



# The Landings

RACKHEATH



## Norfolk Homes

BUILDING EXCEPTIONAL HOMES SINCE 1985



# Welcome to The Landings, Rackheath

An impressive collection of 120 attractive, energy efficient homes ranging from 2 to 4 bedrooms.

The Landings, excellently located between the City of Norwich and the world-famous Norfolk Broads, contains our ever-popular designs whilst incorporating both the high build quality and excellent specification that we at Norfolk Homes have become renowned for over the 4 decades that we have been building houses in Norfolk.

## Contact our sales team

Rackheath Sales Office

Telephone: 01603 986 998

Email: [thelandings@norfolkhomes.co.uk](mailto:thelandings@norfolkhomes.co.uk)

Visit: [www.nhthelandings.co.uk](http://www.nhthelandings.co.uk)

Address: The Landings, Green Lane West, Rackheath, Norwich, NR13 6PG



@norfolkhomesltd



Norfolk Homes Ltd



Norfolk Homes Ltd

We aim to update and improve our homes continuously which mean that some amendments will have been made since our marketing material was printed. Our printed sales brochures and display material is intended to give customers a good idea of our house types, specification and site layout. The information was accurate at the time of printing. All photos and computer-generated graphics are only intended to give a guide to our homes and also may not be of the plot they are used to illustrate. Please ask our sales office manager for precise details of finishes to a particular home. Brochure updated 10/05/2024.

The Perfect Location  
For Modern Family  
Living.







Norfolk Broads



# Rackheath & Beyond

Indulge in the epitome of premium living in the popular village of Rackheath. Thriving and picturesque, it boasts an enviable location just 7 miles from the bustling heart of Norwich, with stunning countryside and an exquisite coastline just 14 miles away. Explore the great outdoors with sailing, cycling, bird watching, fishing and walking, all within a stone’s throw of your new home.

Experience the ultimate shopping experience in Norwich, exploring the unique, eclectic and vibrant atmosphere of this bustling retail hub - including small independent boutiques, major national retailers and a vibrant market. Our location also offers convenient transport connections to London and Cambridge and easy access to Norwich Airport.

Discover a nature lover’s paradise in The Broads, home to a quarter of Britain’s rarest animals and plants. Explore the awe inspiring wildlife with boat, canoe and paddleboard rentals available for navigating the 125 miles of waterways. Whether you’re seeking tranquillity, adventure or both, own a piece of paradise in this captivating and charming village.



Norwich



University of East Anglia

## Travel Connections

Broadland Northway	0.5 miles
Norwich Train Station	4.7 miles
Norwich Airport	7.1 miles
A140	8.4 miles
A11	11.1 miles

## Local Amenities

Pharmacy	0.5 miles
Newsagents	0.5 miles
Cafe & Bistro	1.1 miles
Tesco Extra Supermarket	3.1 miles
Wroxham Broads	4.0 miles

## Schools

Rackheath Primary School	0.4 miles
Sprowston Community Academy	3.1 miles
Sprowston Junior School	3.6 miles
Thorpe St Andrew Sixth Form	4.2 miles
University of East Anglia	8.7 miles



# Site Plan

## 2 Bedroom Homes

**The Keats**  
Plots: 26, 27, 28, 29, 31, 32, 43, 53, 54, 55, 96, 99, 108, 109, 110 & 111.

**The Paxton**  
Plots: 7, 8, 9, 10, 13, 14, 15, 16, 17, 47, 48, 80, 81, 100, 101, 113 & 114.

## 3 Bedroom Homes

**The Chambers**  
Plots: 2, 3, 5, 34, 38, 40, 49, 50, 79, 104, 107, 116 & 118.

**The Lyons**  
Plots: 12, 18, 52, 82 & 115.

**The Rhodes**  
Plots: 30, 33, 44, 56, 57, 97 & 98.

## 4 Bedroom Homes

**The Bessemer**  
Plots: 4, 35 & 42.

**The Cadbury**  
Plots: 23 & 112.

**The Chesterton**  
Plots: 20, 22, 25, 103 & 120.

**The Lawrence**  
Plots: 6, 11, 21, 36, 37, 39, 41, 102, 105 & 117.

**The Shakespeare**  
Plots: 1, 19, 24, 51, 77, 78, 106 & 119.

**Local Needs Housing**





Beautiful Homes  
Built For You.







CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

# - The Paxton -

2 bedroom semi-detached, end or mid-terrace house | 693 sq.ft (64.4 sq.m.)

Plots: 7, 8, 9, 10, 13, 14, 15, 16, 17, 47, 48, 80, 81, 100, 101, 113 & 114.

This sophisticated and elegant home features a stylish kitchen and dining area, spacious living room, cloakroom and entrance hall. With a comfortable sleeping area, this home comprises of two double bedrooms. The main bedroom comes with a stunning built-in mirror-fronted wardrobe, whilst the main bathroom with a high-end thermostatic shower is designed to provide a luxury bathing experience.

Ground floor			First floor		
Kitchen/Dining Room	4.35M X 2.45M	14'3" X 8'0"	Bedroom 1	3.71M* X 3.12M	12'2"* X 10'3"
Living Room	3.41M* X 4.73M*	11'2"* X 15'6"*	Bedroom 2	4.35M X 2.04M	14'3" X 6'8"

\*Maximum room measurement



Ground Floor



First Floor

Floor plans and computer generated images are indicative only and represent typical layouts of this house design. Dimensions shown may vary within a tolerance of + / - 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale. Please check availability with our sales office manager before reservation.





Ground Floor

# - The Keats -

2 bedroom semi-detached, end or mid-terrace house | 859 sq.ft (79.8 sq.m.)

Plots: 26, 27, 28, 29, 31, 32, 43, 53, 54, 55, 96, 99, 108, 109, 110 & 111.

Experience luxurious living in this stunning home. The kitchen/dining area offers the perfect space for family life and entertaining with patio doors to the rear garden, whilst the impressive living room and cosy entrance hall create a welcoming atmosphere. Two double bedrooms offer ample storage with built-in mirror-fronted wardrobes. The first bedroom has an en-suite bathroom, whilst the main bathroom features a thermostatic shower. The landing with glass balustrade has a useful airing cupboard.

Ground floor			First floor		
Kitchen/Dining Room	4.80M X 3.00M	15'9" X 9'10"	Bedroom 1	4.12M X 3.19M	13'6" X 10'6"
Living Room	3.86M* X 5.02M*	12'8"* X 16'6"*	Bedroom 2	2.73M X 3.03M	8'11" X 9'11"

\*Maximum room measurement



First Floor

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# - The Rhodes -

3 bedroom semi-detached or end terrace house | 1,010 sq.ft (93.8 sq.m.)

Plots: 30, 33, 44, 56, 57, 97 & 98.

Offering a stylish open kitchen and dining layout, cosy living room and elegant entrance hall with ample storage space, this exceptional property will elevate your lifestyle. The bedrooms are generously sized with built-in wardrobes and the main bedroom boasts an exclusive en-suite, whilst the family bathroom provides ultimate relaxation with its revitalising bath/shower.

Ground floor			First floor		
Kitchen/Dining Room	5.36M X 3.15M	17'7" X 10'4"	Bedroom 1	3.12M X 3.30M	10'3" X 10'10"
Living Room	5.36M X 3.22M	17'7" X 10'7"	Bedroom 2	2.44M X 3.16M	8'0" X 10'4"
			Bedroom 3	2.26M X 2.63M	7'5" X 8'8"



Ground Floor



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# - The Lyons -

3 bedroom detached house with single garage | 1,066 sq.ft (99.0 sq.m.)

Plots: 12, 18, 52, 82 & 115.

With an open plan kitchen/dining area, dual aspect living room, utility, cloakroom and entrance hall with storage cupboards, this exquisite property boasts the ultimate living experience. Upstairs, three generously sized double bedrooms feature built-in mirror-fronted wardrobes, with the first bedroom providing a private en-suite and two wardrobes. The family bathroom proudly offers a precision temperature shower system, whilst the landing includes an airing cupboard for ease.

