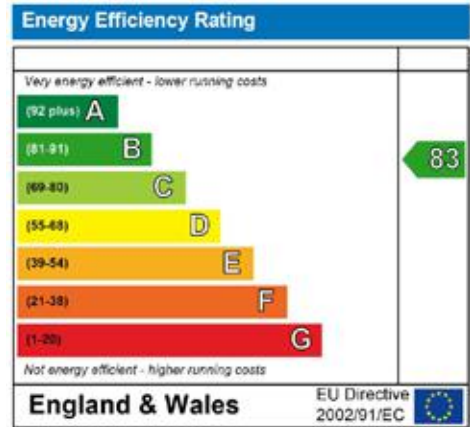


First floor

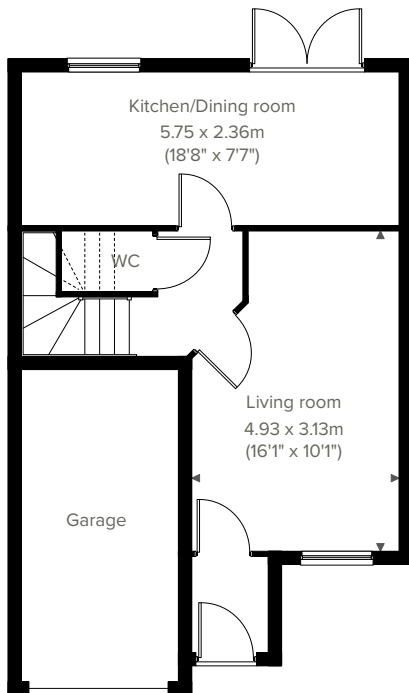
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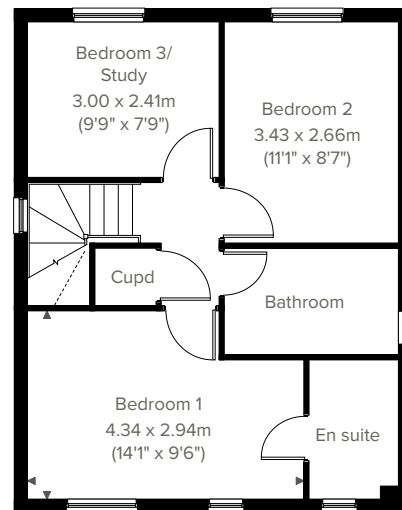
RUFFORD
Three bedroom home



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 and WC. Plus there's an en suite to bedroom one, family bathroom and integral garage.



Ground floor

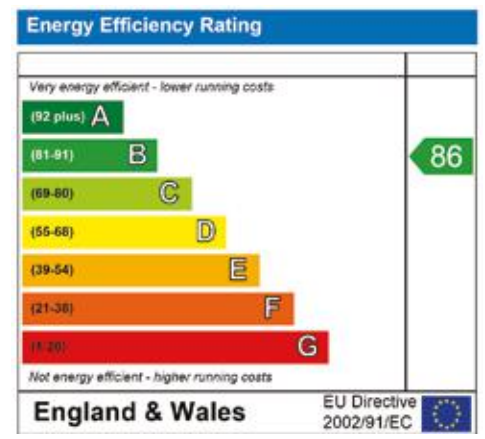


First floor

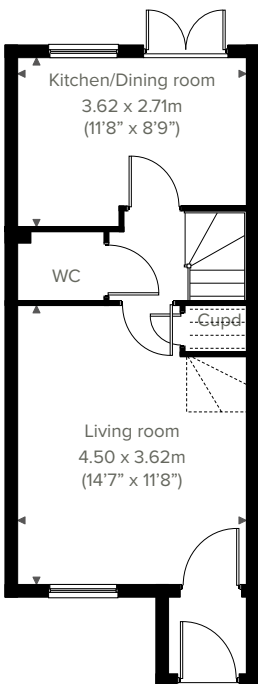
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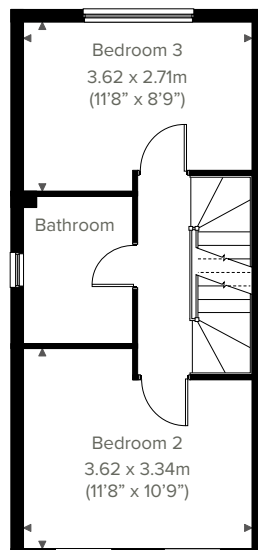
SUTTON
Three bedroom home



