# Britannia Grange

THETFORD, NORFOLK

A beautiful collection of two, three and four bedroom homes nestled north of the ancient market town of Thetford in the Norfolk countryside.

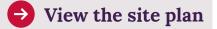




# Welcome to Britannia Grange

Britannia Grange has been thoughtfully designed and will provide a central area of green open space.

As part of the wider Kingsfleet neighbourhood, Britannia Grange will benefit from primary schools, nurseries, a health centre and public open spaces.



Perfectly placed for first time buyers or families, Thetford has a range of shops and amenities, a wide choice of schools locally and is only 15 minutes from High Lodge in Thetford Forest offering a fun day out for the whole family. Or if you prefer, enjoy a day shopping in Norwich or a night out.

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YDS BANK

Love town life

Kings Street







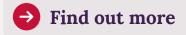
# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.





Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



#### Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

#### Utility $rooms^{\dagger}$

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.





#### Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.

#### **Garden**<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# **Our Homes**















### The Beauford

2 BEDROOM HOME, TOTAL 856 sq. ft. / 79.52 sq. m.



#### **GROUND FLOOR**

**Kitchen/Dining Area** 4.70m × 2.87m

**Living Room** max. 4.04m × 3.67m 13'3" × 1

13'3" × 12'1"

15'5" × 9'5"



**FIRST FLOOR** Bedroom 1 3.57m × 2.94m min. 11'9" × 9'8" min.

**Bedroom 2** 4.70m × 2.55m

15'5" × 8'4"

### > View our current availability

#### Discover more about this development



# The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq. ft. / 95.13 sq. m.

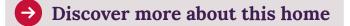


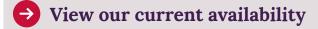
#### **GROUND FLOOR**

Kitchen	
3.37m × 3.35m	11'1" × 11'0"
<b>Dining Area</b> 2.27m × 2.04m	7'5" × 6'8"
Living Room	17'9" × 10'1"
5.4111 ^ 5.0711	1/9 ^ 10 1



FIRST FLOOR Bedroom 1	
4.15m × 3.09m	13'7" × 10'2"
Bedroom 2	
3.33m × 2.95m	10'11" × 9'8"
Bedroom 3	
3.41m × 2.37m	11'2" × 7'9"







# **The Ardale**

3 BEDROOM HOME, TOTAL 997 sq. ft. / 92.62 sq. m.



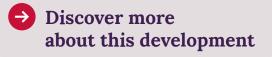
### GROUND FLOOR

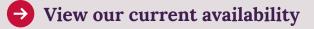
KILCHEH	
3.18m × 2.50m	10'6" × 8'3"
Dining Area	
2.91m × 2.11m	9'7" × 6'11"
Living Room	
5.41m × 3.01m	17'9" × 9'11"



### FIRST FLOOR

Deuroonnin	
4.15m × 3.07m	13'7" × 10'1"
Bedroom 2	
3.13m × 2.95m	10'3" × 9'8"
Bedroom 3	
3.25m × 2.37m	10'8" × 7'9"







# **The Ardale Special**

3 BEDROOM HOME, TOTAL 1,022 sq. ft. / 95.00 sq. m.





#### **GROUND FLOOR**

**Kitchen/Dining Area** max. 5.41m × 3.18m 17'9" × 10'6"

**Living Room** 5.41m × 3.01m

17'9" × 9'11"

#### FIRST FLOOR

<b>Bedroom 1</b> 4.15m × 3.07m	13'7" × 10'1"
<b>Bedroom 2</b> 3.13m × 2.95m	10'3" × 9'8"
<b>Bedroom 3</b> 3.25m × 2.37m	10'8" × 7'9"

#### Discover more about this development

#### > View our current availability



## **The Braxton Special**

3 BEDROOM HOME, TOTAL 1,092 sq. ft. / 101.45 sq. m.



**GROUND FLOOR** Kitchen/Dining Area 4.25m × 2.71m 14'0" × 8'11"

Living Room	
4.72m × 2.44m min.	15'6" × 8'0" min.

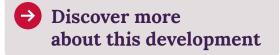


**FIRST FLOOR Bedroom 2** 4.25m × 2.82m min. 14'0" × 9'3" min.

**Bedroom 3** 3.59m × 2.11m 11'10" × 6'11"



**SECOND FLOOR Bedroom 1** 6.28m × 2.75m min. 20'8" × 9'0" min.







# The Byford

3 BEDROOM HOME, TOTAL 958 sq. ft. / 89.00 sq. m.



**GROUND FLOOR Kitchen/Dining Area** 5.06m × 2.87m 16'7" × 9'5"

Living Room 4.24m × 3.98m max. 13'11" × 13'1" max.