Ground floor			First floor		
Kitchen/Dining Room	5.33M X 3.09M	17'6" X 10'2"	Bedroom 1	3.30M X 2.96M	10'10" X 9'9"
Living Room	3.25M X 5.58M	10'8" X 18'4"	Bedroom 2	3.32M X 2.46M	10'11" X 8'1"
			Bedroom 3	3.32M X 2.46M	10'11" X 8'1"



Ground Floor



First Floor

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# - The Chambers -

3 bedroom detached house with single garage | 1,145 sq.ft (106.4 sq.m.)

Plots: 2, 3, 5, 34, 38, 40, 49, 50, 79, 104, 107, 116 & 118.

This breath-taking home boasts an expansive open-plan kitchen and dining area, a useful utility, inviting living room, elegant cloakroom and impressive entrance hall with a convenient storage cupboard. On the first floor, three generously sized double bedrooms feature stunning built-in mirror-fronted wardrobes, with the main bedroom showcasing a luxury en-suite bathroom. The family bathroom offers a state-of-the-art thermostatic shower, whilst the gallery landing includes an airing cupboard for added convenience.

Ground floor			First floor		
Kitchen/Dining Room	6.60M X 2.56M	21'8" X 8'5"	Bedroom 1	3.41M X 3.46M	11'4" X 11'2"
Living Room	3.47M X 5.01M	11'5" X 16'5"	Bedroom 2	3.11M X 3.28M	10'2" X 10'9"
			Bedroom 3	2.83M X 2.82M	9'3" X 9'3"



Ground Floor



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# - The Cadbury -

4 bedroom detached house with a single garage | 1,236 sq.ft (114.8 sq.m.)  
Plots: 23 & 112.

This dream home features a combined kitchen and dining space, dual-aspect living room, utility, cloakroom and entrance hall with storage. Upstairs, you'll find four elegantly designed bedrooms, three of which are doubles with built-in mirror-fronted wardrobes and a main bedroom boasting a private en-suite. The landing includes the airing cupboard, whilst the family bathroom features a luxurious thermostatic shower for the perfect relaxation.

Ground floor			First floor		
Kitchen/Dining Room	3.11M X 6.48M	10'2" X 21'3"	Bedroom 1	3.47M X 3.22M	11'5" X 10'7"
Living Room	3.39M X 6.48M	11'1" X 21'3"	Bedroom 2	3.08M X 3.05M	10'1" X 10'0"
			Bedroom 3	3.08M X 2.77M	10'1" X 9'1"
			Bedroom 4	2.29M X 2.60M	7'6" X 8'6"



Ground Floor



First Floor

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# - The Lawrence -

4 bedroom detached house with a single or double garage | 1,425 sq.ft (132.4 sq.m.)  
Plots: 6, 11, 21, 36, 37, 39, 41, 102, 105 & 117.

This delightful living space offers an open-plan kitchen and dining area, as well as a dual-aspect living room and a study. The four double bedrooms upstairs come with built-in mirror-fronted wardrobes, with bedroom one having an en-suite bathroom and double wardrobe. The landing houses an airing cupboard. A ground floor shower room, utility room and entrance hall with a splayed porch and two storage cupboards complete the lower level.

Ground floor			First floor		
Kitchen/Dining Room	5.13M X 3.22M	16'10" X 10'7"	Bedroom 1	3.08M X 3.74M	10'1" X 12'3"
Living Room	3.45M X 6.15M	11'4" X 20'2"	Bedroom 2	3.05M X 3.29M	10'0" X 10'10"
Study	3.67M X 2.41M	12'0" X 7'11"	Bedroom 3	2.86M X 2.89M	9'5" X 9'6"
			Bedroom 4	3.06M X 2.59M	10'0" X 8'6"



Ground Floor



First Floor

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# - The Bessemer -

4 bedroom detached house with a single garage or double garage | 1,574 sq.ft (146.2 sq.m.)  
Plots: 4, 35 & 42.

Immerse yourself in the integrated kitchen/dining area, a large study/family room and a dual-aspect living room. Indulge in ultimate relaxation with the ground floor shower room, whilst the large entrance hall, complete with a storage cupboard, adds an extra touch of sophistication. Upstairs, discover two elegantly designed double bedrooms, both with a luxury en-suite bathroom and the main bedroom with a double wardrobe. A further double bedroom and a single bedroom are both adorned with built-in mirror-fronted wardrobes.

