



# VALLEY VIEW

HARLESTON ~ NORFOLK

*A development by*

CRIPPS  
DEVELOPMENTS





Aerial photo of Harrogate town centre.





# VALLEY VIEW

Nestled on the borders of Norfolk and Suffolk, and just a short stroll from the picturesque River Waveney, Valley View offers a variety of charming three-bedroom bungalows, and two, three, & four-bedroom houses, all within a several minute walk to the town centre of Harleston.

This beautiful market town with its narrow streets and quaint alleys reflect its rich history, and has been recognized multiple times as Norfolk Town of the Year.

Harleston offers a welcoming community for newcomers, complete with essential amenities and recreational facilities.

Families will appreciate the quality education provided by Sancroft Primary and Secondary Academy schools, both within walking distance.



For those who enjoy sports, the Harleston Tennis and Football Club provides excellent opportunities for both participation and spectator enjoyment, while the local sports centre is well-equipped for various activities.

Additionally, the convenience of the Co-op supermarket ensures that residents have easy access to everyday groceries and essentials. For when you don't fancy cooking there are numerous pubs, restaurants, and takeaways available, including JD Youngs, The Cap, Marks Cafe, The Swan Hotel, Taste of Raj, and Momiji Japanese Restaurant and takeaway, all within a ten minute walk of your new home.

Close by you can enjoy a wide range of amenities, including fishing, golf, and the Harleston Magpies Hockey Club. There are also animal parks, an aviation museum, with a glimpse into World War II airfield history.

With its blend of educational, recreational, and shopping options, Harleston is an ideal place for families looking to settle in this vibrant market town.







# THE DEVELOPMENT

-  **The Rowan** - Four bedroom detached house  
Plots - 5, 39, 42, 48, 62, 81, 86
-  **The Cedar** - Four bedroom detached house  
Plots 4 & 87
-  **The Sycamore** - Three bedroom detached house  
Plots 6, 26, 36, 80
-  **The Mulberry** - Three bedroom link-detached house  
Plots 37, 38, 64, 65, 66, 67, 68, 69, 78, 79
-  **The Blackthorn** - Three bedroom semi-detached house  
Plots 2, 3, 9, 10, 22, 23, 34, 35, 63, 88, 89
-  **The Elm** - Three bedroom detached house  
Plots 7, 8, 27, 28, 29, 30
-  **The Fern** - Two bedroom semi-detached house  
Plot 21
-  **The Holly** - Two bedroom semi-detached house  
Plots 12, 24, 32
-  **The Pine** - Two bedroom semi-detached house  
Plots 14 & 15
-  **The Yew** - Two bedroom semi-detached house  
Plots 13, 25, 31
-  **The Maple** - Three bedroom detached bungalow  
Plots 1, 11, 33, 44, 46
-  **The Juniper** - Three bedroom detached bungalow  
Plots 43 & 47
-  **The Beech** - Three bedroom detached bungalow  
Plots 40 & 41
-  **The Birch** - Three bedroom detached bungalow  
Plot 45
-  Housing for the Community





# VALLEY VIEW







## ● THE MAPLE Three bedroom detached bungalow with integral garage

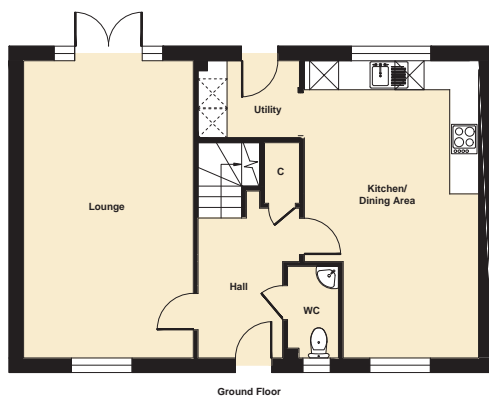


Kitchen /Dining	4.51m x 3.92m 14'79 x 12'86
Lounge	4.87m x 4.76m 15'97 x 15'61
Bedroom 1	4.53m (max) x 3.23m (max) 14'86 (max) x 10'59 (max)
Bedroom 2	3.72m x 3.03m 12'20 x 9'94
Bedroom 3	3.03m x 2.56m 9'64 x 8'39
Garage	7.05m x 3.11m 23'12 x 10'20