FIRST FLOOR Bedroom 1 min. 3.34m × 3.00m

11'0" × 9'10"

**Bedroom 2** 3.46m max. × 2.82m 11'4" max. × 9'3"

**Bedroom 3** 3.91m × 2.15m

12'10" × 7'1"

### ➔ Discover more about this home

### View our current availability



## The Huxford

4 BEDROOM HOME, TOTAL 1,156 sq. ft. / 107.39 sq. m.



**GROUND FLOOR Kitchen/Dining Area** 5.73m × 3.00m 18'10" × 9'10"

**Living Room** 4.66m × 3.63m

### 15'4" × 11'11"



FIRST FLOOR

**Bedroom 1** 3.42m × 3.16m 11'3" × 10'5"

**Bedroom 2** 3.23m × 2.84m 10'7" × 9'4"

**Bedroom 3** 3.25m × 2.23m 10'8" × 7'4"

**Bedroom 4** 2.48m × 2.42m 8'2" × 7'11"

#### > View our current availability

→ Discover more about this home



### The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq. ft. / 113.89 sq. m.



**GROUND FLOOR Kitchen/Dining Area** 6.09m × 3.58m max. 20'0" × 11'9" max.

Living Room 6.09m × 3.46m 20'0" × 11'4"



 FIRST FLOOR

 Bedroom 1 max.

 3.74m × 3.52m
 12'4" × 11'7"

 Bedroom 2

 3.64m × 2.95m
 11'11" × 9'8"

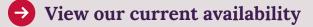
 Bedroom 3

 3.05m × 2.51m
 10'0" × 8'3"

 Bedroom 4

 3.54m × 2.25m
 11'7" × 7'5"

→ Discover more about this home





# **The Trusdale Special**

4 BEDROOM HOME, TOTAL 1,235 sq. ft. / 114.75 sq. m.



#### **GROUND FLOOR**

Kitchen/Dining Area

6.09m × 3.58m max. 20'0" × 11'9" max.

about this development

**Living Room** 6.09m × 3.46m

Discover more

20'0" × 11'4"



#### **FIRST FLOOR Bedroom 1** 3.74m max. × 3.52m 12'4" max. × 11'7"

Bedroom 2 3.64m × 2.95m 11'11" × 9'8" Bedroom 3

3.05m × 2.51m 10'0" × 8'3"

**Bedroom 4** 3.54m × 2.25m

11'7" × 7'5"

### ➔ View our current availability



## The Manford

4 BEDROOM HOME, TOTAL 1,368 sq. ft. / 127.09 sq. m.



#### **GROUND FLOOR**

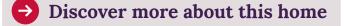
**Kitchen/Dining Area** 8.11m × 3.26m max. 26'7" × 10'9" max.

**Living Room** 4.74m × 3.88m

15'7" × 12'9"

**Study** 2.61m × 2.10m

8'7" × 6'11"

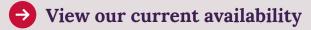




FIRST FLOOR Bedroom 1 3.88m max. × 3.71m 12'9" max. × 12'2" Bedroom 2 4.02m × 3.09m max. 13'2" × 10'2" max. Bedroom 3 3.66m × 3.03m max. 12'0" × 10'0" max.

**Bedroom 4** max. 3.97m × 2.75m 13'0

13'0" × 9'0"





### **The Marford**

4 BEDROOM HOME, TOTAL 1,546 sq. ft. / 143.62 sq. m.



#### **GROUND FLOOR**

Kitche	en		
4.79m	×	3.	1

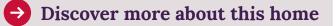
×	3.32m	15'9"	×

10'11"

**Dining Room** 3.91m × 3.26m 12'10" × 10'8"

Living Room 4.74m × 3.91m 15'7" × 12'10"

#### **Family Room/Study** 3.04m × 2.66m 10'0" × 8'9"





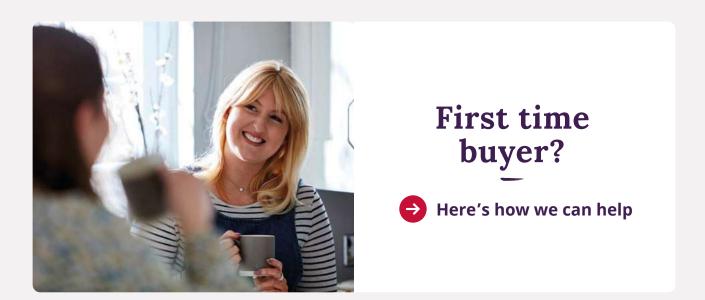
# FIRST FLOOR Bedroom 1 4.91m × 3.64m max. 16'2" × 12'0" max. Bedroom 2 4.00m × 3.32m 13'2" × 10'11"

noonn sisen	19 2 10 11
Bedroom 3 max.	
4.72m × 3.23m	15'6" × 10'7"
Bedroom 4	
3.81m × 2.55m	12'6" × 8'4"

### View our current availability



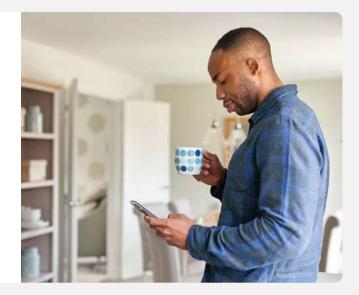
Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



# Existing home owner?



Here's how we can help



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.

# Take your next step



Find your dream home on our website.



**Book** an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.

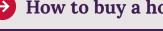


Have your questions answered by calling our sales executives on 01842 770742.



Find out how we can get you moving with our buying schemes.

Book an appointment



How to buy a home





BRITANNIA GRANGE Victory Way, Thetford, Norfolk, IP24 2GQ **CONTACT US ON 01842 770742** 



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