Ground floor			First floor		
Kitchen/Dining Room	4.57M X 4.80M*	14'12" X 15'9"	Bedroom 1	3.98M X 4.80M*	13'1" X 15'9"
Living Room	3.75M X 5.13M	12'4" X 16'10"	Bedroom 2	3.05M X 4.04M	10'0" X 13'3"
Study	2.98M X 4.44M	9'9" X 14'7"	Bedroom 3	3.31M X 2.42M	10'10" X 7'11"
			Bedroom 4	3.54M X 2.06M	11'7" X 6'9"

\*Maximum room measurement



Ground Floor



First Floor

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# - The Shakespeare -

4 bedroom detached house with a double garage | 1,722 sq.ft (160.0 sq.m.)

Plots: 1, 19, 24, 51, 77, 78, 106 & 119.

This spacious home features an expansive dining and kitchen area with bi-folding patio doors, a living room with pocket doors, a study, utility room, ground-floor shower room, porch and large entrance hall with a storage cupboard. Upstairs, four double bedrooms with built-in mirror-fronted wardrobes cater to your storage needs. The first bedroom features a double wardrobe and an en-suite for added comfort. The family bathroom offers a bath and thermostatic shower to provide a rejuvenating spa like experience. The gallery landing with airing and storage cupboard completes the first floor.

Ground floor			First floor		
Kitchen/Dining Room	7.80M X 3.56M	25'7" X 11'8"	Bedroom 1	3.56M X 3.77M	11'8" X 12'4"
Living Room	3.56M X 5.60M	11'8" X 18'4"	Bedroom 2	3.19M X 3.08M	10'6" X 10'1"
Study	3.14M X 2.51M	10'4" X 8'3"	Bedroom 3	3.19M X 3.07M	10'6" X 10'1"
			Bedroom 4	3.56M X 2.83M	11'8" X 9'3"



Ground Floor



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# - The Chesterton -

4 bedroom detached house with a double garage | 1,844 sq.ft (171.3 sq.m.)  
Plots: 20, 22, 25, 103 & 120.

Step into your ideal home with an open plan kitchen and dining area, bi-folding patio doors, a large study/family room, dual-aspect living room, utility, ground floor shower room, porch and entrance hall with two storage cupboards. Upstairs, indulge in four double bedrooms, including two with en-suite bathrooms, all featuring built-in mirror-fronted wardrobes, with two to the main bedroom. The family bathroom offers a relaxing thermostatic shower. The gallery landing provides airing and storage cupboards.

Ground floor			First floor		
Kitchen/Dining Room	7.13M X 4.28M*	23'5" X 14'11"	Bedroom 1	4.25M X 3.62M	13'11" X 11'11"
Living Room	3.70M X 6.48M	12'2" X 21'3"	Bedroom 2	3.56M X 3.29M	11'8" X 10'10"
Study/Family Room	3.56M X 3.22M	11'8" X 10'7"	Bedroom 3	3.77M X 2.91M	12'4" X 9'7"
			Bedroom 4	3.77M X 2.91M	12'4" X 9'7"

\*Maximum room measurement



Ground Floor



First Floor

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# Norfolk Homes, Giving You So Much More As Standard

**UNDERFLOOR HEATING TO GROUND FLOOR**  
Instead of bulky radiators taking up valuable wall space, our innovative heating system uses pipes that are embedded within the concrete floor to provide you with a comfortable, energy-efficient and WiFi enabled individual zone controlled heating solution. This modern approach maximises your living space and ensures your home is warm and cosy all year round.

**LUXURY KITCHENS**  
Experience luxury and style with our custom-made kitchen cabinets and worktops. Locally manufactured with soft-close hinges and drawer runners, our cabinets offer a fully fitted and high-end look for your kitchen so you can enjoy a sleek and polished cooking space.

**LUXURY BATHROOMS**  
Indulge in a touch of luxury with our vanity units, chrome finish heated towel rails, thermostatic showers, glass shower screens, walk-in shower enclosures and luxury ceramic tiling. Experience the ultimate in comfort and refinement with our exceptional bathroom fittings.

