

UNPARALLELED
LIVING

— AT —

CH

CRINGLEFORD HEIGHTS

Rental homes managed by

allsop

UNPARALLEDLIVING.UK

View our
available
rental homes





Our brand-new 2, 3, and 4 bedroom homes located in Norwich, combine comfort, style, and convenience.

Experience hassle-free living and unparalleled support – a reflection of our commitment to exceeding expectations.

Features like our residents' app, zero deposit scheme, and 24/7 support set us apart from other homes.



24/7 SUPPORT

Help is always available, day or night



PROFESSIONAL MANAGEMENT

By trusted and experienced professionals



RESIDENTS' APP

Manage your home and maintenance from your phone



ZERO DEPOSIT

Moving made easier without upfront costs*



PET FRIENDLY

Our homes are for all the family, even the furry ones



FLEXIBLE RENTAL TERMS

Choose a rental plan that suits you and your lifestyle



High-quality,
contemporary
living spaces

DESIGNED
FOR YOU

Specifications

Our homes are built with renters in mind, giving you a hassle-free, move-in-ready experience with high-quality appliances, flooring and finishes, all unfurnished so you can make it your own.



MODERN KITCHENS



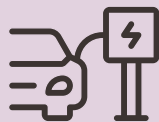
ULTRAFAST BROADBAND



DUAL ZONE HEATING*



SOLAR PANELS TO SOUTH-FACING ROOFS*



EV CHARGER ENABLED*



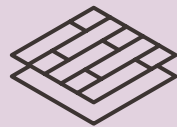
PRIVATE GARDENS



INTEGRATED WHITE GOODS



SOFT CLOSE HINGES



LUXURY VINYL PLANK FLOORING



SMART LOCK





THE MAIDS HEAD HOTEL

Discover Norwich

A Hub of Innovation and Culture

Norwich is celebrated as a cultural hub, brimming with artistic and literary energy. From the renowned Norwich Theatre Royal to the vibrant arts festivals that punctuate the calendar year, the city offers a dynamic and inclusive cultural scene that caters to all tastes.



NORWICH CATHEDRAL



RIVER WENSUM

A Vibrant Present

Today, Norwich is a dynamic and thriving city, known for its lively cultural scene, excellent shopping, and diverse culinary offerings. The University of East Anglia adds to the city's vibrancy, fostering a creative and youthful atmosphere.



NORFOLK COAST



Weaving your Story in Norwich

Renting a home in our new development means becoming part of Norwich's rich and colourful tapestry. Imagine living in a place where centuries of history meet modern convenience—where cobbled streets and cathedral spires sit alongside vibrant cafés, cultural venues, and contemporary amenities.

Each day offers the chance to walk through the city's storied past while enjoying everything today's lifestyle has to offer. By choosing Norwich, you're not just finding a home—you're weaving your own story into the fabric of a truly extraordinary city. Come and experience how life here brings together heritage, culture, and community to create a uniquely enriching way of living.



CITY CENTRE

Effortless Connections



Norwich offers excellent travel links, making it easy to reach popular locations both within the region and beyond. Whether you prefer to travel by train, road, or air, Norwich provides a variety of convenient options.



By Road

Norwich is well-connected by a network of major roads linking you with major cities or with the coast, ensuring smooth travel to various destinations:

- A11 Newmarket in 30 mins
- A47 Great Yarmouth in 52 minutes
- A140 Ipswich in 77 minutes



By Train

As a major rail hub, Norwich railway station provides frequent and reliable services to several key destinations:

- LONDON LIVERPOOL STREET**
Direct trains to London take approximately 110 minutes, making it convenient for business or leisure trips to the capital.
- CAMBRIDGE**
A direct service to Cambridge takes about 90 minutes, ideal for accessing this historic university city.
- IPSWICH**
Regular services to Ipswich are available, with a journey time of around 40 minutes.



By Bus

Bus route from Cringleford Heights (NR4 7RQ)

- 11A NORFOLK & NORWICH UNIVERSITY HOSPITAL
5 minute journey
- 3 NORWICH CITY CENTRE
12 minute journey
- 11/28 DRAYTON
48 minute journey



Local amenities

CRINGLEFORD HEIGHTS

ENTERTAINMENT / LEISURE

- 01. Sportspark Sports Complex
1.4 miles / 5 min drive*
- 02. Sainsbury Centre
Art museum
1.7 miles / 6 min drive*
- 03. Norwich Model Boat Club
4 miles / 14 min drive*
- 04. Cringleford
Recreation Ground
2.3 miles / 8 min drive*
- 05. Yare Valley Nature Reserve
2.4 miles / 8 min drive*
- 06. The Cellar House Pub
3.2 miles / 14 min drive*
- 07. Fitness Space Gym
2.3 miles / 8 min drive*
- 08. Eaton Golf Club
3.3 miles / 9 min drive*
- 09. Eaton Common
Nature Reserve
3 miles / 12 min drive*

