



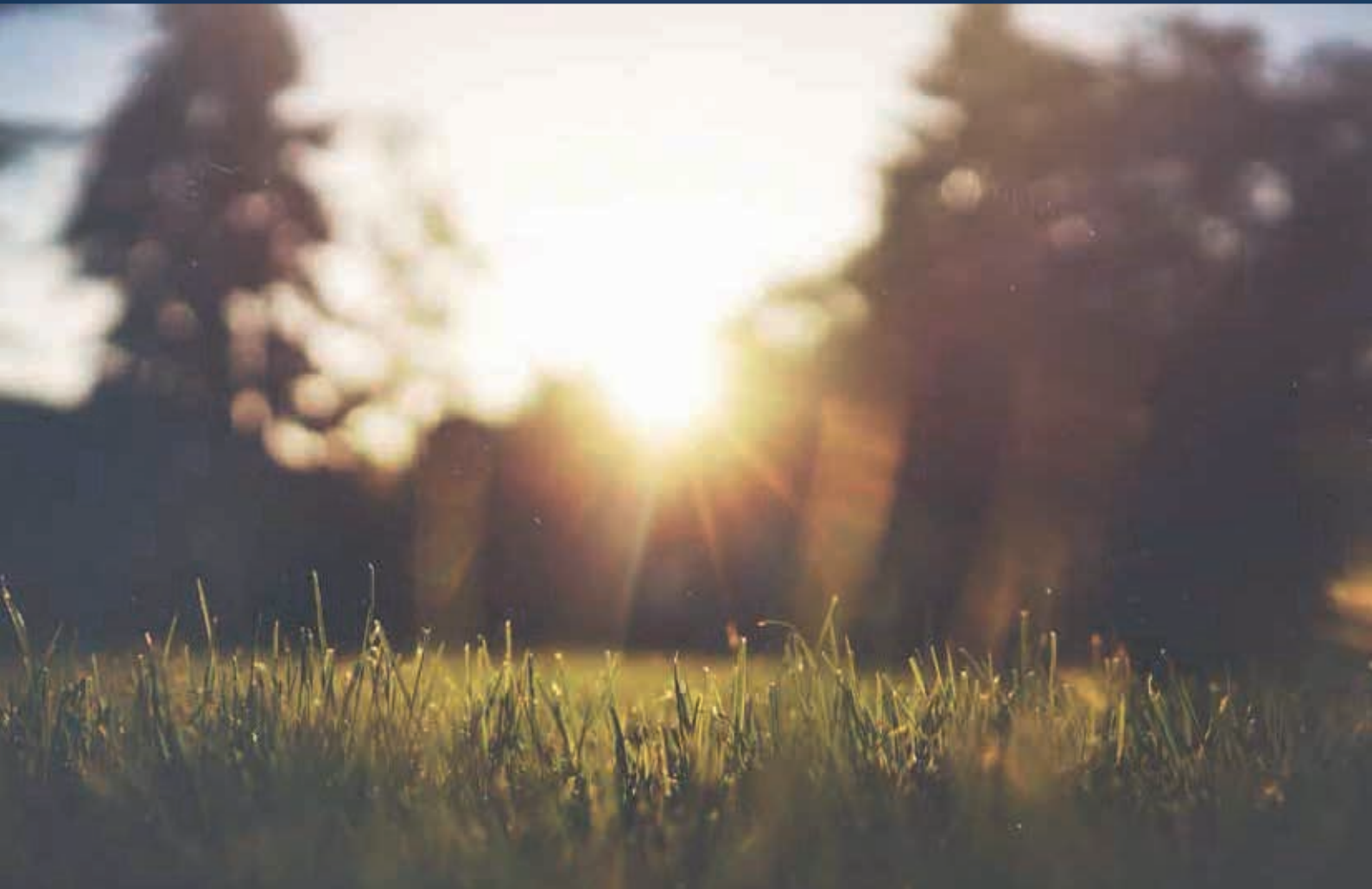
CREST
NICHOLSON

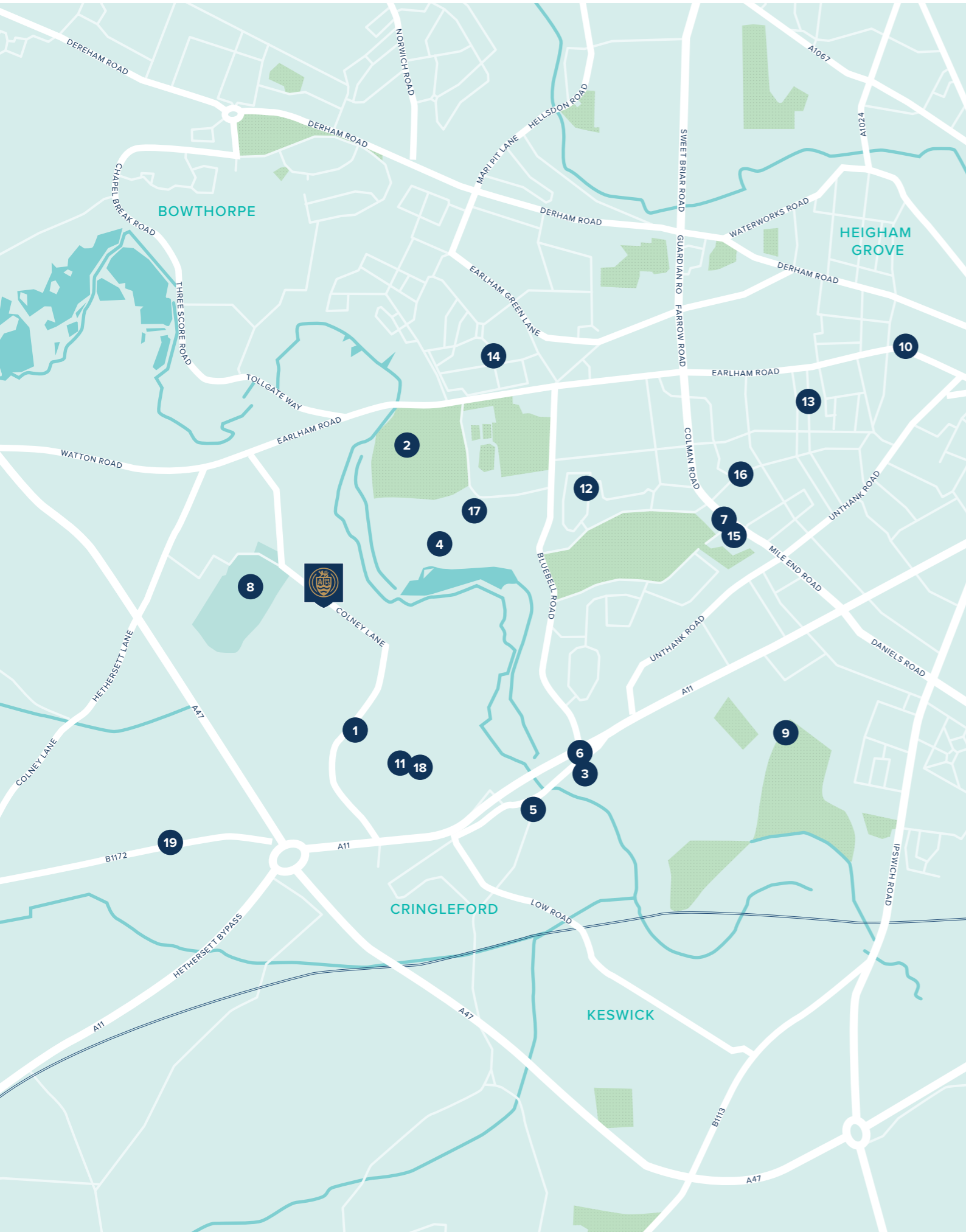
CRINGLEFORD HEIGHTS

NORWICH

Set on the edge of the tranquil village of Cringleford, and a stone's throw from the exciting city of Norwich, this impressive development benefits from a village location yet surrounded by excellent transport links and amenities.