**MIRROR FRONTED WARDROBES**  
Our bedrooms feature convenient and stylish mirror-fronted wardrobes equipped with a shelf and hanging rail, providing practical storage solutions to keep your space tidy and organised.

**GLASS BALUSTRADES**  
Featuring toughened glass panels seamlessly integrated into hardwood newels and rails, our modern staircase and landing designs ensure both durability and safety while providing an elegant touch to your stairs.

**OAK FINISHED DOORS**  
Made with a solid interior and finished in oak, our durable and robust doors provide a classic and timeless appeal to your home. The luxurious ironmongery truly elevates the style and charm of your interior.

**FIBRE CONNECTIVITY**  
Enjoy the convenience of high-speed internet access with our advanced fibre optic connection. Our hardwired, high-quality and reliable network includes access points in the living room, kitchen/dining area and all bedrooms, providing seamless connectivity for all your devices - work, play and stream with ease.

**BLOCK PAVED DRIVES**  
Our long-lasting and durable brick weave paving is used on all shared and private drives, providing a low maintenance, practical and stylish solution to your outdoor spaces.

**HIGH QUALITY FENCING**  
Featuring close-board timber supported by sturdy concrete posts and gravel boards, our exceptional fencing provides a low-maintenance, long-lasting and attractive addition to your outdoor space.

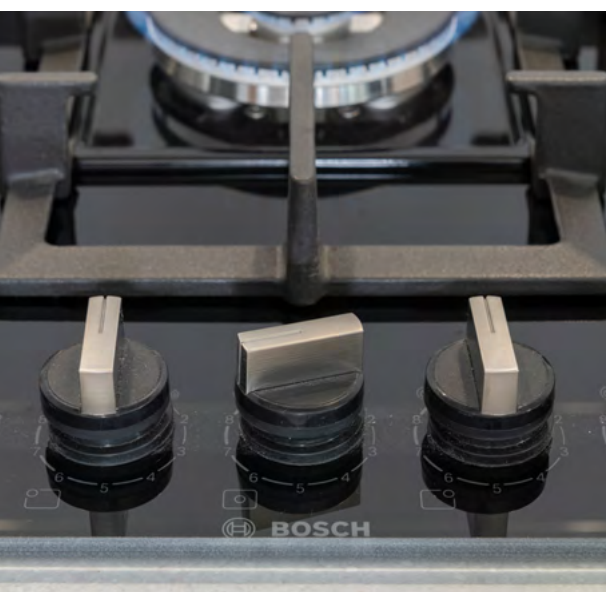
**LANDSCAPING**  
Our front gardens are designed with beautiful shrubs, trees, and hedges, while our rear gardens are fitted with lush turf, providing a tranquil and relaxing atmosphere that adds value and beauty to your home.



**FULL SPECIFICATION**  
*Scan the QR Code to find an at a glance list of our high quality specification.*











# About Norfolk Homes

For 40 years, Norfolk Homes has proudly remained a privately-owned company, building an esteemed reputation for constructing homes of the highest quality.

Our extensive range of beautifully designed house styles, from charming 2-bedroom homes to executive 4-bedroom homes, are situated in selected locations that enhance the living experience.

We are committed to providing our customers with an outstanding level of service, guiding you through every step of the home-buying process to ensure complete satisfaction. Our legacy of excellence is reflected in every detail of our homes, from the superior craftsmanship to the elegant finishes. Our thoughtful design, combined with our exceptional specifications, is what makes each Norfolk Home truly special.

Stay up to date with all our developments by following us on social media.

 @norfolkhomesltd

 Norfolk Homes Ltd

 Norfolk Homes Ltd





# Our Other Developments

Whatever location you choose, all our homes are built to our very high quality standards with our exceptional specification. We very much hope you will find your perfect location and home with us.




### Millgate Meadow, Trowse

If you're searching for a beautiful new home close to the city of Norwich but would like to enjoy village life too, then Millgate Meadow may be for you. Knapped flint, sash windows, decorative brick plinths and elegant Georgian style porches are some of the features that make Millgate Meadow an attractive collection of homes.