EDUCATION

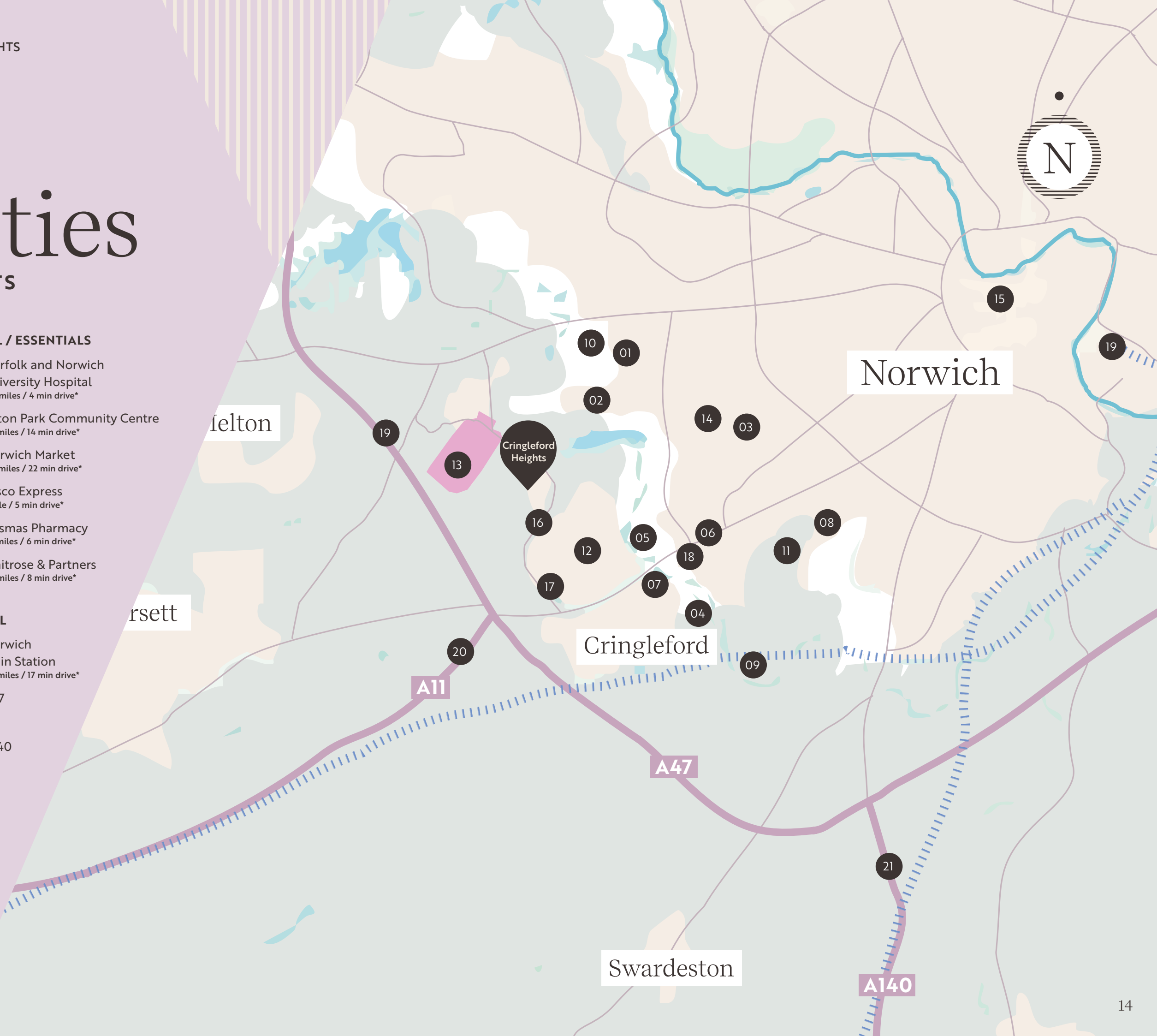
- 10. Earlham Hall University
2.1 miles / 7 min drive*
- 11. Eaton Primary School
2.9 miles / 9 min drive*
- 12. Cringleford Crackerjacks
Pre School
1.4 miles / 4 min drive*

RETAIL / ESSENTIALS

- 13. Norfolk and Norwich
University Hospital
0.9 miles / 4 min drive*
- 14. Eaton Park Community Centre
3.2 miles / 14 min drive*
- 15. Norwich Market
4.9 miles / 22 min drive*
- 16. Tesco Express
1 mile / 5 min drive*
- 17. Cosmas Pharmacy
1.9 miles / 6 min drive*
- 18. Waitrose & Partners
2.3 miles / 8 min drive*

TRAVEL

- 19. Norwich
Train Station
8.7 miles / 17 min drive*
- 20. A47
- 21. A11
- 22. A140



