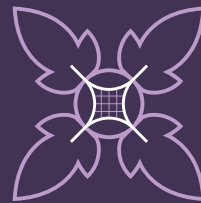


AWARD-WINNING
DEVELOPMENT



ALLIUM WAY

WALPOLE CROSS KEYS

High quality, energy efficient, and award-winning homes



Lions Close, Southery - a previous NBC development

INTRODUCING ALLIUM WAY

Allium Way offers the very best of both worlds, combining the tranquillity of a rural Fenland village setting with the convenience of nearby road and rail links to the rest of Norfolk, with both coast and countryside, as well as the neighbouring counties of Cambridgeshire and Lincolnshire.

This award-winning development consists of a limited collection of characterful homes, all A-rated in energy efficiency and featuring solar battery storage. Whether you choose a three-bedroom semi-detached home or a four-bedroom detached one, Allium Way promises quality living spaces designed with modern comforts and sustainability in mind.

From design to build, this is a development thoughtfully crafted. The name for the site was carefully chosen as a considerate nod to its history as an onion factory. Allium Way symbolises a connection between the old and the new, preserving the area's heritage whilst offering a fresh start for its residents - with a blend of traditional charm and contemporary efficiency - making it a place one may proudly call home.

AN AWARD-WINNING DEVELOPMENT

Allium Way has proudly been awarded a Silver Award from the NextGeneration Project, recognising the development's exceptional sustainability credentials. This independent benchmark celebrates house builders who go beyond the basics - meaning future homeowners know that they're getting more.

NBC Homes has taken deliberate steps to exceed industry standards. From construction methods to future-focused technologies, every detail has been carefully considered to create homes which are ready for the future. This award reflects genuine care and ambition - something setting them apart for the right reasons.



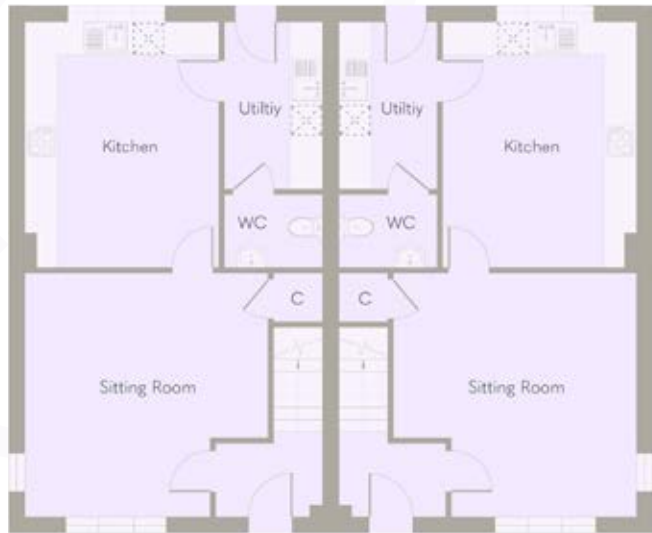


The Heather - Plots 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 15 and 16

Three-Bedroom Semi-Detached Houses

- Semi-Detached
- Perfect First Family Home
- Three Bedrooms
- Contemporary Kitchen with Separate Utility Room
- En-Suite to Principal Bedroom
- Off Road Parking and Garaging to Selected Plots
- Rural Location and Field Views
- Efficient A-Rated Home
- Solar and Battery Storage

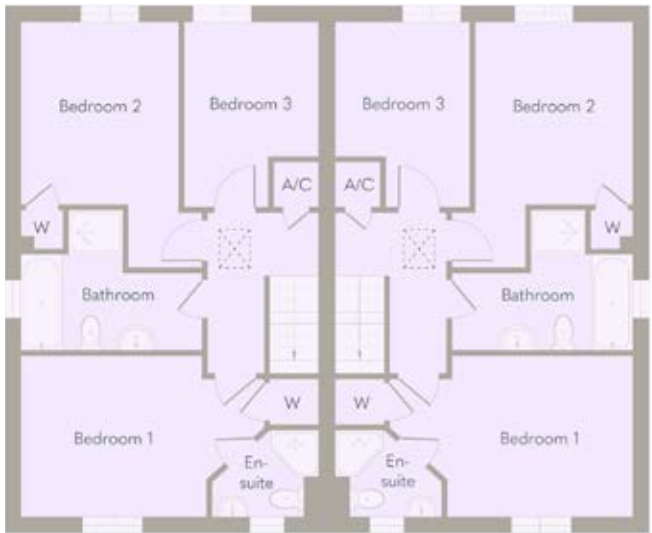
-  1
-  3
-  2



GROUND FLOOR

- Sitting Room 14'8" x 11'2" (4.47m x 3.40m)
- Kitchen 14'9" x 11'8" (4.50m x 3.55m)

Please note, all plots except 1 and 2 have garages.