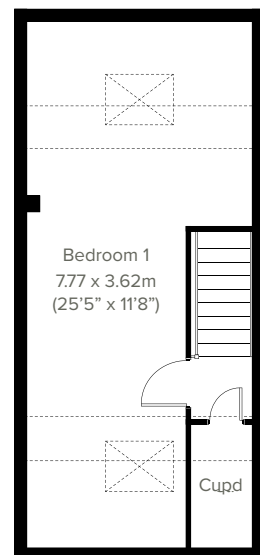
An attractive three-storey, three-bedroom home, the Sutton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. On the top floor you'll find the spacious bedroom one along with a storage cupboard. The enclosed porch, downstairs WC and off-road parking mean it's practical as well as stylish.



Ground floor



First floor

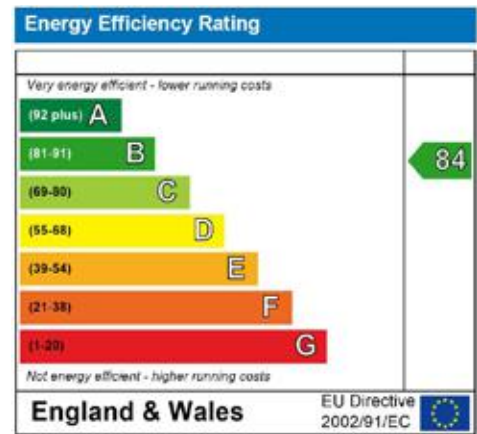


Second floor

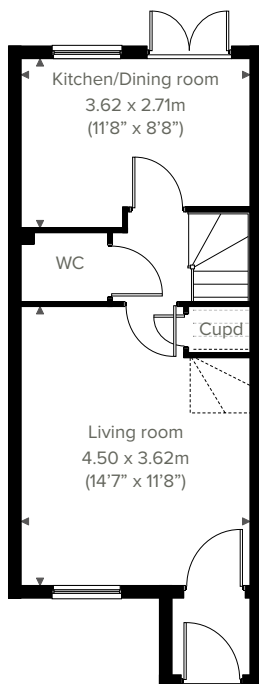
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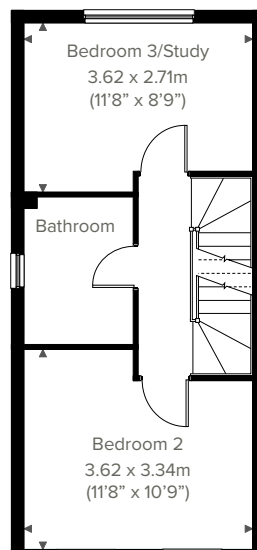
SOUTER
Three bedroom home



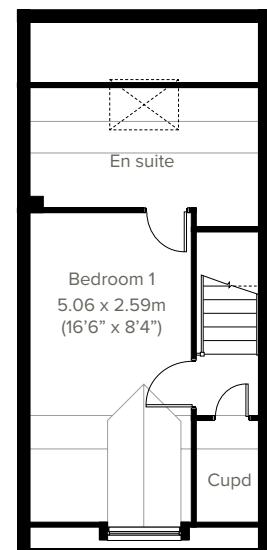
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means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



Ground floor



First floor



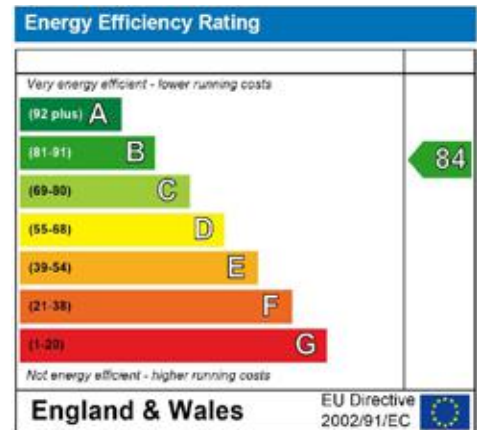
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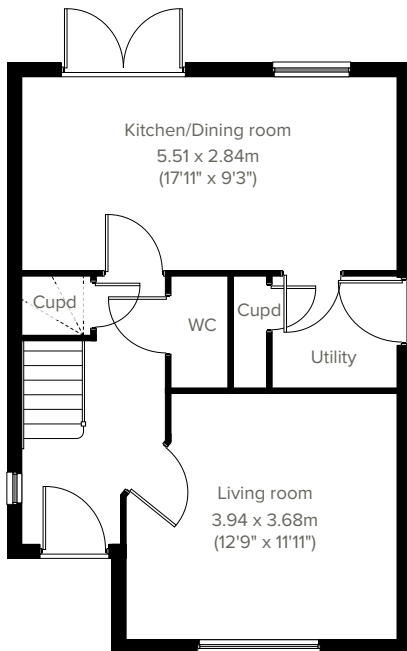