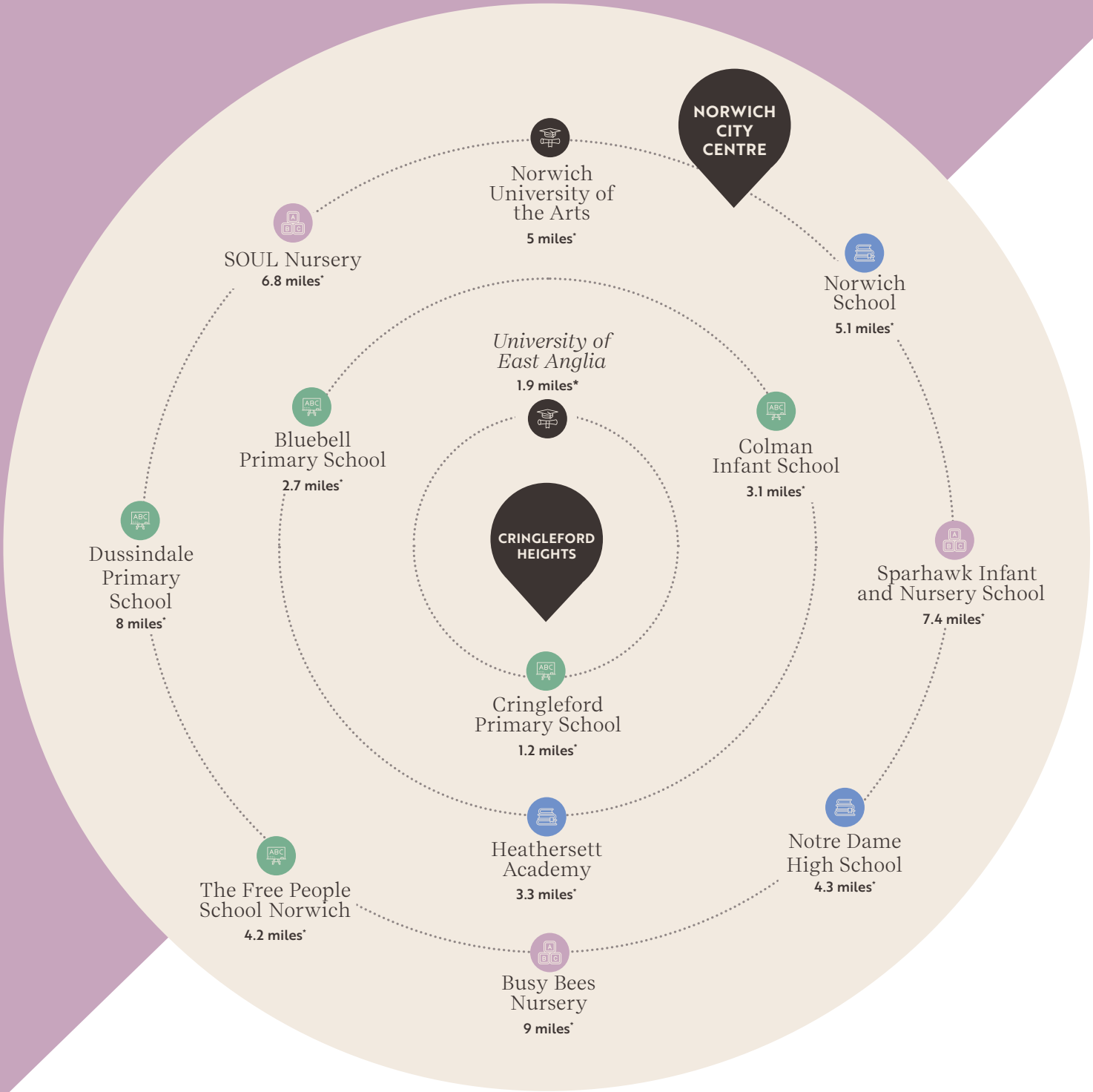
*Distances and times from Cringleford Heights (NR4 7RQ) to amenity. Taken from Google Maps.





Local Schools


Norwich boasts a diverse array of high-quality educational institutions, ensuring that families have access to excellent schooling options for children of all ages.


Here's a quick look at some notable schools in the area.



- 

Pre-Schools and Nurseries
- 

Primary Schools
- 

Secondary Schools
- 

Higher Education

*Miles from Cringleford Heights. Distances taken from Google Maps.

Cringleford Heights Siteplan

2 bedroom homes

- KENLEY**
Plots: 345, 346, 347, 393 & 394
- 3 bedroom homes**
- MAIDSTONE**
Plots: 302, 303, 350, 351, 352, 354, 380 & 381
- KINGSVILLE**
Plots: 342, 343, 348, 349, 375, 376, 391 & 392
- MORESBY**
Plots: 353, 374, 382 & 390
- DENBY**
Plots: 300, 301 & 379
- LUTTERWORTH**
Plots: 356, 378 & 389

4 bedroom homes

- HESKETH**
Plot: 344
- CHESTER**
Plots: 341, 355, 357, 358, 359 & 377
- RADLEIGH**
Plots: 339 & 340

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.