2, 3 & 4 BEDROOM HOMES





WELCOME TO LIFE IN CRINGLEFORD

With easy access to the countryside and parks, as well as big city attractions, there is something for everyone at Cringleford Heights.

On your doorstep

The award-winning village of Cringleford is community-focused and large enough to provide a wealth of sports facilities, local clubs and great amenities for families.

- 1 Tesco Express
- 2 Earlham Park
- 3 Waitrose & Partners Norwich
- 4 Sculpture Park
- 5 The Parish Church of Saint Peter
- 6 The Red Lion Pub
- 7 The Farmhouse Pub
- 8 Norfolk and Norwich University Hospital
- 9 Eaton Golf Club
- 10 The Plantation Garden

Education

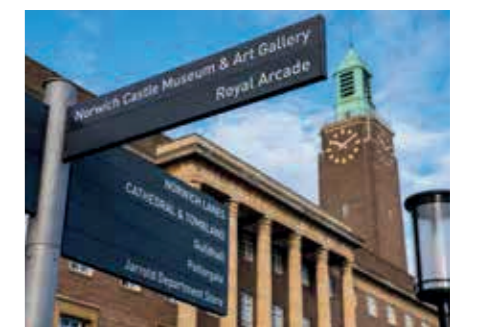
There's a wide range of local primary and secondary schools with "good and outstanding" Ofsted ratings, also just a few miles away from the development is The University of East Anglia.

- 11 Cringleford CE VA Primary School
- 12 Bluebell Primary School
- 13 The Parkside School
- 14 West Earlham Infant and Nursery School
- 15 The Clare School (3-19 years old)
- 16 St Francis of Assisi Catholic Primary School
- 17 University of East Anglia
- 18 Cringleford Crackerjacks Pre School
- 19 Nellie's Nursery

Travel

Cringleford Heights has great links both by road and rail. The A47 and A11 is within a short distance of the development and Norwich train station is just 18 minutes by car providing direct links to London's Liverpool Street. Norwich Airport is a 20-minute drive, with outgoing flights to a range of well-known holiday destinations.

- Norwich Train Station – 6 miles
- Cambridge, CB1 2JB – 60 miles
- Wymondham Train Station – 7 miles
- Ipswich – 44 miles
- Norwich to London Liverpool Street – 1hr 51 minutes
- Norwich to Great Yarmouth – 33 minutes
- Wymondham to Cambridge North – 60 minutes





CRINGLEFORD HEIGHTS

Colney Lane, Cringleford,
Norwich, NR4 7RQ

For all enquiries please call

01603 650 189

crestnicholson.com/cringlefordheights

DESIRABLE AND CONNECTED COUNTRYSIDE LIVING

A collection of attractive 2, 3 & 4 bedroom homes within the sought-after village of Cringleford. The development offers the best of both worlds being just a short drive away from the bustling city of Norwich whilst still in reach of the picturesque landscapes of Norfolk.

A popular area with commuters, Cringleford boasts a fine range of amenities for all the family. There are several pubs, a convenience store, the local church, a gym as well as a large community centre, which is available to hire. There is a large range of sports clubs including football, tennis, karate and more - much of it centred around the pavilion and recreation ground.

With its close-knit community, it's no surprise this village has won the Norfolk Village of the Year Competition six times and Best Kept Children's Play area three times, and it's even achieved the Best Kept Village Green Competition.

Cringleford Heights is well located for easy trips into Norwich town, just a 15-minute drive by car. In this beautiful city, history and modernity go hand in hand. Not only

does it boast 1,500 historical buildings - including cathedrals, castles and other ancient sites - but you'll also find picturesque parks and plenty of shops.

Ranked among the top ten best UK cities for shopping, you will find bustling markets, elegant malls and quirky independent boutiques. The beautiful, historic Royal Arcade & Norwich Lanes are a must-see.

In 2007, Norwich made history by becoming the first English city to be inducted into the World League of Historical Cities (WLHC). Joining a prestigious list that includes Paris, Vienna and Rome, it's not a surprise that this vibrant cultural hub, with its live music venues and bustling streets, was cited as one of Britain's 15 safest cities to live by The Independent newspaper. With cafés, restaurants & exhibitions in plentiful supply,

you don't want to miss out on the opportunity to live close to this wonderful city.

For when you want to experience the great outdoors, living at Cringleford Heights will give you plenty of options. To the east of Norwich lies the wondrous Norfolk Broads, which has long been a well-known holiday destination. Take a journey along the River Wensum that winds its way through the city and past Carrow Road, home of Norwich City Football Club. Further on you'll find Whitlingham Country Park - your gateway to some of England's most glorious waterways. Whether by boat, bike or on foot, plenty of fun, excitement and adventure awaits you.





**CREST
NICHOLSON**

CRINGLEFORD HEIGHTS

DEVELOPMENT PLAN

An attractive collection of 2, 3 & 4 bedroom homes set in an award winning location with excellent transport links.

2, 3 & 4 BEDROOM HOMES



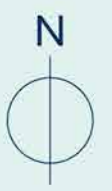
1 BEDROOM APARTMENTS
 * Affordable Rent
 ● Shared Ownership

2 BEDROOM HOMES
 ■ The Ashted
 * Affordable Rent
 ● Shared Ownership

3 BEDROOM HOMES
 ■ The Eaton
 ■ The Hatfield
 ■ The Leigh
 ■ The Drayton
 ■ The Chesham
 ■ The Seaton
 ■ The York
 ■ The Filey
 * Affordable Rent
 ● Shared Ownership

4 BEDROOM HOMES
 ■ The Romsey
 ■ The Marlborough
 ■ The Lavenham
 ■ The Dartford
 * Affordable Rent
 ● Shared Ownership

5 BEDROOM HOMES
 * Affordable Rent
 ● Shared Ownership





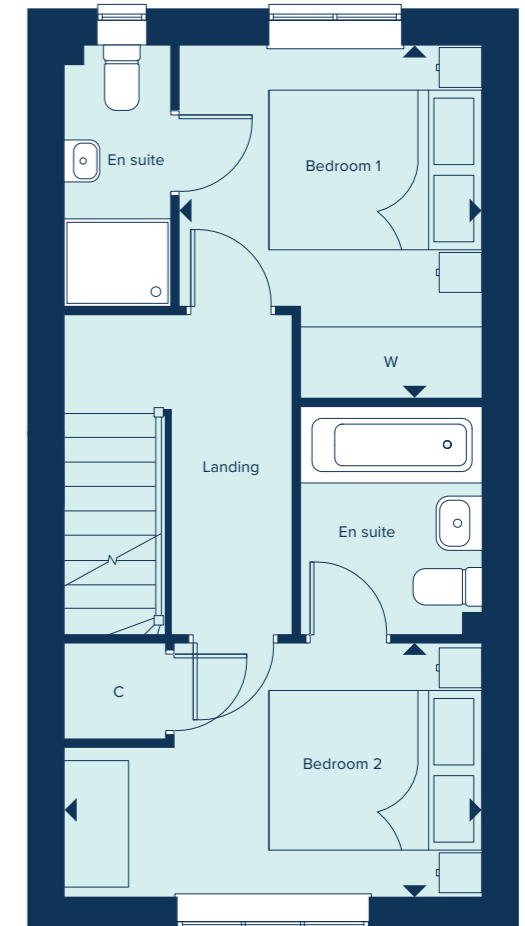
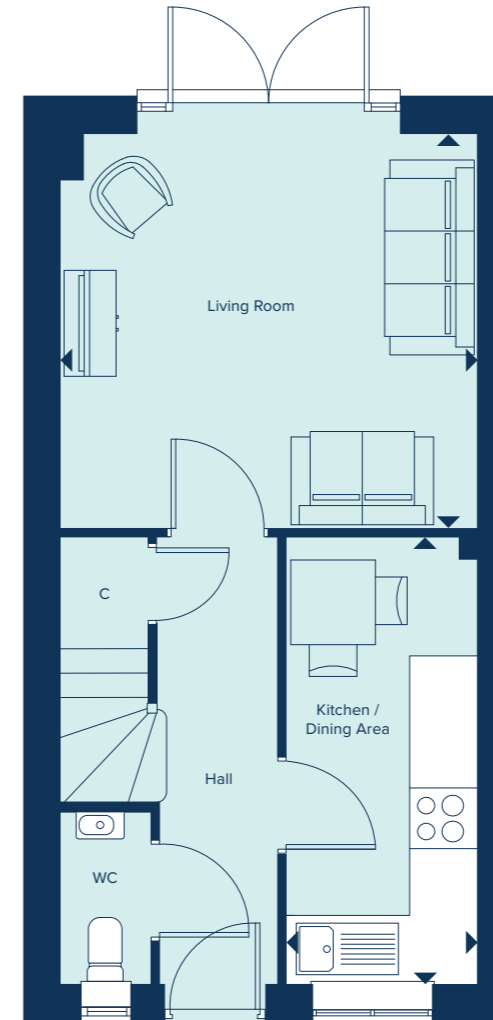
THE ASHTEAD
2 Bedroom Home