FIRST FLOOR

- Bedroom 1 11'2" x 9'10" (3.40m x 3.00m)
- Bedroom 2 10'11" x 9'6" (3.32m x 2.89m)
- Bedroom 3 11'1" x 8'1" (3.39m x 2.47m)
- Bathroom 11'2" x 5'10" (3.40m x 1.78m)

TOTAL FLOOR AREA

1,095 sq. ft. (101.76 sq. m)



The Lavender - Plots 9 and 10
Four-Bedroom Detached Houses

- Generous Corner Plot Location
- Largest Detached Property
- Four Double Bedrooms
- Open-Plan Kitchen/Dining/Family Room
- Separate Pantry and Utility Room
- Two Further Versatile Reception Rooms

- Principal Bedroom Suite with Dressing Room and Juliette Balcony
- Highly Energy Efficient with Solar Panels and Cost-Saving Battery Storage
- Generous South-Facing Gardens
- Garage and Driveway Parking

 **3**

 **4**

 **2**



GROUND FLOOR

Kitchen/Dining Room	22'1" x 17'3" (6.74m x 5.26m)
Sitting Room	26'10" x 13'6" (8.17m x 4.11m)
Family Room	15'0" x 14'1" (4.58m x 4.28m)
Study	14'3" x 8'11" (4.34m x 2.71m)

Please note, floor plan is of Plot 9 and Plot 10 is handed.



FIRST FLOOR

Bedroom 1	14'3" x 13'4" (4.34m x 4.07m)
Bedroom 2	14'3" x 12'10" (4.34m x 3.90m)
Bedroom 3	15'5" x 11'7" (4.69m x 3.52m)
Bedroom 4	13'7" x 11'1" (4.13m x 3.38m)
Bathroom	9'7" x 7'6" (2.93m x 2.29m)

TOTAL FLOOR AREA

2,586 sq. ft. (240.27 sq. m)



The Lilac - Plots 13 and 14

Four-Bedroom Detached Houses

- Detached Home
- Rural Location and Field Views
- Four Double Bedrooms
- Sociable and Generous Open Plan Ground Floor Accommodation
- Separate Reception Room
- Utility Room and Pantry
- High Quality Finish and Appliances
- Principal Bedroom Suite with Dressing Room and Juliette Balcony
- Highly Energy Efficient with Solar Panels and Cost-Saving Battery Storage



GROUND FLOOR

Kitchen/Family/Dining Room	24'3" x 22'1" (7.40m x 6.72m)
Sitting Room	26'10" x 13'7" (8.17m x 4.13m)
Study	14'3" x 8'11" (4.34m x 2.71m)

SPECIFICATION AT ALLIUM WAY

The design of a new home created by NBC Homes is a thoughtful process, with an innate determination to ensure each new home is as special as the next. NBC Homes are uncompromising, always aesthetically appealing, reassuringly well-built and carefully finished to a high specification and standard throughout:

External Finishes

- Anthracite roof tiles over a mix of flemish antique red & buff brickwork
- Seamless black aluminium guttering with upvc downpipes
- Flush casement double glazed upvc windows
- Black composite doors
- Aluminium bi-folding doors
- Powered black roller garage doors
- Block paved driveways
- Black up & down light fittings and outside tap
- Stone terrace and block framed pathways
- Close board timber fencing & gates with post and

rail fencing to rear

- Lawn gardens and some planting
- Fox ESS solar roof panels
- Frameless glass balustrades*

Internal Finishes

- Oak doors and staircase handrail
- Chrome ironmongery
- White painted walls, ceilings and wood finish
- Mix of pendant and spotlight lighting
- Mains smoke detection system

Kitchen Finishes

- Shaker style light grey cabinet doors with chrome ironmongery
- Quartz white fleck worktops with upstands and splashbacks
- Stainless steel bowl with chrome faucet
- Integrated stainless-steel Bosch electric double oven
- Black Bosch induction hob with chrome extractor
- Integrated Bosch fridge-freezer, dishwasher and wine cooler*

- Marble tiled showers walls and vanity splashbacks
- Chrome ladder radiators
- Shaving point & Vanity Mirror

General Information

- 10 year Protek New Homes Warranty
- Klargester Treatment Plant
- Owners will participate and contribute toward a self-administered Management Company to maintain and service the shared common parts

Bathroom Finishes

- White sanitary ware with chrome fittings

*Detached homes only



A FOCUS ON GREENER LIVING

All of the homes at the award-winning Allium Way proudly showcase a commitment to sustainability and cutting-edge living. Every property in this development is A-Rated for Energy Efficiency and equipped with solar panels and battery storage as standard. Below, we outline some key advantages:

Reduced Energy Bills: Generating and storing your own power with solar panels can significantly lower electricity bills, saving most homeowners around £600 a year. Excess energy can often be sold back to the grid, further offsetting costs.