Your Route Home



By Road

FROM THE NORTH

Take the A1 southbound, joining the A47 at Peterborough. Travel eastbound on the A47 following signs for Wisbech and Norwich. Stay on the A47, passing Wisbech, King's Lynn and Swaffham. Exit onto the A11 at Thickthorn Interchange, following signs for Thetford and Cringleford. Take the first exit at the roundabout onto Round House Way. Continue over the first roundabout, taking the first exit on the second roundabout onto Colney Lane. Cringleford Heights will appear on your left, turn left onto Haldane Drive. At the fork, go left onto Woolhouse Way. Follow this road to your new home.

FROM THE SOUTH

Take the M11 north towards Cambridge. Merge onto the A14 eastbound. Near Cambridge, join the A14 following signs for Newmarket and Ipswich. Exit onto the A11 towards Norwich, passing Thetford and Attleborough. At the Thickthorn Interchange, go straight over. Take the first exit at the roundabout onto Round House Way. Continue over the first roundabout, taking the first exit on the second roundabout onto Colney Lane. Cringleford Heights will appear on your left, turn left onto Haldane Drive. At the fork, go left onto Woolhouse Way. Follow this road to your new home.



Unparalleled Experience of Modern Rental Living

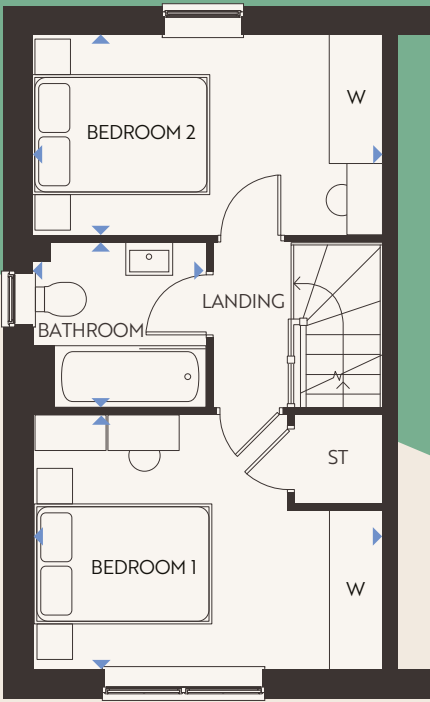
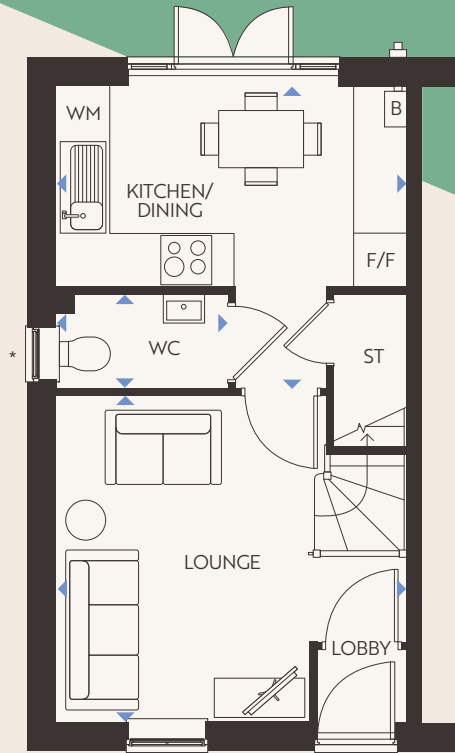




Kenley

2 Bedroom Homes

CRINGLEFORD HEIGHTS PLOTS: 345, 346, 347, 393, 394



Ground Floor

LOUNGE
3943 x 7210mm | 12'11" x 23'8"

KITCHEN/DINING
1040 x 1490mm | 3'5" x 4'11"

WC
1888 x 1050mm | 6'2" x 3'5"

First Floor

BEDROOM 1
3943 x 2865mm | 12'11" x 9'5"

BEDROOM 2
3943 x 2316mm | 12'11" x 7'7"

BATHROOM
1953 x 1853mm | 6'5" x 6'1"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location

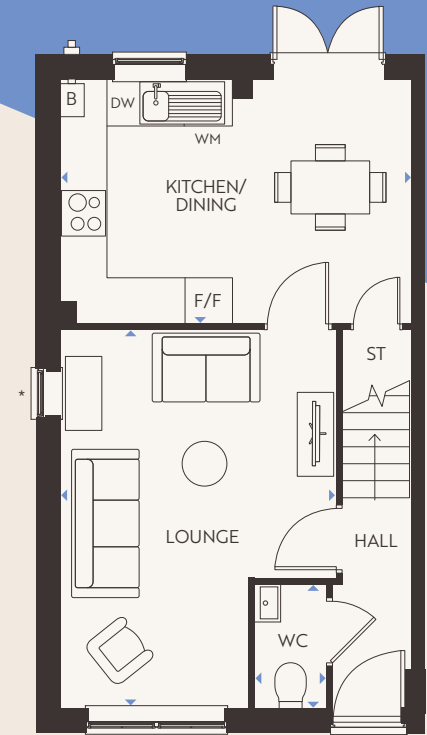
Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