crestnicholson.com

THE ASHTEAD

The Ashtead is a generously sized two-storey house. The property comprises two double bedrooms, a main bathroom and en suite on the first floor. Downstairs you'll find a combined living and dining room benefitting from ample natural light supplied through French doors. This is in addition to a separate kitchen and cloakroom.

2 BEDROOM HOME



GROUND FLOOR

LIVING ROOM

3.94m x 3.75m 12'11" x 12'3"

KITCHEN / DINING AREA

4.21m x 1.81m 13'10" x 5'11"

FIRST FLOOR

BEDROOM 1

3.33m x 2.86m 10'11" x 9'4"

BEDROOM 2

3.94m x 2.39m 12'11" x 7'10"

C Cupboard W Wardrobe

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THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



THE CHESHAM

3 Bedroom Home

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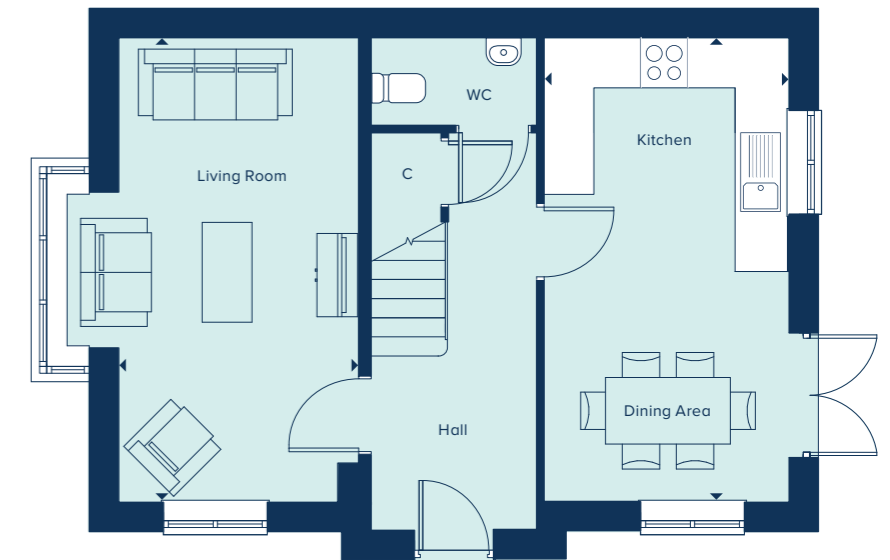
GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

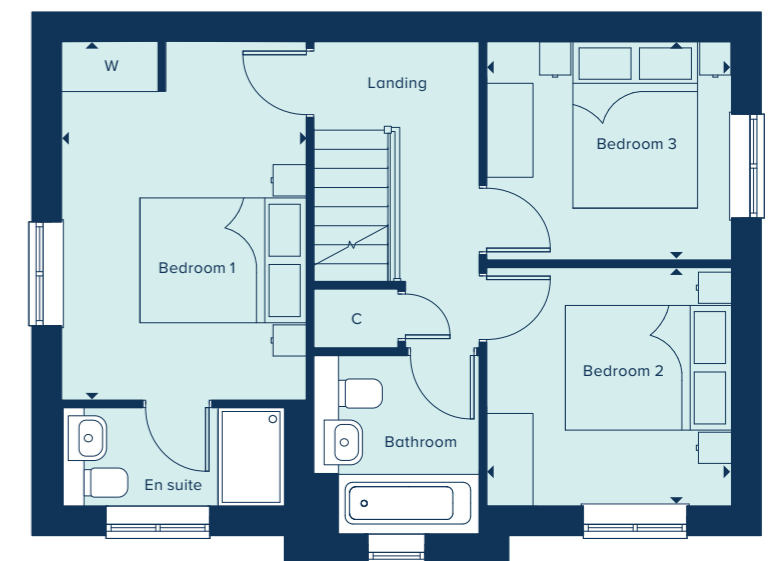
4.31m x 2.94m 14'1" x 9'8"

BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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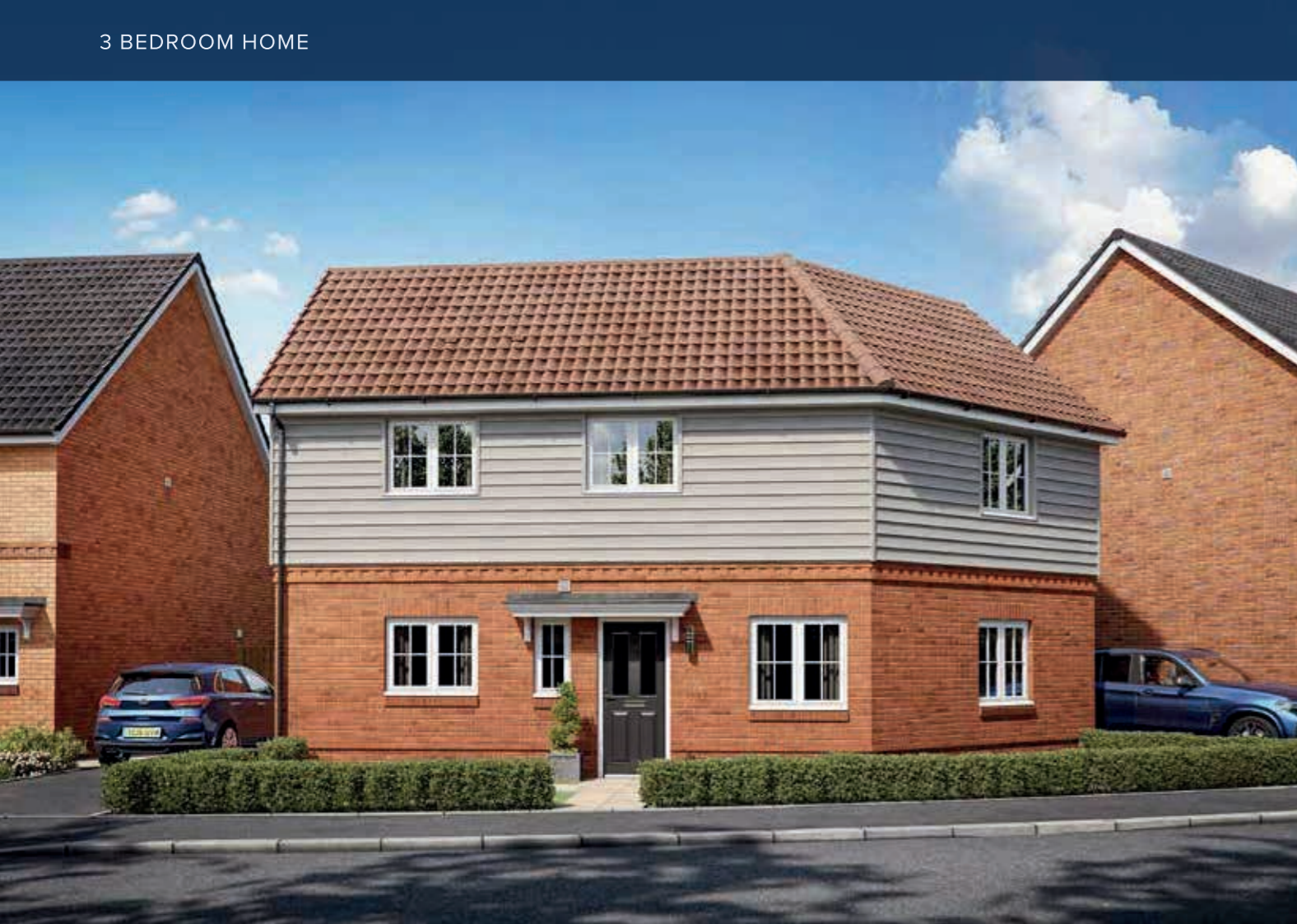
THE DRAYTON
3 Bedroom Home