HATFIELD

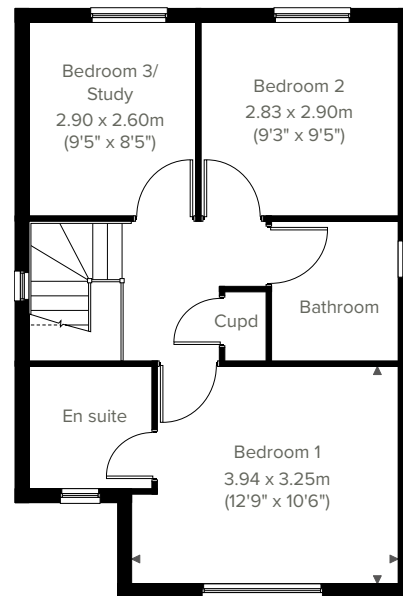
Three bedroom home



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 with outside access, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite and there’s a good-sized family bathroom and further storage.



Ground floor

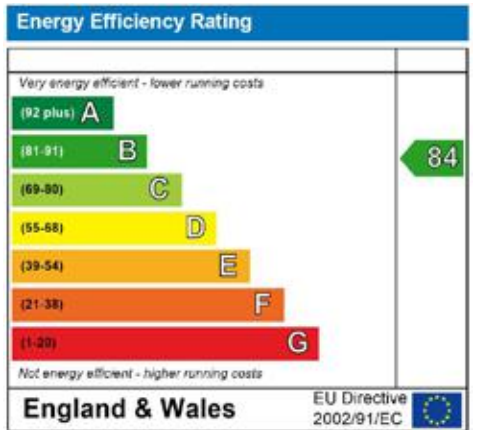


First floor

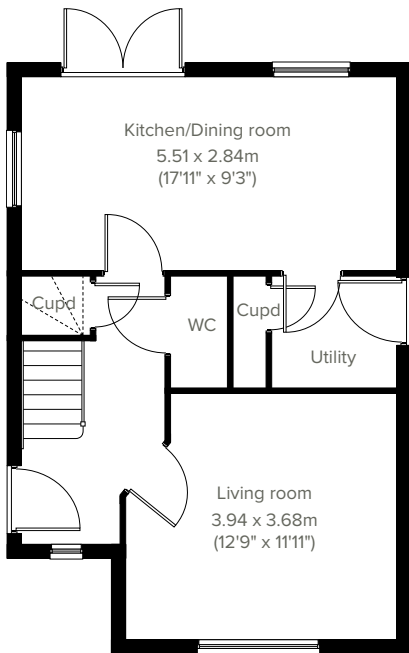
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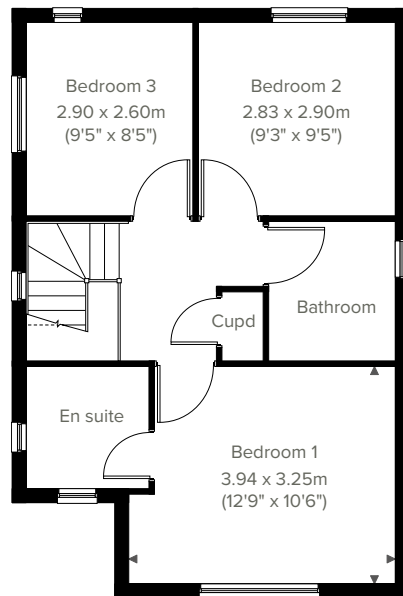
HATFIELD CORNER
Three bedroom home



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 and there's a good-sized family bathroom and further storage.