Maidstone

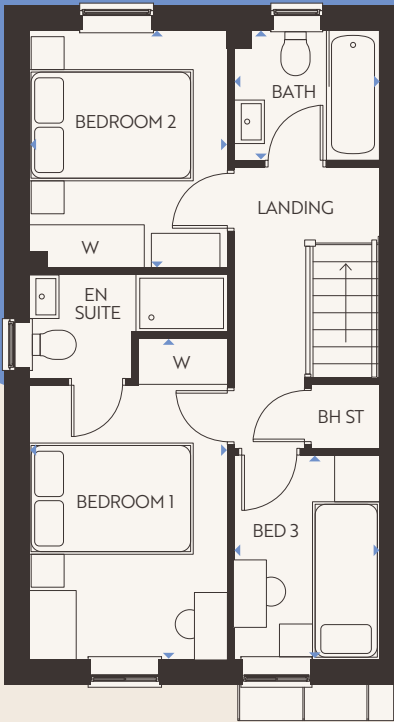
3 Bedroom Homes

CRINGLEFORD HEIGHTS PLOTS: 302, 303, 350, 351, 352, 354, 380, 381



Ground Floor

- LOUNGE**
4598 x 4955mm | 15'1" x 16'3"
- KITCHEN/DINING**
4598 x 3202mm | 15'1" x 10'6"
- WC**
935 x 1620mm | 3'1" x 5'4"



First Floor

- BEDROOM 1**
2593 x 4204mm | 8'6" x 13'10"
- BEDROOM 2**
2592 x 1365mm | 8'6" x 4'6"
- BATHROOM**
2592 x 3112mm | 8'6" x 10'3"
- BATHROOM**
1918 x 2676mm | 6'4" x 8'9"
- BATHROOM**
1918x 1702mm | 6'4" x 5'7"

KEY
B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location

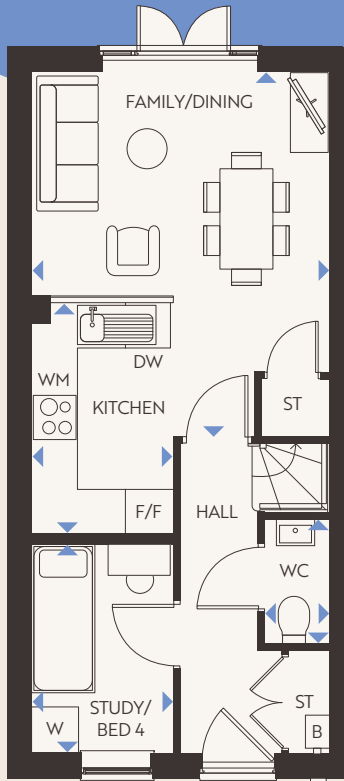
Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



Kingsville

3 Bedroom Homes

CRINGLEFORD HEIGHTS PLOTS: 342, 343, 348, 349, 375, 376, 391, 392



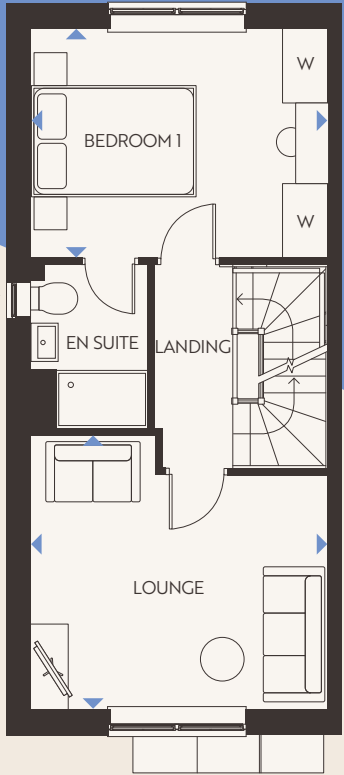
Ground Floor

FAMILY/DINING
3936 x 4820mm | 12'11" x 15'10"

KITCHEN
1866 x 3060mm | 6'1" x 10'0"

STUDY
1866 x 2749mm | 6'1" x 9'0"

WC
861 x 1649mm | 2'10" x 5'5"

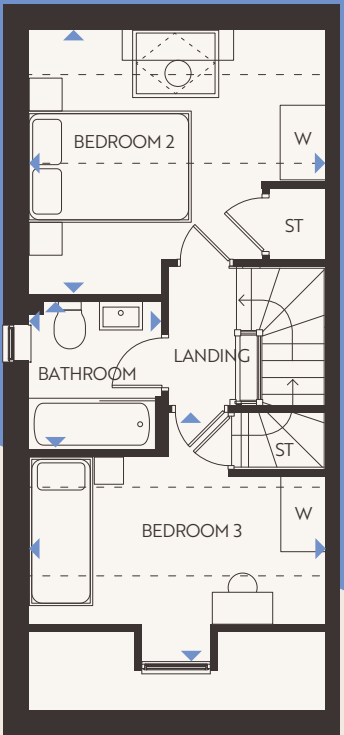


First Floor

LOUNGE
3936 x 3630mm | 12'11" x 11'11"

