

An exceptional collection of 2, 3 & 4 bedroom homes in the popular city of Norwich.

CHWH-NORWICH.CO.UK







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Welcome to



At CH & WH Rental Homes, you are at the heart of everything we do. We offer high-quality, contemporary living spaces designed to enhance your lifestyle.

Our brand-new 2, 3, and 4 bedroe homes combine comfort, style, convenience to create the perfe sanctuary for those looking to ta their next step. Each home boas spacious layouts, with high-quali finishes and appliances, ensuring a living experience that is both

We are committed to excellence in every aspect of our service. CH & WH Rental Homes ensure hassle-free living and unparalleled support, embodyin our dedication to exceeding expectations. With access to a dedicated resident's app, you ca communicate directly with local



oom	community managers, submit
and	maintenance requests, and find
ect	valuable information about your
ake	local area, all at your fingertips.
sts	
lity	Whether you're a young
g	professional, a growing family, or
	seeking a fresh start, we offer the
	perfect place to live, love, and
е	thrive. Our flexible lease terms,
	including options for longer
	durations, ensure you can settle in
	comfortably no matter how long
ng	you choose to stay. Plus, we are
	pet-friendly, so your furry friends
	are welcome too. Experience a new
an	standard in rental living, where
ıl	your needs always come first.

Make *BTR* your next move

When searching for your next home, the choice between private renting and Build-to-Rent(BTR) can significantly impacty our living experience. Our homes are specifically designed for renters, offering modern layouts, high-quality finishes, and state-of-the-art appliances, ensuring a superior living environment tailored to your needs.

With BTR, you benefit from professional management dedicated to prompt maintenance and exceptional customer service, providing a hassle-free and comfortable living experience. Unlike private rentals, which can vary in quality and management, BTR homes offer consistent excellence and reliability.

Flexible leasing options further ensure that you can find a lease term that suits your circumstances, providing the flexibility that private rentals often lack. Collect the keys and enjoy a stress-free, enriched living experience with a focus on your needs and well-being.

Make the smart move to BTR and embrace a lifestyle where you come first.

Discover Norwich

A *Hub* of Creativity

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.



Here, the history of textiles isn't just a chapter in the past; it's a metaphor for the diverse and interconnected lives of Norwich's residents. By choosing to live in Norwich, you are weaving your own story into the enduring fabric of this extraordinary city. Come and experience how renting a home here pulls together different tapestries of life, creating a unique and enriching living experience in a true cultural hub.

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. CH&WH RENTAL HOMES



Weaving Your Story in Norwich

Renting a home in our new development means becoming part of Norwich's rich tapestry. Imagine living in a place where history and modernity coalesce, offering you the best of both worlds. Each day, you can walk through centuries-old streets, enjoy contemporary amenities, and participate in the vibrant cultural life.

Excellence is not a standard, it's a voy of life

Striving for excellence goes beyond meeting basic requirements.

It is ubiquitous across every aspect of our culture, operations and homes we provide. By adopting excellence as a way of life, we aim to foster a culture of continuous improvement, innovation, and dedication to exceeding expectations at every opportunity.

CH&WH RENTAL HOMES



Discover the *unparalleled experience* of modern living

Unparalleled living means more than just a place to reside-it's a sanctuary where comfort, connection, and convenience intertwine seamlessly.

CH&WH RENTAL HOMES

It's waking up each day in a meticulously designed home tailored to your desires, surrounded by a vibrant community that feels like family.

Unparalleled living is the peace of mind knowing that every detail, from maintenance to amenities, is meticulously cared for, leaving you free to savour life's precious moments.

It's a lifestyle defined by warmth, belonging, and the joy of coming home to a place where your well-being is cherished above all else. For every precious moment life has to offer.



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.



CH&WH RENTAL HOMES

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

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:



This primary route links Norwich to London and the Midlands via Cambridge.



Connecting Norwich to Great Yarmouth in the east and Peterborough in the west, the A47 is a crucial corridor for regional travel.



Running south from Norwich (A140) to Ipswich, the A140 provides another important link to the southern region.

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 1 hour and 50 minutes, making it convenient for business or leisure trips to the capital.

CAMBRIDGE

A direct service to Cambridge takes about 1 hour and 20 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

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Bus route from Woodland Heath
(NR13 6NR)
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HOME 18-minute walk

BUS STOP – 5B BUS 21-minute journey

NORWICH TRAIN STATION

TOTAL TRAVEL TIME: *39 minutes*

Bus route from Cringleford Heights (NR4 7RQ)



1-minute walk

BUS STOP – 11A BUS 20-minute journey

TOMBLAND BUS STOP TO STATION 10-minute walk

NORWICH TRAIN STATION TOTAL TRAVEL TIME: 31





Times 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

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

Masterplan

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.