Ground floor

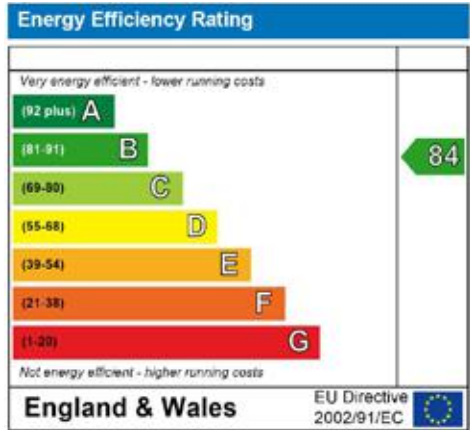


First floor

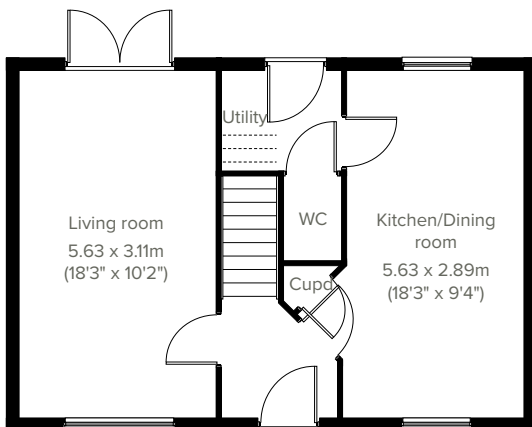
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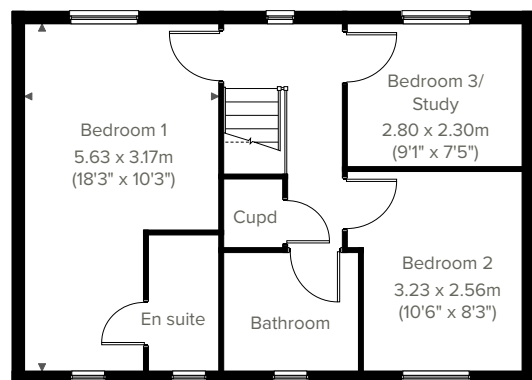
CLAYTON
Three bedroom home



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 en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



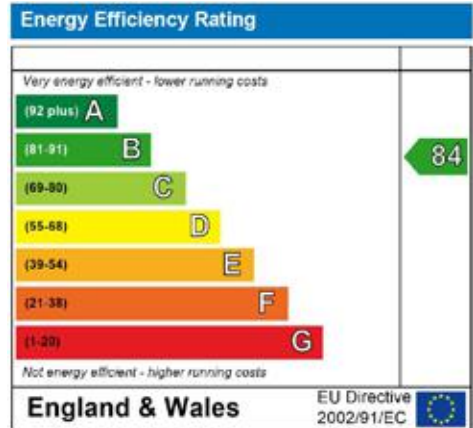
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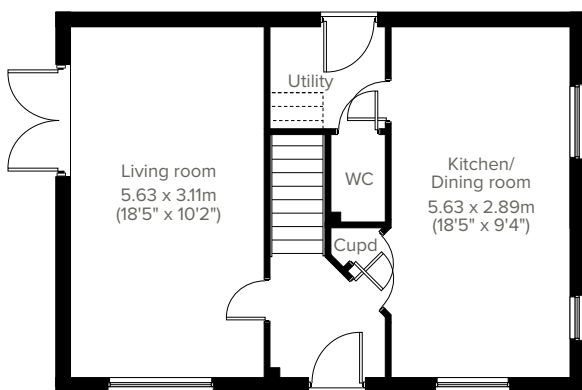


CLAYTON CORNER

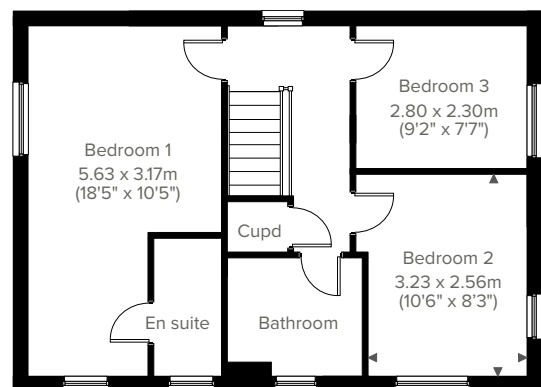
Three bedroom home



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 handy storage cupboard.