BEDROOM 1
3936 x 3042mm | 12'11" x 10'0"

EN SUITE
1551 x 2163mm | 5'1" x 7'1"



Second Floor

BEDROOM 2
3936 x 3508mm | 12'11" x 11'6"

BEDROOM 3
3936 x 3325mm | 12'11" x 10'11"

BATHROOM
1761 x 1963mm | 5'9" x 6'

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location

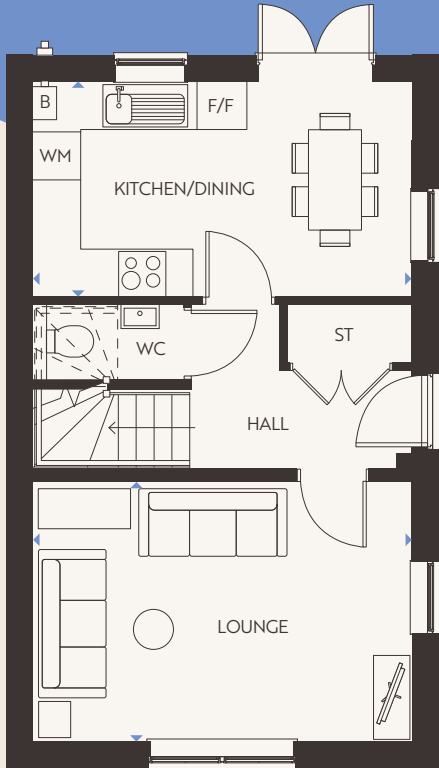
Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



Moresby

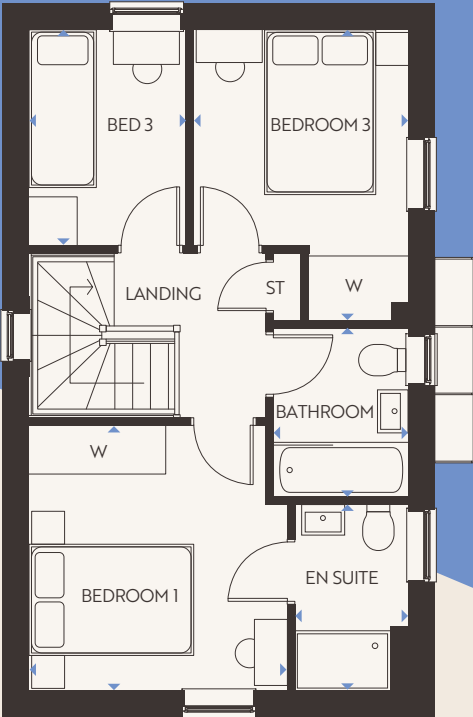
3 Bedroom Homes

CRINGLEFORD HEIGHTS PLOTS: 353, 374, 382 & 390



Ground Floor

- LOUNGE**
4735 x 3250mm | 15'6" x 10'8"
- KITCHEN/DINING**
4735 x 2933mm | 15'6" x 9'7"
- WC**
1891 x 945mm | 6'2" x 3'1"



First Floor

- BEDROOM 1**
3226 x 3312mm | 10'7" x 10'10"
- EN SUITE**
2322 x 1421mm | 7'7" x 4'8"
- BEDROOM 2**
2679 x 3628mm | 8'9" x 11'11"
- BEDROOM 3**
2696 x 1968mm | 8'10" x 6'5"
- BATHROOM**
2120 x 1688mm | 6'11" x 5'6"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location

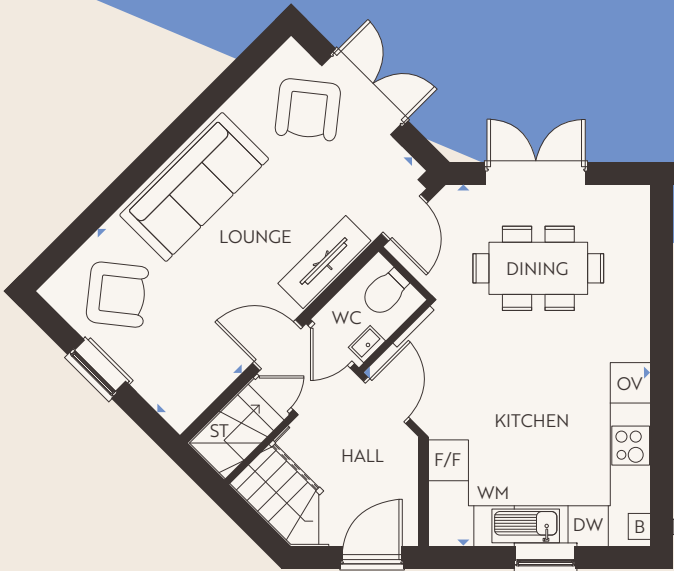
Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



