



# Arminghall Fields

TROWSE



## Norfolk Homes

BUILDING EXCEPTIONAL HOMES SINCE 1985



## Welcome to Arminghall Fields, Trowse

A stunning collection of 83 sophisticated, energy-efficient 2 - 4 bedroom homes nestled in the picturesque village of Trowse.

This development harmoniously combines Norfolk Homes' commitment to quality with the beauty of the Norfolk countryside. Just minutes from Norwich, Arminghall Fields offers a peaceful village lifestyle alongside modern amenities. Each home is a testament to our four-decade legacy of excellence, designed for those who seek a balance of rural charm and urban convenience.

### Contact Our Sales Team

Trowse Sales Office

Telephone: 01603 964012

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

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

Address: Arminghall Fields, Mustard Way, Trowse, NR14 8UE



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.

The Perfect Location For  
Modern Family Living.







Whitlingham Adventure

# Trowse & Beyond

Nestled just moments away from Norwich Train Station and Norwich Airport, Trowse is a gem where the convenience of city life meets the charm of village living, providing an ideal setting for those who desire a premium lifestyle. Whether you’re commuting or travelling for pleasure, its exceptional location ensures ease and efficiency.

In the heart of Trowse, the Crown Point Tavern stands as a symbol of the village’s warm community spirit and offers a delightful dining experience. For sports fans, the energy of Norwich City Football Club is not far away, bringing excitement and a sense of unity to the community. Additionally, The University of East Anglia adds a vibrant academic atmosphere to the area, complemented by a variety of highly-regarded primary and secondary schools.

Living in Trowse means embracing a life of indulgence and convenience, where every need is within reach, and every moment is an opportunity to enjoy the unique blend of tranquillity and vibrancy. It’s not just a place to call home but a gateway to a lifestyle rich in culture, connection, and comfort.



University of East Anglia

## Travel Connections

Norwich Train Station	1.9 miles
A47	2.1 miles
A140	3.3 miles
Norwich Airport	5.4 miles
A11	5.5 miles

## Local Amenities

River Green Vegan Restaurant	0.4 miles
Crown Point Tavern	0.6 miles
Whitlingham Adventure	1.4 miles
Norwich City Football Club	1.8 miles
Supermarket	1.9 miles

## Schools

Trowse Primary School	0.3 miles
Lakenham Primary School & Nursery	1.7 miles
Notre Dame High School	1.7 miles
Norwich Independent School	2.2 miles
University of East Anglia	4.4 miles





**The Lowry**  
2 Bedroom Home  
Plots: 9, 10, 11, 12, 13, 14, 15, 25, 26, 27, 28, 37, 38, 39, 40, 41, 42, 43, 44, 58, 59, 79, 80 & 81.



**The Dawson**  
3 Bedroom Home  
Plots: 52, 53, 55, 56 & 57.



**The Dawson 'A'**  
3 Bedroom Home  
Plot: 54.



**The Rhodes**  
3 Bedroom Home  
Plots: 36, 78 & 82.



**The Byron**  
3 Bedroom Home  
Plots: 6, 63 & 64.



**The Drake**  
3 Bedroom Home  
Plots: 8, 62, 75 & 83.



**The Chambers**  
3 Bedroom Home  
Plots: 5, 29, 61, 65, 66 & 73.



**The Defoe**  
4 Bedroom Home  
Plots: 67, 72 & 74.



**The Stephenson**  
4 Bedroom Home  
Plots: 2 & 69.



**The Chaucer**  
4 Bedroom Home  
Plots: 7, 68, 70 & 71.



**The Chesterton**  
4 Bedroom Home  
Plots: 1, 3 & 4.



**The Bentham**  
4 Bedroom Home  
Plots: 76 & 77.



Shared Ownership

Affordable Housing

All CGI's are for illustration purposes only and may be subject to change. Please ask the sales representative for more information.





Arminghall Fields  
TROWSE

Site Plan

Beautiful Homes  
Built For You.







# - The Lowry -

2 bedroom terrace or semi-detached homes | 799 sq.ft (74.2 sq.m.)

Plots: 9, 10, 11, 12, 13, 14, 15, 25, 26, 27, 28, 37, 38, 39, 40, 41, 42, 43, 44, 58, 59, 79, 80 & 81.

Explore the essence of modern living in this two-bedroom house, where a cosy and inviting living room awaits. The kitchen/dining area offers the perfect space for entertaining with patio doors to the rear garden. Upstairs, two double bedrooms offer ample storage with built-in mirror-fronted wardrobes. The principal bedroom benefits from an en-suite bathroom. The landing with a glass balustrade has an airing cupboard for added storage.