### Church Mead, Brundall

Church Mead is a collection of stunning, contemporary new homes in the village of Brundall. The village is perched on the banks of the River Yare, surrounded by beautiful countryside and with several nature reserves close by. It's the ideal location for anyone who loves watersports.



### Seawood, Sheringham

Seawood is a small collection of stunning, contemporary new homes situated on the edge of Sheringham, close to tranquil woodlands on the North Norfolk Coast. Whether it's a new family home, a retirement haven or a second home to retreat to, does this sound like your perfect location?



### Wensum View, Drayton

Wensum View is a collection of elegant, energy efficient, period style homes with design features such as, bay windows with lead canopy roofs, decorative brick plinths, 'sash' windows and elegant Georgian style porches.

### Manor Reach, Sprowston

Manor Reach is close to Norwich, adjacent to beautiful Norfolk countryside, near to The Broads, making this a very popular location. Whatever the style or size you choose, all homes are built to our highest quality standards with an exceptional specification.

PAST DEVELOPMENT



### Brooke Meadow Way, Poringland

Within easy reach of Norwich, Brooke Meadow Way is a collection of fabulous, contemporary home designs; homes that have dramatic clean roof lines, vaulted rooms, glass atriums, columnar entrance halls, staircases with glass balustrades and more.

### Park View, Cromer

Park View offers you a superb and varied selection of beautiful homes, all with exceptional specifications. Cromer is a vibrant predominantly Victorian town, perched on the very edge of the North Norfolk Coast.

PAST DEVELOPMENT





Southwold

Thetford

Bury St Edmunds

Norwich City Centre

The Broads

Norwich Airport

Sheringham

The Landings





## Open Space Management

Introducing Watsons as the managing agents for The Landings Management Company Ltd (the residents management company (RMC) set up for this development).

Having been instructed by Norfolk Homes to manage this development they have carefully and diligently reviewed the estate plan maintenance requirements of the public open space across the development.

For further information please speak to our Sales Manager.

## Important Information For All Customers

### SALES BROCHURE & MARKETING SUITE

This sales brochure and the display material within the Marketing Suite for the development are intended to give customers a general overview of our house types, specification and site layout.

All photos and computer-generated images are only intended to give a generic guide to our homes and also may not be of the specific plot, house type or development that they are being used to illustrate.

The information within our marketing material is accurate at the time of printing however due to the length of time it takes a development to be built, there is the potential that some items may have had to be amended since production. We aim to minimise these amendments where possible.

Samples within the marketing suite are intended to provide a guide to finishes you can expect. However, there will be a variation in shade and finish of some products due to batch production by the manufacturers and due to them updating their products. Lighting conditions can also make some products appear different from the samples provided. Norfolk Homes Ltd cannot accept liability for any such variations, but will endeavour to impart all known issues. Customers are required to satisfy themselves in regard to any colour choices they make.

We strictly request that all potential customers liaise with our Site Sales Manager for the site for precise details of finishes to any home or house type.

### RIGHTS RESERVED

Norfolk Homes Ltd reserve the right to alter plans and specification at any time without notice.

### SHOWHOMES/VIEW HOUSES

Norfolk Homes Ltd showhouses and view homes are designed to show properties and specification in the best light and to give the customer some ideas for furnishing a home – not all items on show will necessarily be included in our standard specification.

Some aspects of design/specification within our showhomes/view homes may be superseded/updated during the course of a development.

### ADDITIONAL INFORMATION

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If you have any questions or concerns in regard to any of the above please contact the Site Sales Manager for the site for further details.





# The Landings

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## Contact Our Sales Team

Rackheath Sales Office

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To keep up to date with all our developments follow us on social media.



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Every care has been taken to ensure the accuracy of this information, but the particulars, plans and prices do not form part of any contract and cannot be guaranteed. All homes are offered subject to contract. Norfolk Homes Limited reserves the right to alter plans and specifications without notice but endeavour to let customers know of material changes as soon as possible. Our commitment to update and improve our homes continuously and improve the designs of our homes may mean that some amendments may not yet be incorporated in these particulars. The very latest detailed plans and an update sheet are available on our website or on request. Brochure updated 10/05/2024.