Lutterworth

3 Bedroom Homes

CRINGLEFORD HEIGHTS PLOTS: 356, 378 & 389



Ground Floor

- LOUNGE**
5385 x 3045mm | 17'8" x 10'0"
- KITCHEN/DINING**
4274 x 5385mm | 14'0" x 17'8"
- WC**
1028 x 1441mm | 3'4" x 4'9"

First Floor

- BEDROOM 1**
3107 x 3599mm | 10'2" x 11'10"
- EN SUITE**
1648 x 2159mm | 5'5" x 7'1"
- BEDROOM 2**
3404 x 3163mm | 11'2" x 10'5"
- BEDROOM 3**
3540 x 2134mm | 11'7" x 7'0"
- BATHROOM**
2519 x 1958mm | 8'3" x 6'5"

KEY

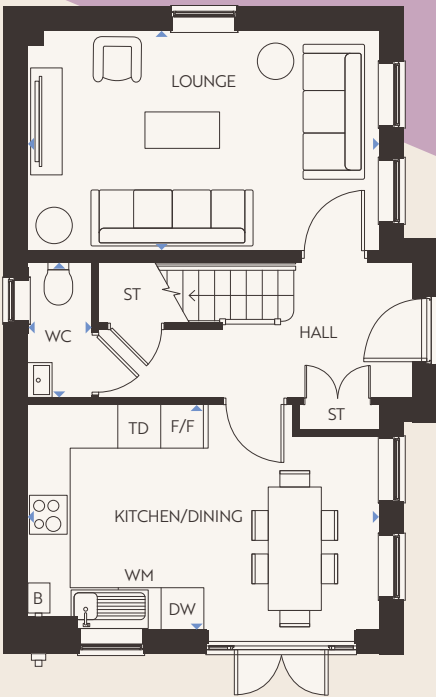
B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location

Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



4 Bedroom Homes

CRINGLEFORD HEIGHTS PLOT: 344



Ground Floor

LOUNGE
4963 x 3113mm | 16'3" x 10'3"

KITCHEN/DINING
4963 x 3175mm | 16'3" x 10'5"

WC
925 x 1923mm | 3'0" x 6'4"



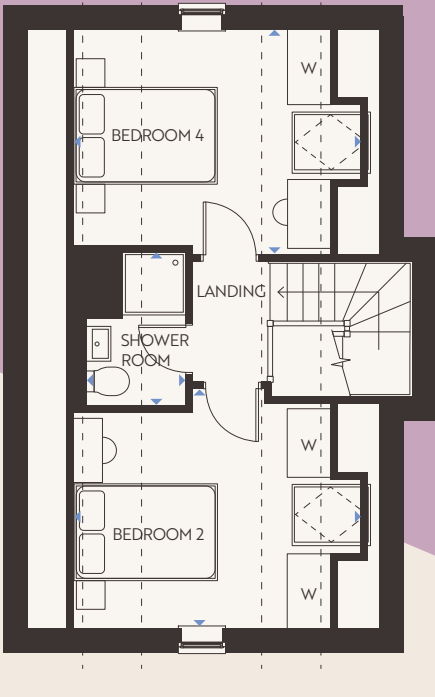
First Floor

BEDROOM 1
3684 x 3175mm | 12'1" x 10'5"

EN SUITE
1511 x 2287mm | 4'11" x 7'6"

BEDROOM 3
3220 x 3175mm | 10'7" x 10'5"

BATHROOM
1903 x 2038mm | 6'3" x 6'8"



Second Floor

BEDROOM 2
4076 x 3532mm | 13'4" x 11'7"

BEDROOM 4
4076 x 3175mm | 13'4" x 10'5"

SHOWER ROOM
1323 x 2168mm | 4'4" x 7'1"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location

Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

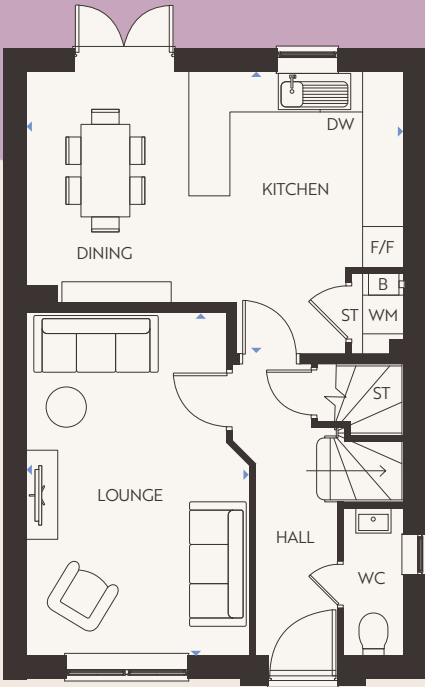
Hesketh



Chester

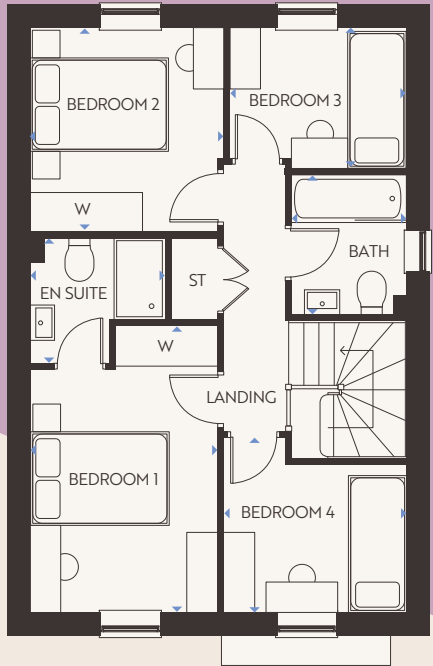
4 Bedroom Homes

CRINGLEFORD HEIGHTS PLOTS: 341, 355, 357, 358, 359, 377



Ground Floor

- LOUNGE**
3269 x 5026mm | 10'9" x 16'6"
- KITCHEN/DINING**
5520 x 4135mm | 18'1" x 13'7"
- WC**
894 x 2164mm | 2'11" x 7'1"



First Floor

- BEDROOM 1**
2746 x 4205mm | 9'0" x 13'10"
- EN SUITE**
2058 x 1835mm | 6'9" x 6'0"
- BEDROOM 2**
2826 x 2986mm | 9'3" x 9'10"
- BEDROOM 3**
2686 x 2537mm | 8'10" x 8'4"
- BEDROOM 4**
2606 x 2060mm | 8'7" x 6'9"
- BATHROOM**
1698 x 2048mm | 5'7" x 6'9"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location

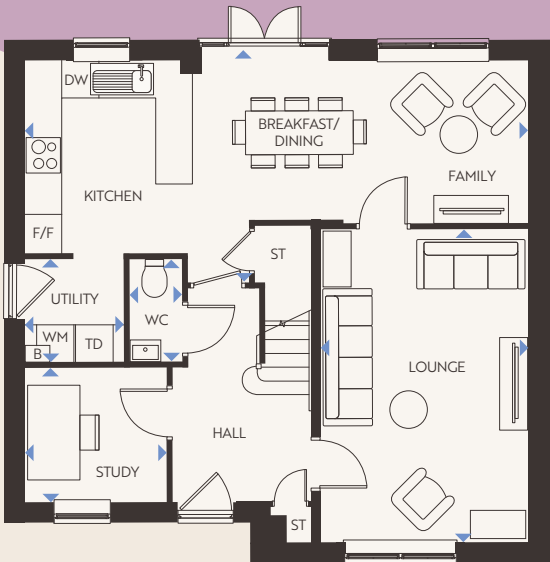
Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



Radleigh

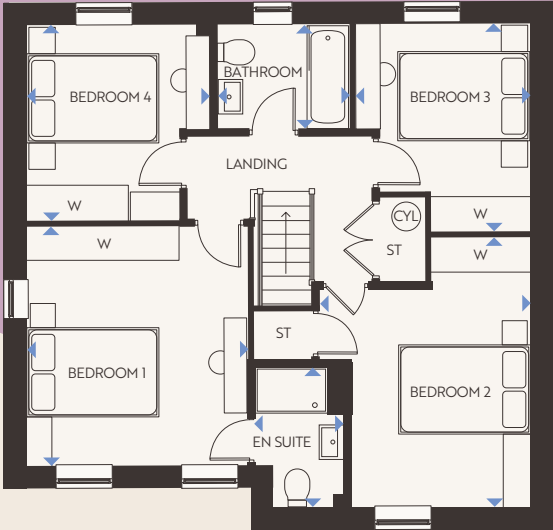
4 Bedroom Homes

CRINGLEFORD HEIGHTS PLOTS: 339, 340



Ground Floor

- LOUNGE**
3361 x 5046mm | 11'0" x 16'7"
- KITCHEN/DINING/FAMILY**
8810 x 3583mm | 26'7" x 11'9"
- UTILITY**
1558 x 1655mm | 5'1" x 5'5"
- STUDY**
2273 x 2158mm | 7'5" x 7'1"
- WC**
2606 x 2060mm | 8'7" x 6'9"



First Floor

- BEDROOM 1**
3570 x 3858mm | 11'9" x 12'8"
- EN SUITE**
1452 x 2289mm | 4'9" x 7'6"
- BEDROOM 2**
3423 x 4335mm | 11'3" x 14'3"
- BEDROOM 3**
2824 x 3350mm | 9'3" x 11'0"
- BEDROOM 4**
2973 x 3152mm | 9'9" x 10'4"
- BATHROOM**
2137 x 1699mm | 7'0" x 5'7"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location

Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

UNPARALLELEDLIVING.UK

UNPARALLELED
LIVING

— AT —

CH

CRINGLEFORD HEIGHTS

View our
available
rental homes