Ground Floor			First Floor		
Kitchen/Dining Room	4.46M X 3.00M	14'8" X 9'10"	Bedroom 1	4.46M X 2.84M	14'8" X 8'4"
Living Room	3.52M X 5.02M	11'7" X 16'6"	Bedroom 2	2.54M X 3.26M	8'4" X 10'8"



Ground Floor



First Floor

\*Maximum room measurement | CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

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# - The Dawson -

3 bedroom mid/end-terrace home | 885 sq.ft (82.2 sq.m.)

Plots: 52, 53, 55, 56 & 57.

Step into The Dawson, a three-bedroom mid or end-terrace house where style meets practical living. The kitchen/dining area is an ideal space for cooking and entertaining, with patio doors to the rear garden. Upstairs offers three bedrooms, two of which are double bedrooms with built-in mirror-fronted wardrobes, giving added storage and convenience. The centrally located family bathroom can also be accessed from the principal bedroom. The landing with a glass balustrade has an airing cupboard for added storage.

Ground Floor			First Floor		
Kitchen/Dining Room	4.57M X 3.00M	15'0" X 9'10"	Bedroom 1	3.99M X 2.78M	13'1" X 9'1"
Living Room	3.64M X 4.54M	11'11" X 14'11"	Bedroom 2	2.62M X 3.21M	8'7" X 10'6"
			Bedroom 3	1.87M X 2.88M	6'1" X 9'5"

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Ground Floor



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# - The Dawson ‘A’ -

3 bedroom mid-terrace home | 1003 sq.ft (93.2 sq.m.)

Plot: 54.

The Dawson A is a well-designed three-bedroom mid-terrace house. Featuring a stylish kitchen and dining area with patio doors leading out to the garden and a spacious living room. Upstairs offers three double bedrooms, all with built-in mirror-fronted wardrobes. The principal bedroom benefits from an en-suite bathroom, with the family bathroom also being accessible from the second bedroom. The landing with a glass balustrade has an airing cupboard for added storage.

Ground Floor			First Floor		
Kitchen/Dining Room	4.57M X 3.00M	15'0" X 9'10"	Bedroom 1	5.22M X 2.78M	17'2" X 9'1"
Living Room	3.64M X 4.54M	11'11" X 14'11"	Bedroom 2	3.00M X 3.21M	9'10" X 10'6"
			Bedroom 3	2.73M X 2.30M	8'11" X 7'7"

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Ground Floor



First Floor

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# - The Rhodes -

3 bedroom semi-detached or end-terrace home | 1010 sq.ft (93.8 sq.m.)

Plots: 36, 78 & 82.

The Rhodes offers a stylish open kitchen and dining layout, spacious living room and entrance hall with added storage. The bedrooms are generously sized, all with built-in mirror-fronted wardrobes. In addition to a well-proportioned family bathroom, the Rhodes also includes a principal bedroom with a stylish en-suite bathroom.

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 3.20M	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"

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Ground Floor



First Floor

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# - The Byron -

3 bedroom detached home with a single garage | 1072 sq.ft (99.6 sq.m.)  
Plots: 6, 63 & 64.

A three-bedroom detached home with an open plan kitchen and dining area, with the benefit of a separate utility room. The spacious living room has patio doors that lead out to the garden. Upstairs offers three double bedrooms, all with built-in mirror-fronted wardrobes. The principal bedroom benefits from an en-suite along with a family bathroom.

Ground Floor			First Floor		
Kitchen/Dining Room	3.43M* X 6.26M	11'3"" X 20'6"	Bedroom 1	3.29M X 3.69M	10'10" X 12'1"
Living Room	3.22M X 6.26M	10'7" X 20'6"	Bedroom 2	3.53M X 2.84M	11'7" X 9'4"
			Bedroom 3	3.16M X 2.76M	10'4" X 9'1"



Ground Floor



First Floor

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# - The Drake -

3 bedroom detached home with a single garage | 1086 sq.ft (100.8 sq.m.)  
Plots: 8, 62, 75 & 83.

A three-bedroom detached home offering a light, spacious kitchen and dining area that has patio doors directly out to the garden, creating a fantastic entertaining space. The living room can be accessed via both the entrance hall and kitchen. Upstairs offers three double bedrooms, all with built-in mirror-fronted wardrobes. The principal bedroom is generous in size and benefits from a stylish en-suite.