Ground floor



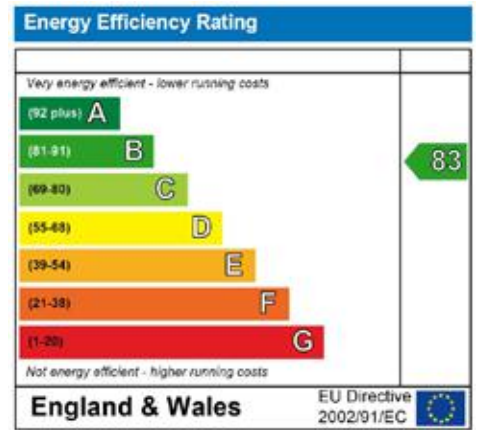
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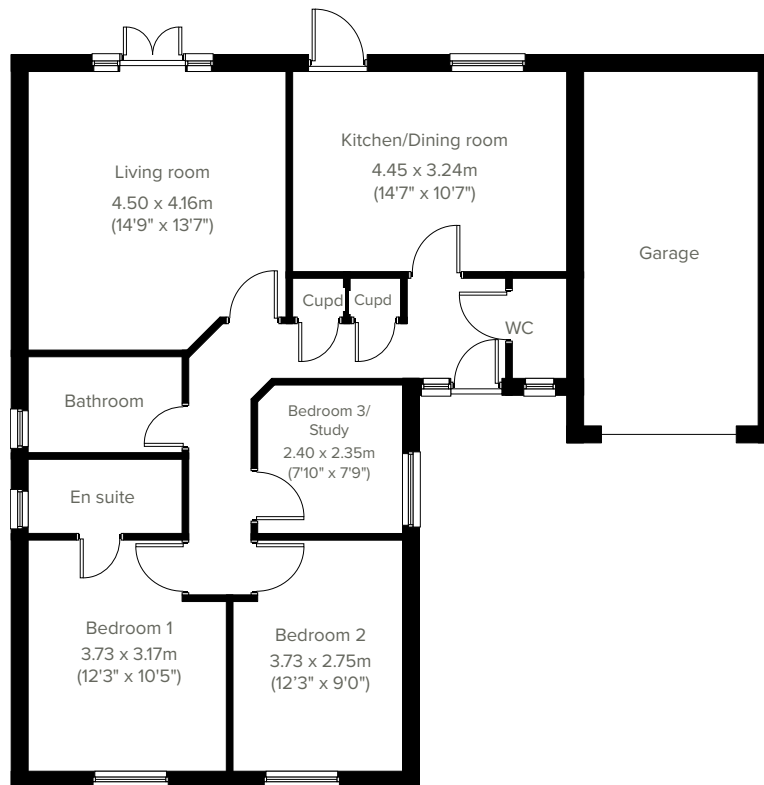


BEAULIEU

Three bedroom home



A superb home, the Beaulieu features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A WC and two storage cupboards ensure it's practical as well as stylish. There are three bedrooms, including a large bedroom one with en suite, and a family-sized bathroom.