crestnicholson.com

THE DRAYTON

The Drayton is a generously sized family home, the unique shape of this house gives character and ample storage. The downstairs features an open plan kitchen-dining area, a large living room and cloakroom. Upstairs there are three bedrooms, the main bedroom has an en suite while the other two bedrooms share a family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.69m x 3.01m 15'5" x 9'10"

LIVING ROOM

5.85m x 4.69m 19'2" x 15'5"



FIRST FLOOR

BEDROOM 1

3.61m x 3.11m 11'8" x 10'2"

BEDROOM 2

5.49m x 2.51m 18'8" x 8'3"

BEDROOM 3

3.73m x 2.13m 12'2" x 7'0"



C Cupboard W Wardrobe

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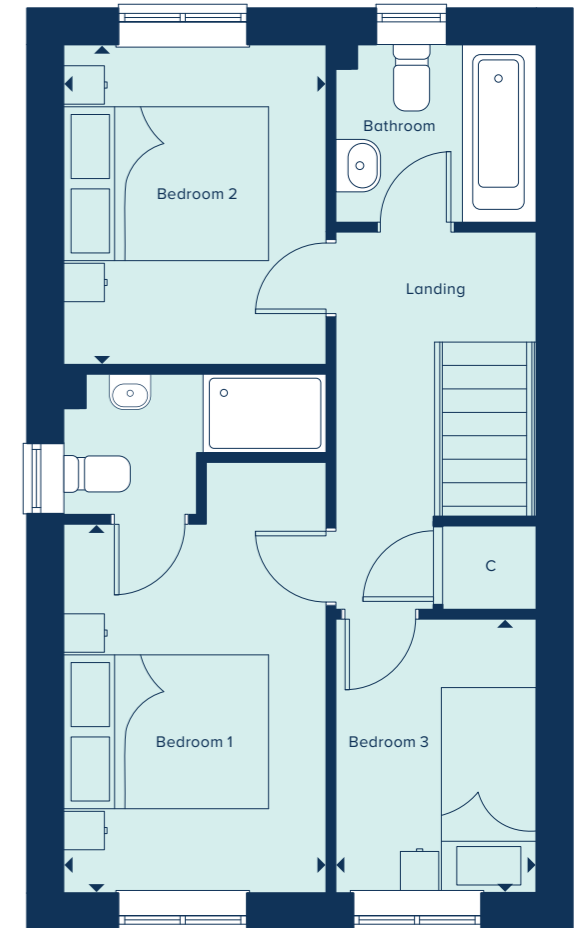
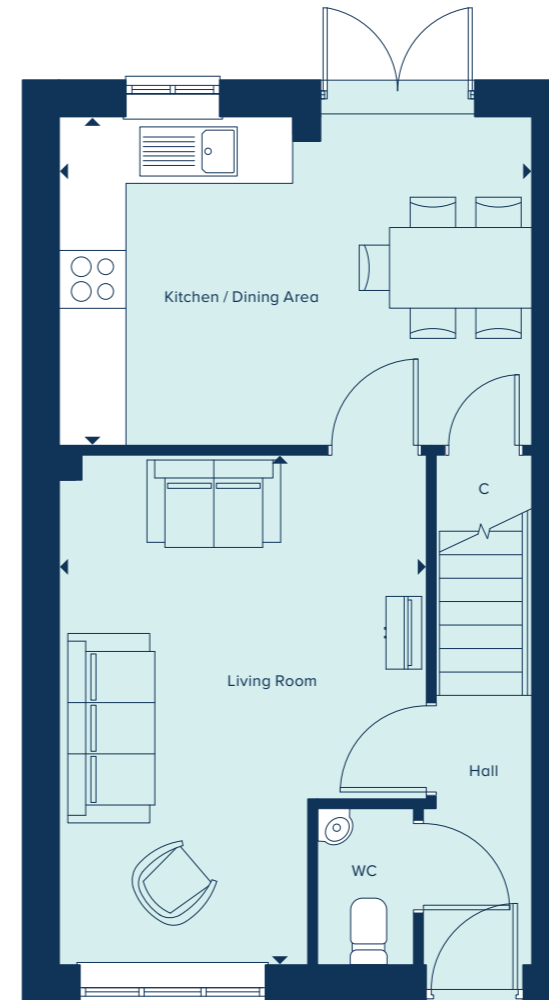
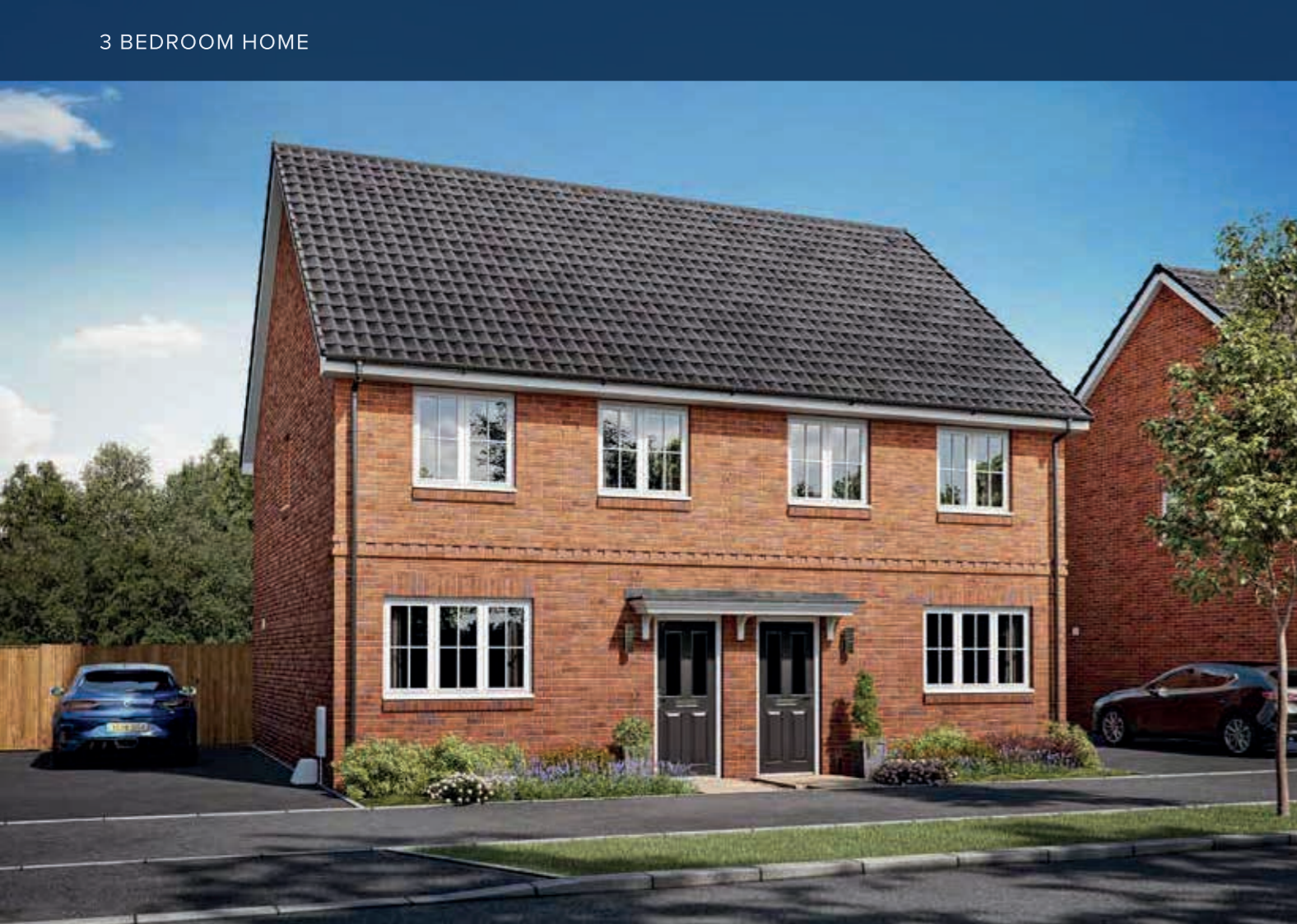
THE EATON
3 Bedroom Home