Ground Floor			First Floor		
Kitchen/Dining Room	3.57M X 7.05M	11'9" X 23'2"	Bedroom 1	2.92M* X 5.27M	9'7"" X 17'3"
Living Room	3.33M X 5.17M	10'11" X 16'12"	Bedroom 2	3.40M X 2.69M	11'2" X 8'10"
			Bedroom 3	2.86M X 3.12M	9'5" X 10'3"



Ground Floor



First Floor

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# - The Chambers -

3 bedroom detached home with a single garage | 1145 sq.ft (106.4 sq.m.)

Plots: 5, 29, 61, 65, 66 & 73.

This beautiful home boasts an expansive open-plan kitchen and dining area, a utility room, an inviting living room, a cloakroom and an entrance hall with convenient storage. On the first floor, three generously sized double bedrooms feature built-in mirror-fronted wardrobes, with the principal bedroom benefiting from an en-suite. The landing with a glass balustrade has an airing cupboard for added storage.

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



Ground Floor



First Floor

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# - The Defoe -

4 bedroom detached home with a double garage | 1432 sq.ft. (133 sq.m.)  
Plots: 67, 72 & 74.

The Defoe, a four-bedroom detached home offering space and comfort. On the ground floor, you will find a hallway leading to an open-plan kitchen and dining area, spacious living room and study/family room. The kitchen also benefits from a utility room. Upstairs offers four double bedrooms, all with built-in mirror-fronted wardrobes. The principal bedroom benefits from an en-suite bathroom.

Ground Floor			First Floor		
Kitchen/Dining Room	5.16M X 3.57M	16'11" X 11'8"	Bedroom 1	4.65M X 2.69M	15'3" X 8'10"
Living Room	3.40M X 6.93M	11'1" X 22'9"	Bedroom 2	3.45M X 3.00M	11'4" X 9'11"
Study	3.07M X 2.39M	10'1" X 7'11"	Bedroom 3	3.07M X 3.08M	10'1" X 10'1"
			Bedroom 4	3.07M X 2.62M	10'1" X 8'7"

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Ground Floor



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# - The Stephenson -

4 bedroom detached home with a double or single garage | 1520 sq.ft (141.2 sq.m.)  
Plots: 2 & 69.

Delight in the spacious charm of The Stephenson, a four-bedroom detached home. This home features well-appointed living spaces, including a large kitchen/dining area perfect for family gatherings, a spacious living room, and a versatile study/family room. Designed with style in mind, the principal bedroom offers a walk-in wardrobe and en-suite bathroom. The further three double bedrooms come with built-in mirror-fronted wardrobes as standard.

A comfortable, well-built and perfectly proportioned home.

Ground Floor			First Floor		
Kitchen/Dining Room	8.96M* X 3.99M*	29'5"" X 13'1""	Bedroom 1	3.33M X 3.98M	10'11"" X 13'1""
Living Room	3.33M X 5.05M	10'11"" X 16'7""	Bedroom 2	3.33M X 3.09M	10'11"" X 10'2""
Study	3.43M X 2.35M	11'3"" X 7'9""	Bedroom 3	3.20M X 3.33M	10'6"" X 10'11""
			Bedroom 4	2.86M X 2.94M	9'5"" X 9'8""



Ground Floor



First Floor

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# - The Chaucer -

4 bedroom detached home with a double or single garage | 1554 sq.ft (144.4 sq.m.)  
Plots: 7, 68, 70 & 71.

The Chaucer is a distinctively stylish four-bedroom detached home. This delightful living space offers an open-plan kitchen and dining area, a utility room and a spacious living room. In addition there is a further well-proportioned ground-floor room that could be used as either a study, family room, snug or even a ground-floor bedroom depending on your circumstances. A ground-floor shower room is also included as standard to add further versatility. The four double bedrooms upstairs come with built-in mirror-fronted wardrobes, with the principal bedroom benefiting from an en-suite bathroom.

Ground Floor			First Floor		
Kitchen/Dining Room	5.90M X 3.56M	19'4" X 11'8"	Bedroom 1	5.25M X 2.96M	17'3" X 9'9"
Living Room	3.36M X 5.25M	11'0" X 17'3"	Bedroom 2	3.10M X 3.63M	10'2" X 11'11"
Study	3.56M X 3.59M	11'8" X 11'9"	Bedroom 3	3.50M X 2.60M	11'6" X 8'6"
			Bedroom 4	3.43M X 2.57M	11'3" X 8'5"

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Ground Floor



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# - The Chesterton -

4 bedroom detached home with a double garage | 1846 sq.ft (171.5 sq.m.)  
Plots: 1, 3 & 4.