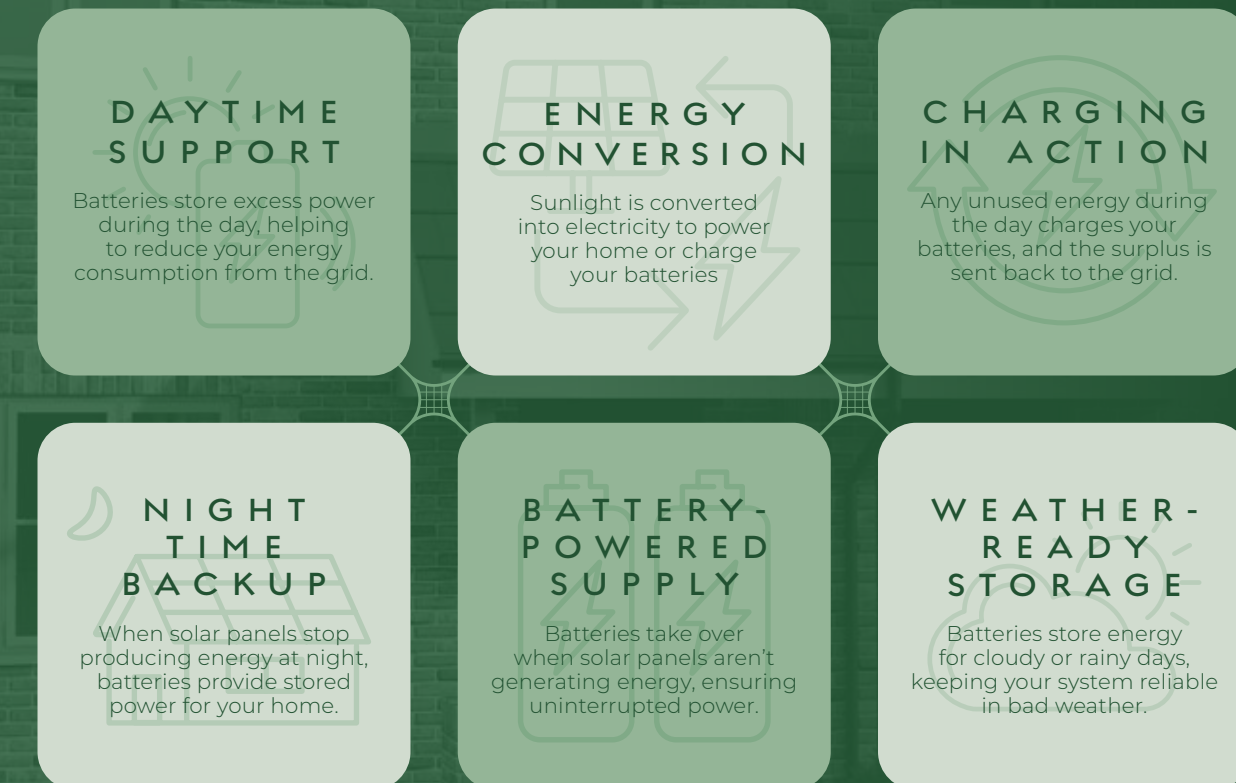
Environmental Benefits: Solar energy is a clean, renewable resource that reduces greenhouse gas emissions and your carbon footprint, helping combat climate change and protect the planet for future generations.

Energy Independence: By generating your own power, you reduce reliance on fossil fuels and the grid, providing greater energy security and peace of mind.

Low Maintenance Costs: Solar panels require minimal maintenance, typically just cleaning and occasional inspections, offering long-term savings without added hassle.