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THE EATON

The Eaton is a spacious family home which features a spacious kitchen-dining area in addition to a separate living room. Upstairs there are three bedrooms including a large main bedroom with an en suite. While the other two bedrooms share a family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.60m x 3.20m 15'1" x 10'6"

LIVING ROOM

4.96m x 3.52m 16'3" x 11'6"

FIRST FLOOR

BEDROOM 1

3.63m x 2.57m 11'9" x 8'4"

BEDROOM 2

3.15m x 2.57m 10'3" x 8'4"

BEDROOM 3

2.70m x 1.99m 8'9" x 6'5"

C Cupboard W Wardrobe

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THE FILEY
3 Bedroom Home

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THE FILEY

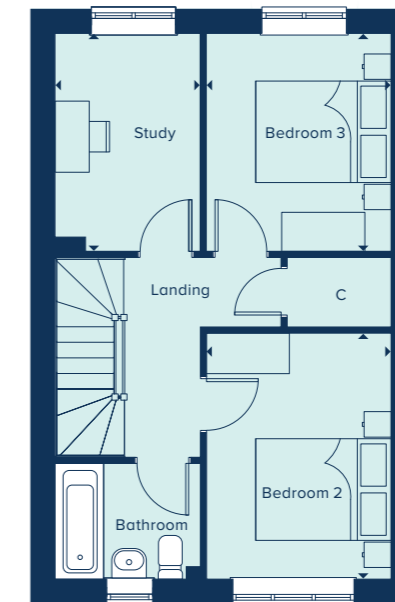
Generously sized bedrooms make The Filey a popular choice with families. The downstairs features a flexible open-plan kitchen-dining area, in addition to a separate living room. On the first floor, each of the two bedrooms are well proportioned and share a family bathroom. While the entire second floor hosts the main bedroom suite. The house also benefits from a downstairs cloakroom, ample storage and generous quantities of natural light.

3 BEDROOM HOME



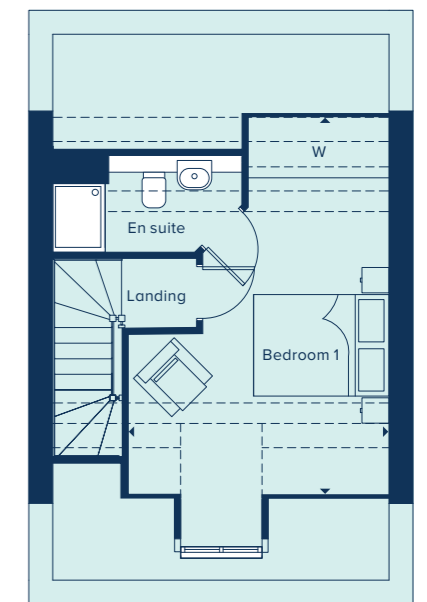
GROUND FLOOR

LIVING ROOM	4.96m x 3.19m	16'3" x 10'5"
KITCHEN / DINING AREA	4.78m x 2.79m	15'8" x 9'2"



FIRST FLOOR

BEDROOM 2	3.63m x 2.72m	11'11" x 8'11"
BEDROOM 3	3.21m x 2.73m	10'6" x 8'11"
STUDY	3.21m x 2.14m	10'6" x 7'0"



SECOND FLOOR

BEDROOM 1	5.58m x 3.85m	18'4" x 12'7"
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C Cupboard W Wardrobe ● Specification --- Reduced ceiling height

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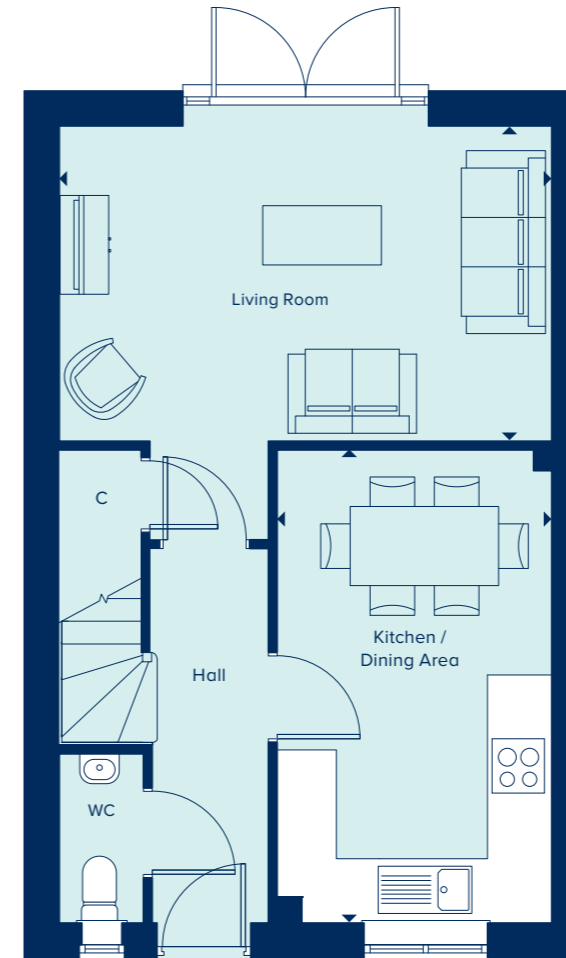
THE HATFIELD
3 Bedroom Home

crestnicholson.com

THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



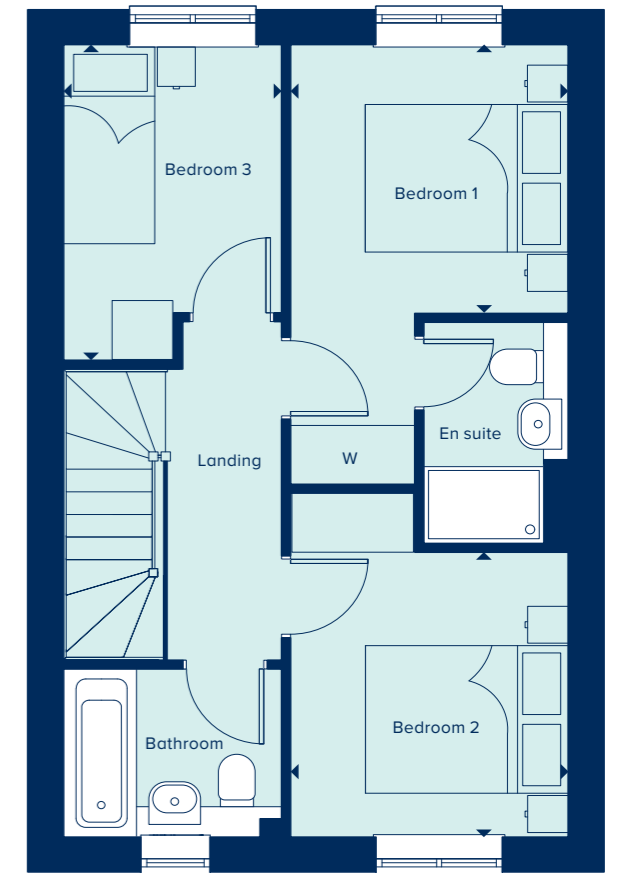
GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"