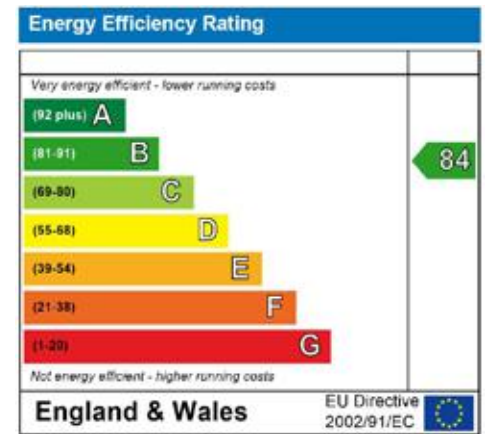


Ground floor

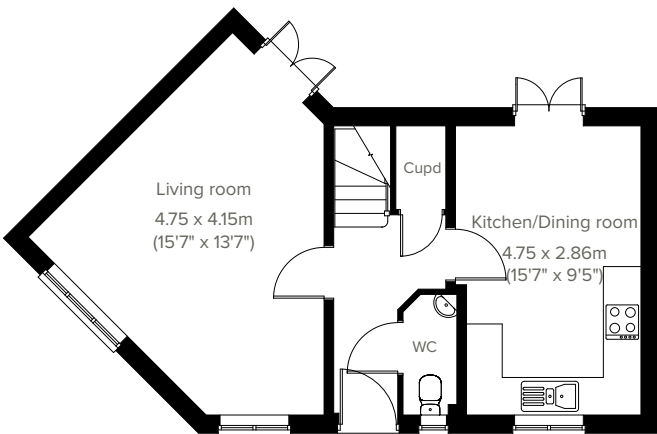
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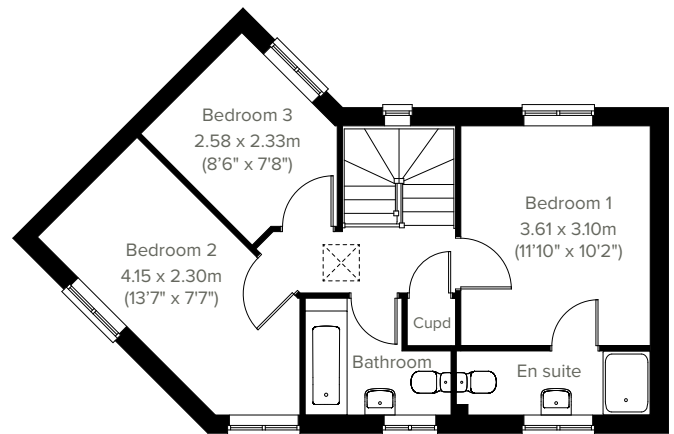
REDCAR
Three bedroom home



A fantastic family home, the Redcar features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A 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 handy storage cupboard.



Ground floor

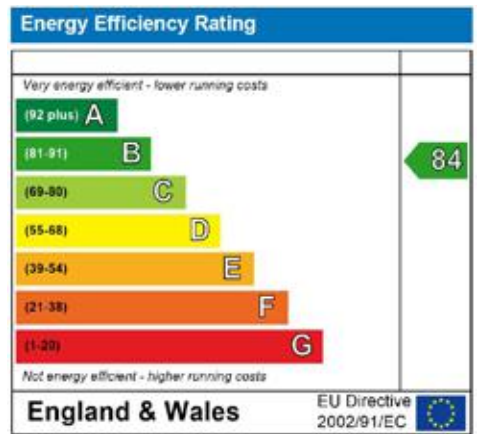


First floor

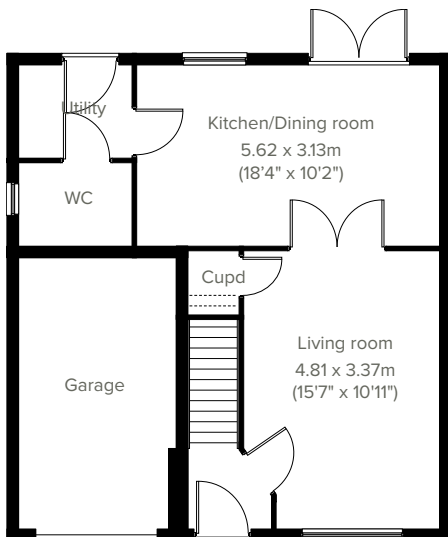
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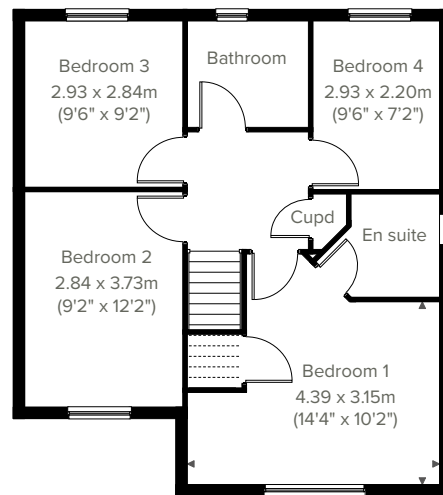
ROSEBERRY
Four bedroom home