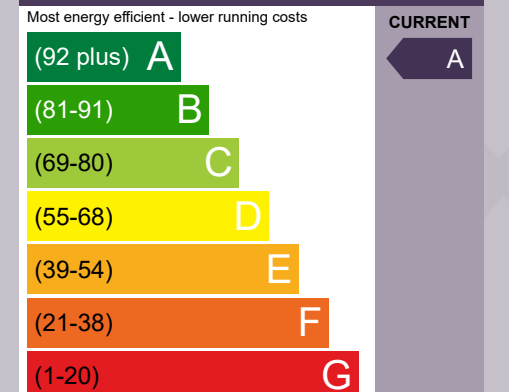
Energy Resilience During power outages, homes with solar panels and battery storage can remain powered, ensuring reliable energy when needed.

HOW SOLAR BATTERIES KEEP YOU POWERED

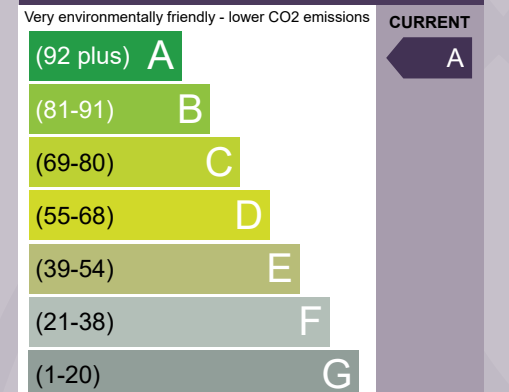


A - RATED ENERGY

ENERGY EFFICIENCY RATING



CARBON DIOXIDE (CO₂) EMISSIONS RATING



EXPLORE THE COUNTRYSIDE

A charming village nestled in the heart of the Norfolk countryside, Walpole Cross Keys offers an idyllic rural setting which perfectly captures the essence of peaceful village life. Surrounded by expansive fields and open skies, this small community provides a haven for those who cherish tranquillity and a close-knit atmosphere.

The village's picturesque landscape, with its quiet lanes and green spaces, invites leisurely walks and a slower pace of life, making it an ideal place to unwind and enjoy the simple pleasures.

At the heart of the community lies Walpole Cross Keys Primary School, a vital part of village life which embodies the family friendly and nurturing spirit of the area. The school is relatively small but believes

in celebrating its locality and community roots.

Walpole Cross Keys is one of several small villages collectively known as "The Walpoles," which also includes Walpole St Andrew and Walpole St Peter. These villages share a strong sense of community and a rich historical backdrop, each with its own unique character. For those who enjoy fresh, locally sourced produce, Samuels Farm Shop is a must-visit nearby destination with locally reared meats, and homemade delicacies.

Nearby Terrington St Clement, a larger village with additional amenities, offers easy access to a broader range of shops and services, whilst maintaining the charm of rural living.





DISCOVER THE COASTLINE

Walpole Cross Keys is ideally situated for exploring some of the most cherished destinations in West Norfolk.

Just a 15-minute drive is King's Lynn, the historic market town, where visitors can enjoy its rich heritage, including stunning architecture, a picturesque waterfront, and a plethora of community events throughout the year. The town's amenities, such as shopping, dining, and cultural attractions, make it a perfect hub.

Further north is Sandringham, the beloved royal estate. Known for its beautiful gardens and extensive woodlands, Sandringham offers a glimpse into royal life and is a favourite spot for nature lovers and history enthusiasts alike. The

estate's annual events, like the Christmas craft fair and the flower show, draw visitors from all over, making it a must-visit location in the area.

Within half an hour of Walpole Cross Keys is Hunstanton, often referred to as Sunny Hunny due to its renowned sunsets and unique east-facing beach. This Victorian town is famous for its striped cliffs, family-friendly attractions, and traditional seaside charm.

For those seeking the tranquillity of the North Norfolk coast, the scenic village of Thornham is known for its stunning marshes and birdwatching opportunities, walks, and local eateries. From here, Burnham Market, Holkham, and Wells-next-the-Sea also await exploration...

THE DEVELOPER NBC HOMES

Renowned for dedication to build quality and high specifications, NBC Homes take great pride in craftsmanship which combines functionality with elegance. Each home is meticulously designed to push the boundaries of energy efficiency while delivering a first-class finish which is both aesthetically pleasing and durable, ensuring lasting value for homeowners.

With more than 25 years of local home-building expertise, NBC Homes creates new builds which seamlessly integrate into their surroundings, reflecting a deep understanding of the local

narrative. Collaborating with architects who possess extensive area knowledge, the company ensures every development offers a welcoming and stylish sanctuary for relaxation, underpinned by principles of sustainability and thoughtful design.