FIRST FLOOR

BEDROOM 1

2.73m x 2.73m 9'0" x 8'11"

BEDROOM 2

2.89m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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THE LEIGH
3 Bedroom Home

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THE LEIGH

The Leigh is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite. While the two bedrooms on the first floor share a family bathroom. The downstairs, provides a kitchen and separate living-dining area that can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN	2.86m x 1.86m	9'4" x 6'1"
LIVING / DINING AREA	3.93m x 3.92m	12'11" x 12'10"

FIRST FLOOR

BEDROOM 2	3.93m x 2.66m	12'11" x 8'8"
BEDROOM 3	3.07m x 1.76m	10'1" x 5'9"

SECOND FLOOR

BEDROOM 1	3.93m x 3.36m	12'11" x 11'0"
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C Cupboard W Wardrobe ---- Reduced Ceiling Height

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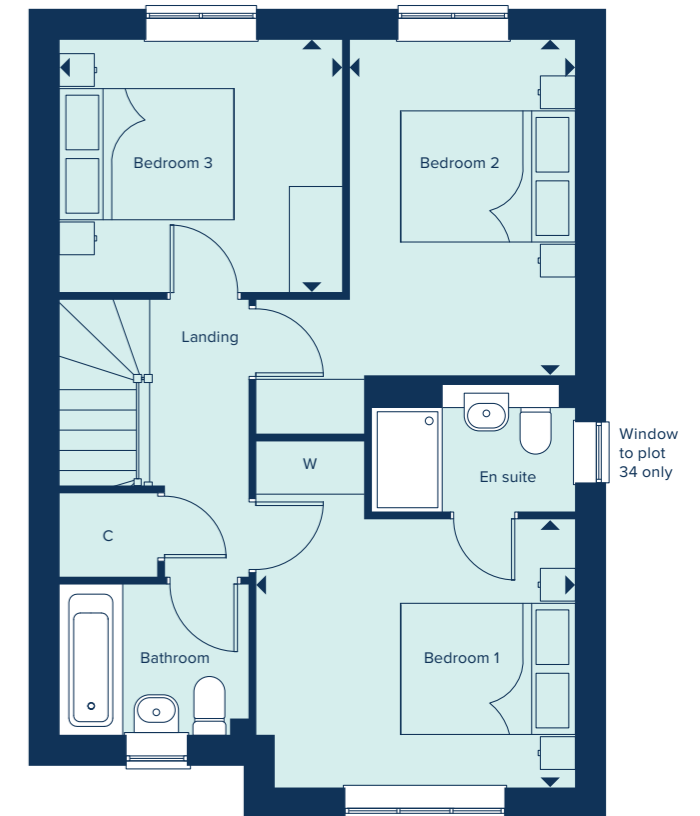
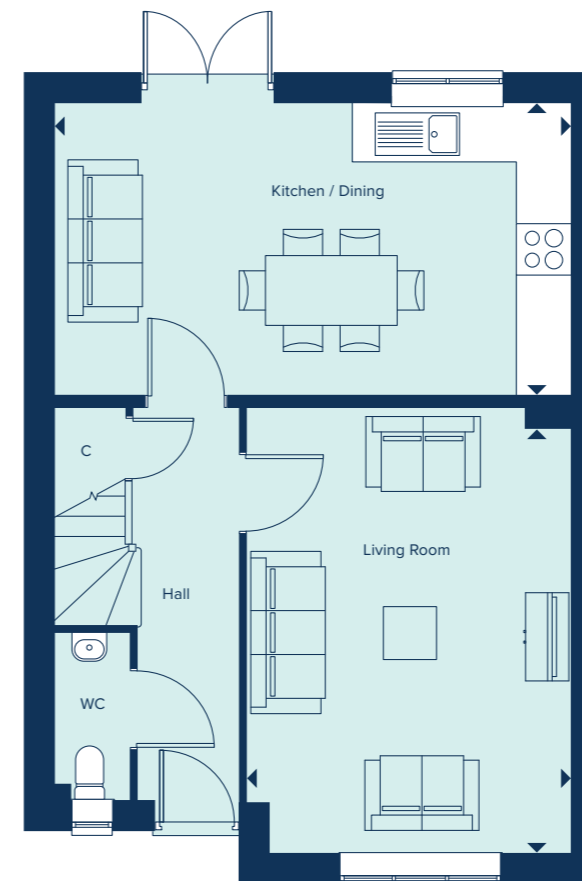
THE SEATON
3 Bedroom Home

crestnicholson.com

THE SEATON

One of the appealing factors of The Seaton is its open-plan kitchen-dining room which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.67m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.62m x 3.07m 11'11" x 10'1"

BEDROOM 2

3.81m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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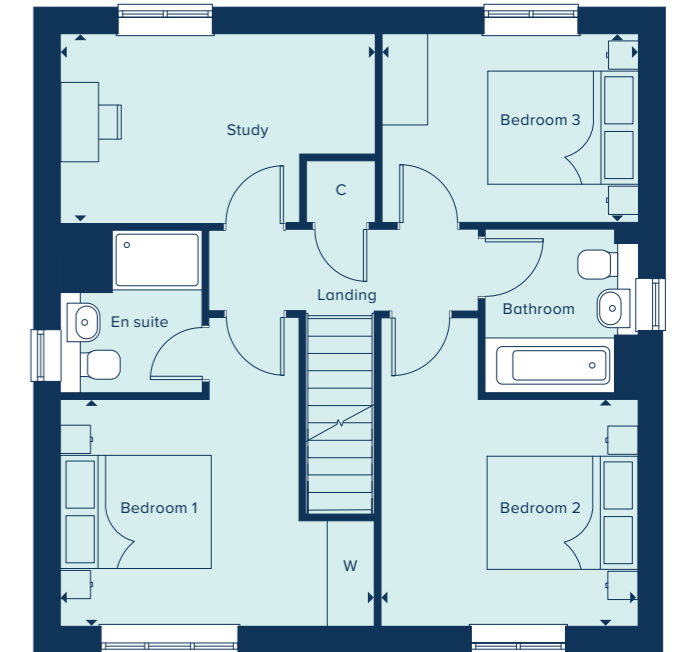
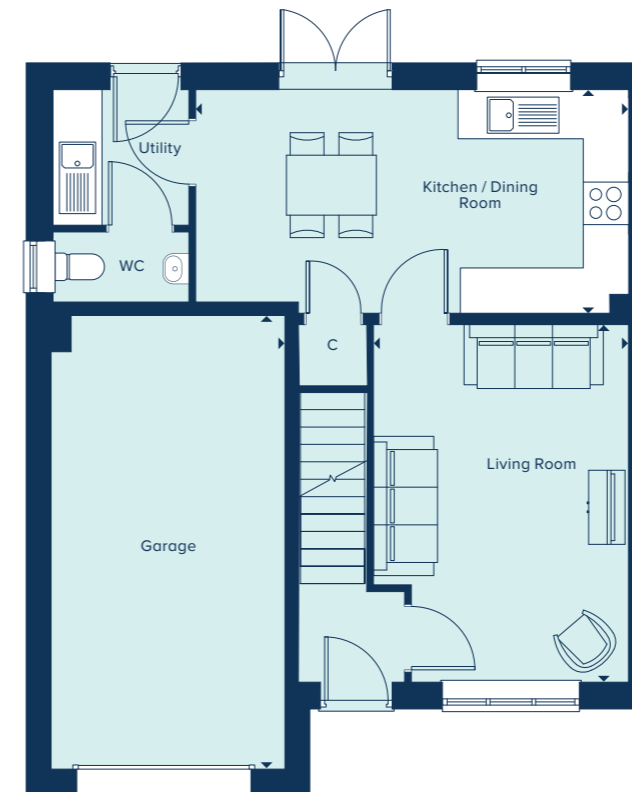
THE YORK
3 Bedroom Home

crestnicholson.com

THE YORK

The York is a stunning three bedroom home. The ground floor, with large kitchen/dining/family room, is great for entertaining, whilst the separate living room is an ideal space to relax at the end of the day. Upstairs, the double main bedroom features an en suite and the 2 further well proportioned bedrooms are great for a growing family or visiting friends and family.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