The Chesterton is an executive four-bedroom detached home. Upon entering, you'll find a hallway that will lead you into an open-plan kitchen and dining area with bi-folding doors to the garden. A utility room is also provided for your convenience. The ground floor also offers a spacious living room, generous study/family room and storage cupboards. Upstairs, enjoy four double bedrooms, including two with en-suite bathrooms. All bedrooms feature built-in mirror-fronted wardrobes, with two to the principal bedroom.

Ground Floor			First Floor		
Kitchen/Dining Room	7.13M X 4.28M*	23'5" X 14'1"	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 3.27M	11'8" X 10'9"
Study	3.56M X 3.22M	11'8" X 10'7"	Bedroom 3	3.77M X 2.91M	12'4" X 9'7"
			Bedroom 4	3.75M X 2.91M	12'4" X 9'7"

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Ground Floor



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# - The Bentham -

4 bedroom detached home with a double garage | 2267 sq.ft (210.6 sq.m.)

Plots: 76 & 77.

This executive four-bedroom detached home is designed for those looking for space and style. Offering an open-plan kitchen/dining area, utility and generous dual-aspect living room downstairs. In addition, the ground floor also benefits from a study/family room/snug that offers the flexibility to become a 5<sup>th</sup> bedroom, given it has direct access to the ground floor shower room.

Upstairs, the glass balustrades surround the stunning landing that leads to four double bedrooms, all with built-in mirror-fronted wardrobes, as well as the generously proportioned family bathroom. The principal bedroom boosts a spacious en-suite, including both a bath and stand-alone shower. Furthermore, the second bedroom also benefits from an en-suite shower room. This home maximises space and makes an impression from the moment you walk through the door.

Ground Floor			First Floor		
Kitchen/Dining Room	7.72M X 3.90M*	25'4" X 12'10"***	Bedroom 1	4.23M X 3.56M	13'11" X 11'8"
Living Room	4.35M X 8.28M	14'3" X 27'2"	Bedroom 2	4.42M X 3.80M	14'6" X 12'6"
Study	4.35M X 2.63M	14'3" X 8'8"	Bedroom 3	4.23M X 2.86M	13'11" X 9'5"
			Bedroom 4	4.42M X 2.55M	14'5" X 8'4"

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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.





# Our Other Developments



Church Mead  
BRUNDALL

Church Mead is a collection of stunning, contemporary new homes in the village of Brundall. It is surrounded by beautiful countryside and with several nature reserves close by. Brundall is renowned for village living whilst having great transport links giving direct access to the Norwich and the rest of Norfolk.



Scan the QR code to find out more



The Landings  
RACKHEATH

An impressive collection of attractive, energy efficient new homes in an excellent location between Norwich and the beautiful Norfolk Broads. Consisting of house styles ranging in size from 2 - 4 bedrooms and include many of our most popular designs.



Scan the QR code to find out more



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.



Scan the QR code to find out more




Ready to take a look at our show homes? Just scan the QR code to visit the Norfolk Homes website and explore our show home tours. Discover our beautifully designed properties from the comfort of your own home. Norfolk Homes is all about creating welcoming and practical spaces that highlight our dedication to quality and craftsmanship. See the potential of your future home with Norfolk Homes.




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, columnar entrance halls, staircases with glass balustrades and more.



Scan the QR code to find out more



Scan the QR code to visit the Norfolk Homes website and delve into our portfolio of property developments, past, current, and future. Norfolk Homes is renowned for crafting executive homes distinguished by their craftsmanship and service. Peruse our diverse selection of properties, meticulously designed for comfort and elegance.





# Community Living In The Heart of Norfolk.

Trowse Primary School 7 minutes



Norwich City Centre 9 minutes



Norwich Airport 16 minutes



The Broads (Acle) 18 minutes



Thetford Forest 36 minutes



Cromer Station 42 minutes



Wells-next-the-sea 61 minutes



Sheringham Station 61 minutes



\*Timings are based on Google Maps and use Mustard Way as a reference point for driving. All train times are based off leaving Norwich Train Station. All timings are correct at time of printing.





## Open Space Management

Introducing Watsons as the managing agents for Arminghall Fields 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.





# Arminghall Fields

TROWSE

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