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



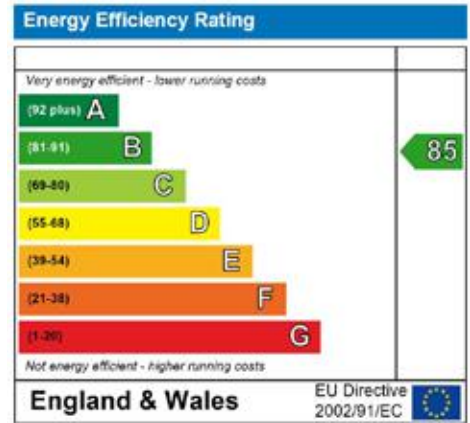
First floor

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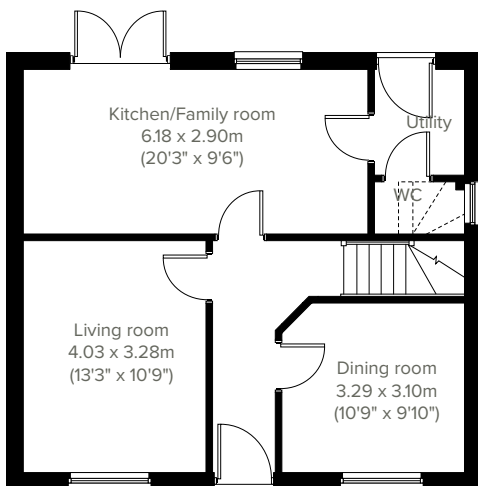


CHEDWORTH

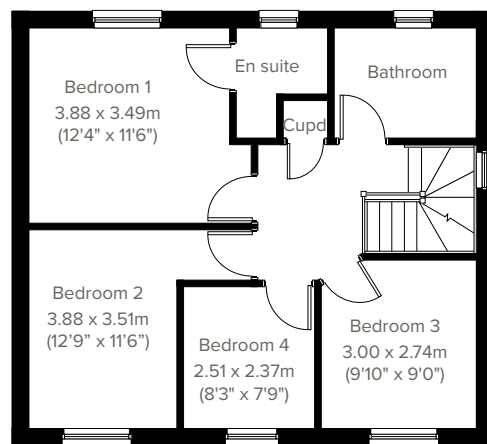
Four bedroom home



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



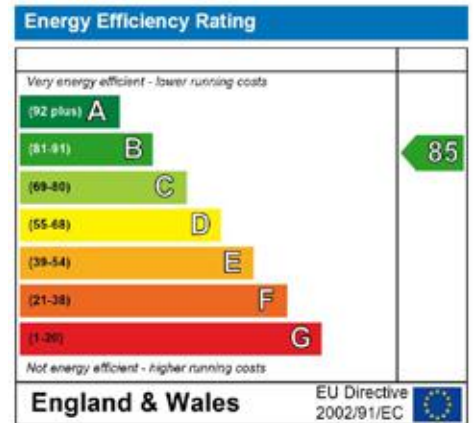
First floor

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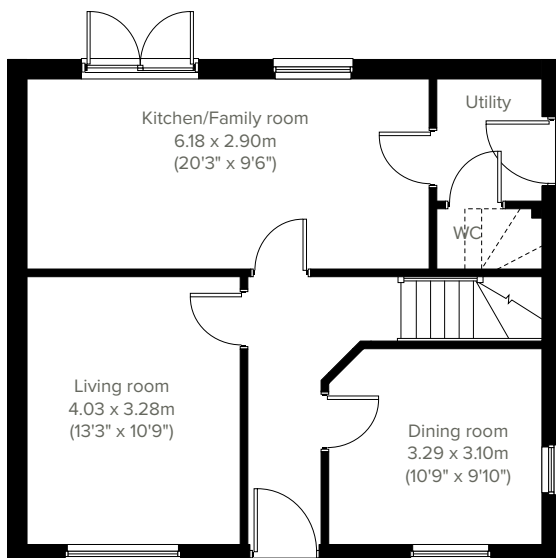