5.72m x 2.95m 18'9" x 9'8"

LIVING ROOM

4.72m x 3.37m 15'6" x 11'0"

FIRST FLOOR

BEDROOM 1

4.14m x 3.00m 13'7" x 9'10"

BEDROOM 2

3.37m x 3.00m 11'0" x 9'10"

BEDROOM 3

3.36m x 2.50m 11'0" x 8'2"

STUDY

4.15m x 2.50m 13'7" x 8'2"

C Cupboard W Wardrobe ● Specification

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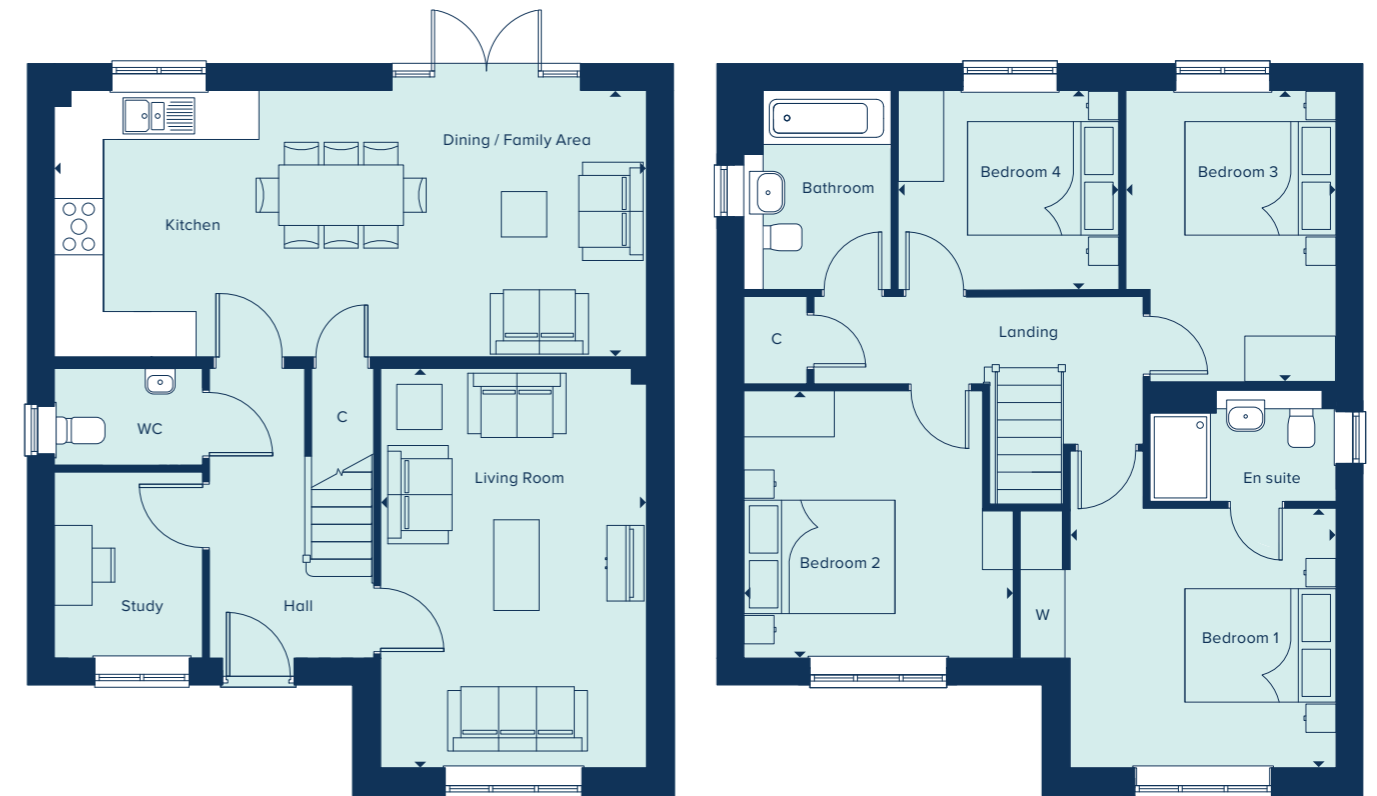
THE DARTFORD
4 Bedroom Home

crestnicholson.com

THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms are well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

7.83m x 3.52m 25'8" x 11'7"

LIVING ROOM

5.28m x 3.51m 17'4" x 11'6"

STUDY

2.46m x 1.96m 8'1" x 6'5"

FIRST FLOOR

BEDROOM 1

3.44m x 3.51m 11'3" x 11'6"

BEDROOM 2

3.56m x 3.53m 11'8" x 11'7"

BEDROOM 3

3.85m x 2.78m 12'8" x 9'1"

BEDROOM 4

2.92m x 2.63m 9'7" x 8'7"

C Cupboard W Wardrobe ● Specification

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THE LAVENHAM

4 Bedroom Home

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THE LAVENHAM

The Lavenham is a spacious four bedroom home, generously proportioned and ideal for families. On the ground floor you'll find a spacious kitchen area with access to a utility room. This space is filled with natural light thanks to the multitude of windows and double doors leading out to the back garden. In addition to this you'll find a separate dining room, living room and WC. The main bedroom has an en suite shower room and fully fitted wardrobes while a large family bathroom, complete with separate shower and bath, serves the remaining bedrooms.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN	7.87m x 3.49m	25'10" x 11'5"
LIVING ROOM	4.84m x 3.71m	15'11" x 12'2"
DINING ROOM	3.54m x 2.87m	11'6" x 9'4"

FIRST FLOOR

BEDROOM 1	4.68m x 3.85m	15'5" x 12'8"
BEDROOM 2	3.61m x 3.26m	11'10" x 10'8"
BEDROOM 3	3.75m x 2.58m	12'4" x 8'6"
BEDROOM 4	2.67m x 2.15m	8'9" x 7'1"

C Cupboard W Wardrobe AC Airing Cupboard

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite.

4 BEDROOM HOME



THE MARLBOROUGH

4 Bedroom Home

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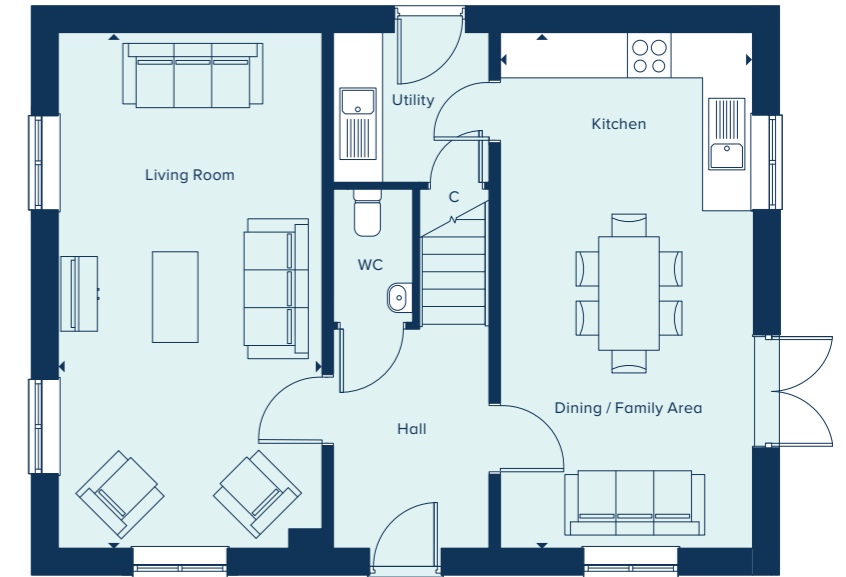
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'4" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.63m x 3.05m 11'11" x 10'0"