Since its incorporation in 2006, NBC Homes has grown steadily, bolstered by a director and management team with more than 100 years of construction expertise. NBC Homes fosters a family-oriented team spirit, resulting in a shared commitment to excellence and satisfaction in delivering outstanding projects.





ALLIUM WAY
WALPOLE CROSS KEYS

Sutton Road,
Walpole Cross Keys,
Norfolk PE34 4HD

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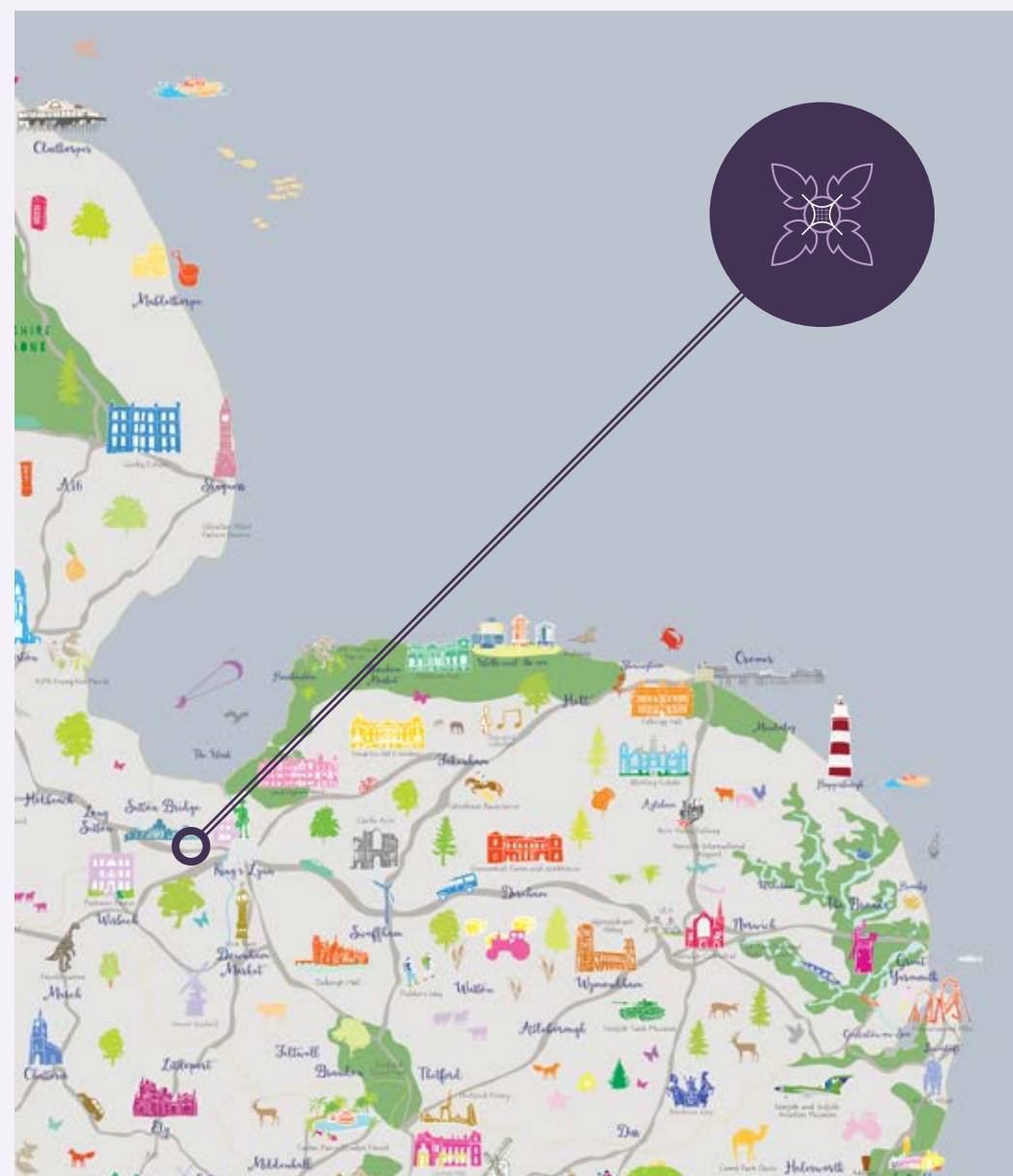
Land & New Homes Specialists

01553 766741

kingslynn@sowerbys.com

www.sowerbys.com

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Diverse new builds all crafted to an exceptional standard



Tilney Manor, Tilney St Lawrence - a previous NBC new build

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