CENTRALGREEN

LAMB LAN

LEAP PLAY SPACE MATHER MEWS

CH&WH RENTAL HOMES

Woodland Heath Siteplan

2 bedroom homes

- DENFORD Plots: 192, 193 198 & 199
- KENLEY **Plots:** 60, 61, 64, 65, 68, 69, 109, 110, 111, 112, 194, 195, 196 & 197
- *3* bedroom homes
- MAIDSTONE Plots: 107, 108 113, 114, 124, 125, 130, 131, 143, 144, 149 & 187
- KINGSVILLE **Plots:** 56, 57, 58, 66, 67, 141, 142, 145, 146, 147, 148, 183, 184, 185 & 186
- MORESBY **Plots:** 59, 70, 71, 106, 115, 132, 140, 150, 176 & 188

LUTTERWORTH Plots: 190 & 191

4 bedroom homes **CHESTER**

- **Plots:** 74, 180 & 189
- RADLEIGH Plot: 121
- HEMSWORTH **Plots:** 72, 73, 117 & 118
- WOODCOTE Plots: 119, 120, 126, 127, 128 & 129
- **ELLERTON Plots:** 62, 63, 177, 178, 181 & 182
- ALDERNEY Plots: 116, 122, 123 & 179

Masterplan





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.





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

WOODLAND HEATH PLOTS: 60, 61, 64, 65, 68, 69, 110, 111, 112, 109, 194, 195, 196, 197



Ground Floor

LOUNGE 3943 x 3668mm | 12'11" x 12'0"

KITCHEN/DINING 3943 x 3454mm | 12'11" x 11'4"

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

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.

CH&WH RENTAL HOMES

47, 393, 394



First Floor

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

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

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



WOODLAND HEATH PLOTS: 192, 193, 198, 199



Ground Floor

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

WC1040 x 1490mm | 3'5" x 4'11"

KEY

B - Boiler | ST - Store | BH ST - Bulkhead 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.



First Floor

BEDROOM 1 3943 x 2412mm | 12'11" x 7'11"

BEDROOM 2 3943 x 2702mm | 12'11" x 8'10"

BATHROOM 1840 x 1920mm | 6'0" x 6'4"



CRINGLEFORD HEIGHTS PLOTS: 302, 303, 350, 351, 352, 354, 380, 381 WOODLAND HEATH PLOTS: 124, 125, 130, 131, 113, 114, 107, 108, 187, 149, 143, 144



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"

KEY

B – Boiler | ST – Store | BH ST – Bulkhead Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | DW – Dishwasher Space | **(**) – Dimension Location

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First Floor

BEDROOM 1

2593 x 4204mm | 8'6" x 13'10"

EN SUITE

2592 x 1365mm | 8'6" x 4'6"

BEDROOM 2

2592 x 3112mm | 8'6" x 10'3"

BEDROOM 3

1918 x 2676mm | 6'4" x 8'9"

BATHROOM

1918x 1702mm | 6'4" x 5'7"



CRINGLEFORD HEIGHTS PLOTS: 342, 343, 348, 349, 375, 376, 391, 392 WOODLAND HEATH PLOTS: 183, 184, 185, 186, 145, 147, 148, 141, 142, 56,



KEY

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

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WOODLAND HEATH: 176, 132, 115, 106, 188, 150, 140, 59, 70, 71



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"

KEY

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

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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"



CRINGLEFORD HEIGHTS: 300, 301, 379



Ground Floor

LOUNGE 3072 x 4462mm | 10'1" x 14'8"

KITCHEN 2688 x 2523mm | 8'10" x 8'3"

DINING 2397 x 2523mm | 7'10" x 8'3"

UTILITY 1789 x 1533mm | 5'10" x 5'0"

WC 1701 x 903mm | 5'7" x 3'0"

GARAGE 2663 x 5142mm | 8'9" x 16'10"

KEY

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

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First Floor

BEDROOM1

2770 x 4361mm | 9'1" x 14'4"

EN SUITE 2026 x 1412mm | 6'8" x 4'8"

BEDROOM 2 3072 x 3834mm | 10'1" x 12'7"

BEDROOM 3 2722 x 3289mm | 8'11" x 10'9"

BATHROOM 1950 x 1913mm | 6'5" x 6'3"



CRINGLEFORD HEIGHTS PLOTS: 356, 378, 389 WOODLAND HEATH PLOTS: 190, 191



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"

KEY

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

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First Floor

BEDROOM1 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"



CRINGLEFORD HEIGHTS PLOT: 344





Ground Floor

First Floor

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

BEDROOM1 3684 x 3175mm | 12'1" x 10'5"

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

KITCHEN/DINING

4963 x 3175mm | 16'3" x 10'5"