BEDROOM 2

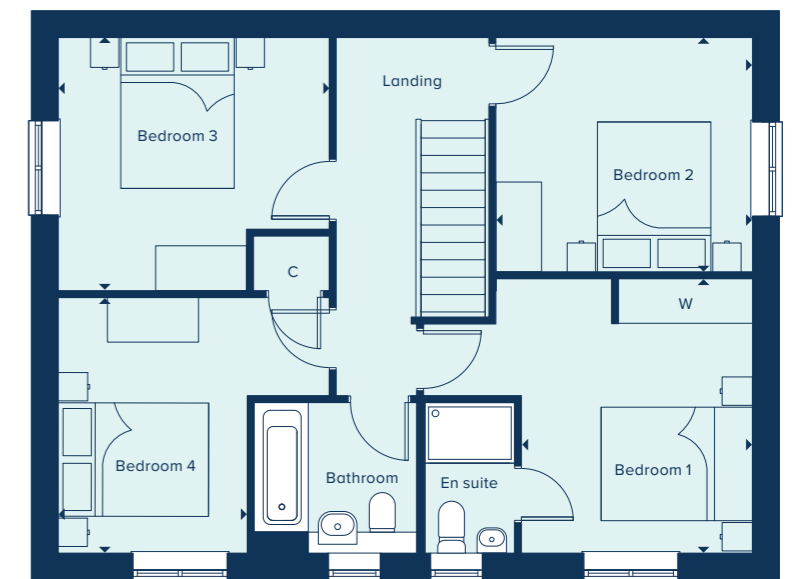
3.39m x 3.09m 11'2" x 10'2"

BEDROOM 3

3.58m x 3.35m 11'9" x 11'0"

BEDROOM 4

3.38m x 2.50m 11'1" x 8'2"



C Cupboard W Wardrobe ● Specification

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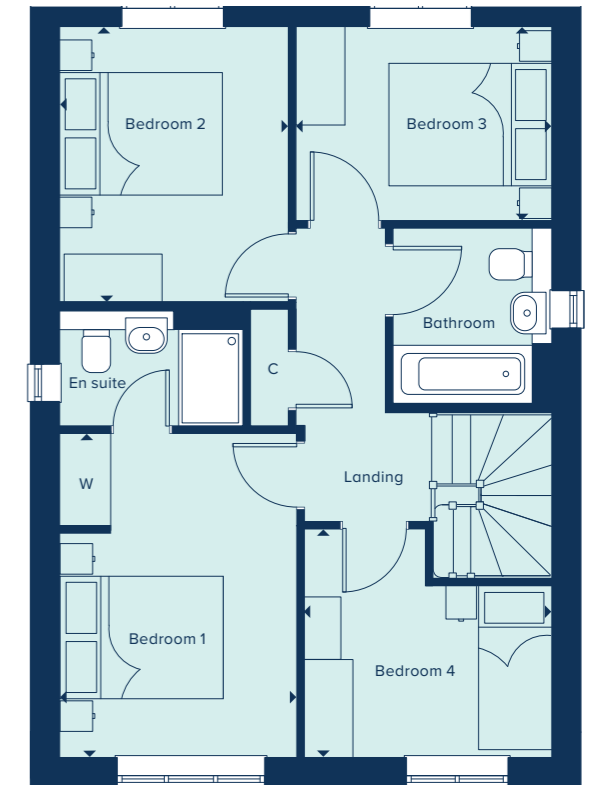
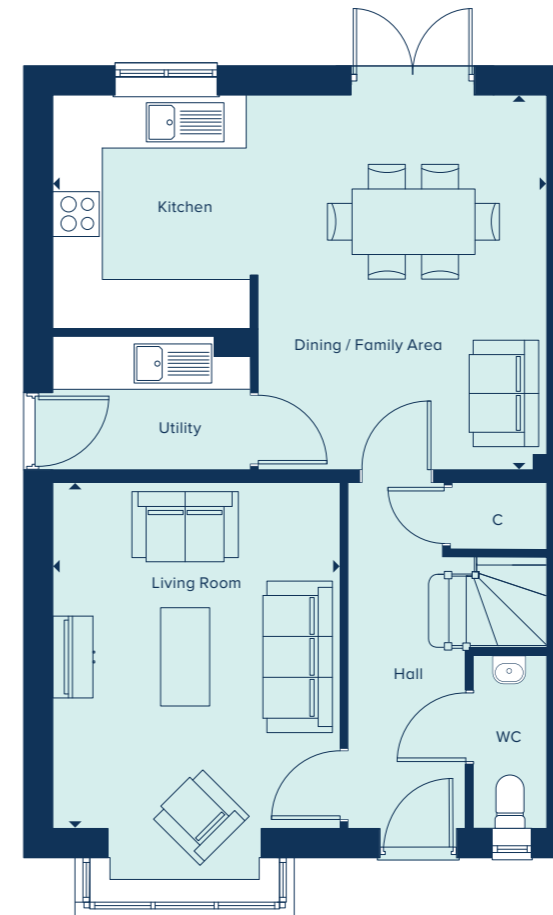
THE ROMSEY
4 Bedroom Home

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THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms with an ensuite to the main bedroom and an additional family bathroom. All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.03m x 4.58m 19'9" x 15'0"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.13m x 2.42m 10'3" x 7'9"

BEDROOM 4

3.04m x 2.80m 10'0" x 9'2"

C Cupboard W Wardrobe ● Specification

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
KITCHEN		•	•
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•
Electric single built-in oven in stainless steel	•		
Electric built-under 1 ½ oven in stainless steel		•	
Electric built-in double oven in stainless steel			•
4 ring gas hob in stainless steel	•	•	
5 ring gas hob in stainless steel			•
Stainless steel splashback behind hob	•	•	•
Stainless steel chimney extractor hood	•	•	•
Energy efficient integrated fridge/freezer	•	•	•
Energy efficient integrated dishwasher		•*	•
Energy efficient integrated washing machine	•	•**	
Single bowl sink and drainer in stainless steel	•	•	
1.5 bowl sink and drainer in stainless steel			•
Single lever chrome mixer tap	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM			
Contemporary white sanitaryware	•	•	•
Chrome mixer taps and shower fittings	•	•	•
Soft close toilet seats	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•		
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•
Tiled splashback to basin in cloakroom	•	•	•
Energy efficient downlights in cloakroom	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
UTILITY ROOM		•	•
Sink to utility rooms ***	•	•	•
External door to utility rooms ****	•	•	•
ELECTRICAL			
Low energy LED downlighters in white to kitchen	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•
Low energy lighting in all other areas	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•
DECORATION			
White emulsion to all rooms and ceilings	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•
JOINERY AND DOORS			
Front door with multipoint locking system and chrome ironmongery	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•
White internal doors with chrome ironmongery	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•
HEATING			
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•
EXTERNAL FINISHES			
Front gardens to be landscaped	•	•	•
Rear gardens topsoiled and rotovated	•	•	•
External low energy security light fitted by front door	•	•	•
External tap	•	•	•
SECURITY AND PEACE OF MIND			
Smoke, heat and carbon monoxide detectors	•	•	•
Two years warranty and aftercare	•	•	•
Complete NHBC ten year warranty	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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**CREST
NICHOLSON**

CRINGLEFORD HEIGHTS

Colney Lane, Cringleford,
Norwich NR4 7RQ

For all enquiries please call

01603 650 189

crestnicholson.com/cringlefordheights



House Type Illustration

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Development Map/Site Plan

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