CHEDWORTH CORNER

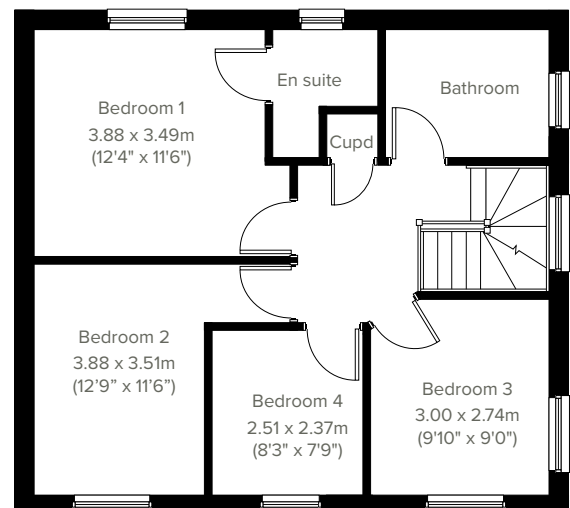
Four bedroom home



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 - the bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor

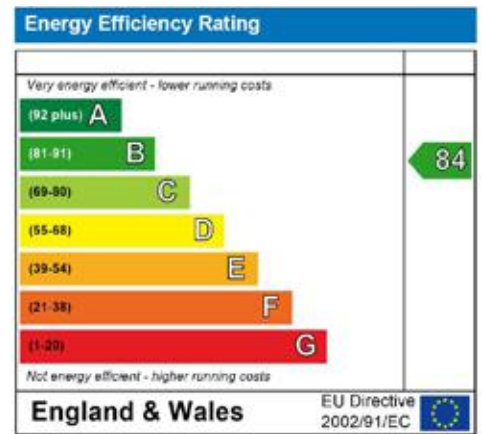


First floor

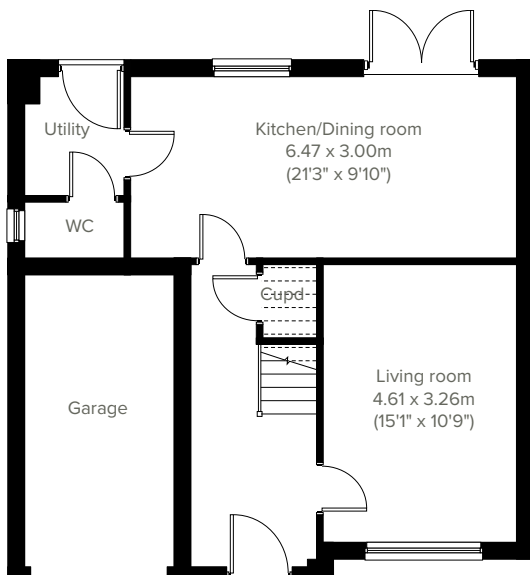
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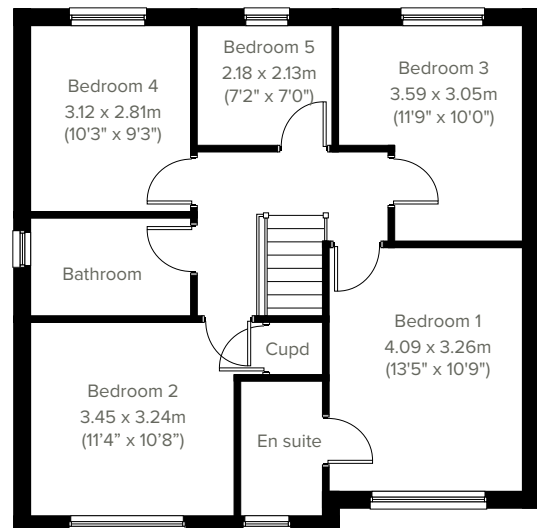
WINSTER
Five bedroom home



Ideal for family life, the Winster is a beautiful five-bedroom detached home. The open plan kitchen/dining room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with an integral single garage, downstairs WC, utility with outside access and en suite to the bedroom one.



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
- ✓ 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.







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 20Mb Standard Broadband Browse, stream music and download larger files. Up to 20Mb download Up to 2Mb upload	 10Mb Budget Broadband Suitable for basic general web browsing. Up to 10Mb download Up to 1Mb upload

How our packages compare¹

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
 HD movie (12GB)	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
 Video game (40GB)	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

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Issue: July 2021 Ref: 310-987

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