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

EN SUITE

BATHROOM

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

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | TD – Tumble Dryer | 🌗 – Dimension Location | 🚫 – Rooflight

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CH&WH RENTAL HOMES

Second Floor

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

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

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

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

BEDROOM 4



CRINGLEFORD HEIGHTS PLOTS: 341, 355, 357, 358, 359, 377 WOODLAND HEATH PLOTS: 180, 189,74



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"

KEY

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

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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"





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 884 x 1655mm | 2'11" x 5'5"

KEY

B - Boiler | ST - Store | W - Wardrobe | WC - Cloakroom | WM - Washing Machine space | FF – Fridge/Freezer space | TD – Tumble Dryer | **()** – Dimension Location

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First Floor

BEDROOM1

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"



WOODLAND HEATH PLOTS: 117, 118, 72, 73



Ground Floor

LOUNGE 4897 x 3310mm | 16'1" x 10'10"

KITCHEN/DINING/FAMILY 5253 x 3297mm | 17'3" x 10'10"

UTILITY 1598 x 2044mm | 5'3" x 6'8"

WC 1598 x 976mm | 5'3" x 3'2"

GARAGE 6025 x 3000mm | 19'9" x 9'10"

KEY

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

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First Floor

BEDROOM1

4219 x 4007mm | 13'10" x 13'2"

EN SUITE

2010 x 1661mm | 6'7" x 5'5"

BEDROOM 2

3107 x 3775mm | 10'2" x 12'5"

BEDROOM 3

3566 x 3169mm | 11'8" x 10'5"

BEDROOM 4

3126 x 3123mm | 10'3" x 10'3"

BATHROOM

2151 x 1901mm | 7'1" x 6'3"



WOODLAND HEATH PLOTS: 126, 127, 128, 129, 119, 120



KEY

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	BEDROOM1
8′7″	5650 x 3482mm 18'6" x 11'5"
	• • • • •
	ENSUITE
8'7"	EN SUITE 1926 x 2486mm 6'4" x 8'2"
0/7/	



WOODLAND HEATH PLOTS: 123, 179, 122, 116



Ground Floor

LOUNGE 5148 x 3110mm | 16'11" x 10'2"

KITCHEN/FAMILY/BREAKFAST 4623 x 4603mm | 15'2" x 15'1"

DINING 3307 x 2972mm | 10'10" x 9'9"

WC 1675 x 853mm | 5'6" x 2'10"

KEY

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

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First Floor

4623 x 3104mm		Ι	15'2" x 10'2"
EN SUITE			
2075 x 1191mm	Ι		6'10" x 3'11"
BEDROOM 2			
4523 x 3115mm	Ι		14'10" x 10'3"
BEDROOM 3			
DEDROOMS			
3724 x 3115mm			12'3" x 10'3"
BEDROOM 4			
2275 x 2163mm			7′6″ x 7′1″
BATHROOM			
2075 x 1702mm	Ι		6'10" x 5'7"

Specifications

Kitchen

- A range of modern kitchens
- Integrated stainless steel appliances
- Splashback in keeping with worktop and full height protective screen between cooker and extractor
- Stainless steel sink with deck mixer taps
- Soft close hinges to all units

Finishes

11111

- Luxury vinyl plank flooring throughout
- Abingdon carpet to stairs, landings and bedrooms
- White PVCu windows and double doors
- Almond white finished walls throughout
- White satinwood joinery finish throughout

Bathroom

- Glass shower screen
- Chrome plated towel rail, above radiator where possible
- Mirror above basin where possible
- Wash hand basin with clicker waste
- Full height tiling around bath/shower
- 300mm tiling over sink
- Shaver point to bathroom

Heating & Electrical

• Dual zone central heating to improve energy-efficiency and comfort

CH&WHRENTAL HOMES

- Combi Boiler
- Fibre broadband available
- Carbon monoxide battery powered alarm
- 2 linked main operating smoke detectors
- Solar panels to south-facing roofs

Smart Lock

The key to *modern* living

Your new front door will be equipped with a state-of-the-art Smart Lock from Unloc, allowing you to lock and unlock your door with a Bluetooth-enabled device. Enjoy the convenience and security of your new Smart Lock, designed to make your life easier.



Before you move in, we'll send you a Bluetooth pass via your mobile phone number. Each person listed on the tenancy agreement will receive their own pass, ensuring easy access for everyone.



From the outside, the Smart Lock looks like a standard lock. Inside, you'll find a circular, motorised locking solution that operates without a key. To lock or unlock the door, simply use your Bluetooth-enabled device.



lock with a simple turn.

Prefer a traditional key? No problem. You'll also receive a physical key that works like any standard lock. The inside mechanism functions like a typical thumb turn lock, allowing you to engage or disengage the

Getting Started

Traditional Key Access

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