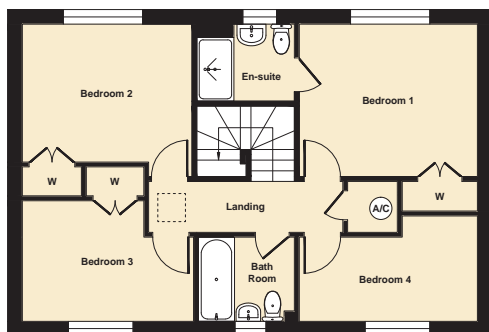




## ● THE CEDAR Four bedroom detached house with garage



Ground Floor



First Floor

Kitchen /Dining	6.10m x 3.47m 20'01 x 11'38
Lounge	6.10m x 3.47m 20'01 x 11'38
Bedroom 1	3.63m x 3.19m 11'90 x 10'46
Bedroom 2	2.85m x 3.52m (max) 9'35 x 11'54 (max)
Bedroom 3	3.52m x 2.51m (max) 11'54 x 8'23 (max)
Bedroom 4	3.63m x 2.17m (max) 11'90 x 7'11



## ● THE ELM Three bedroom detached house with garage

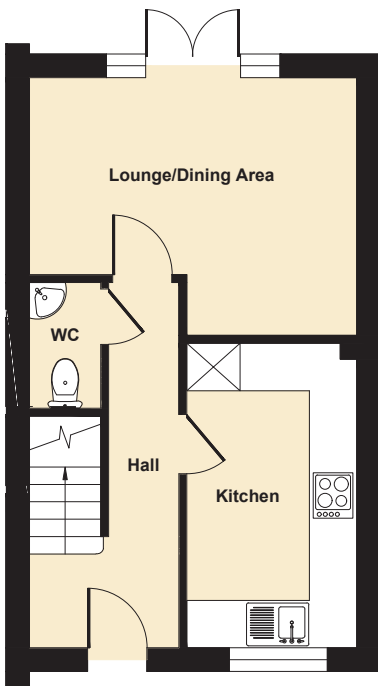


Kitchen /Dining	5.43m x 2.85m 17'81 x 9'35
Lounge	4.93m x 3.20m 16'17 x 10'49
Bedroom 1	4.04m (max) x 3.29m (max) 13'25 x 10'79
Bedroom 2	3.29m (max) x 2.89m (max) 13'25 x 9'48
Bedroom 3	2.88m (max) x 2.07m 9'44 x 6'79

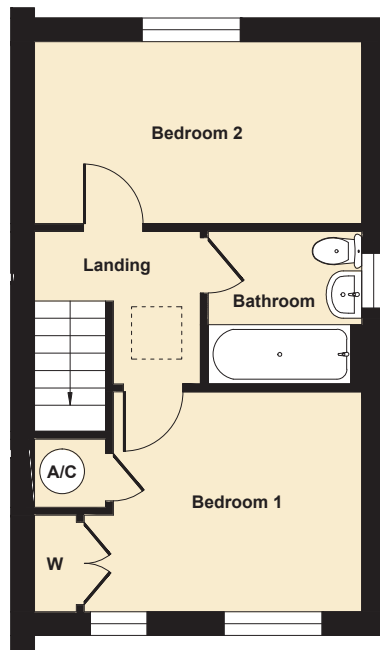




## ● THE YEW Two bedroom semi-detached house with private parking



Ground Floor

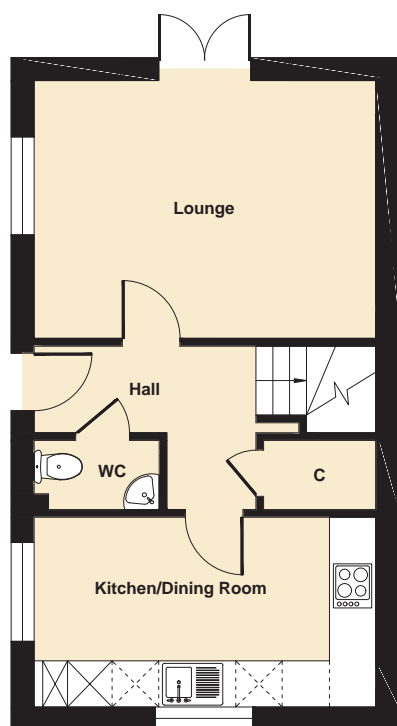


First Floor

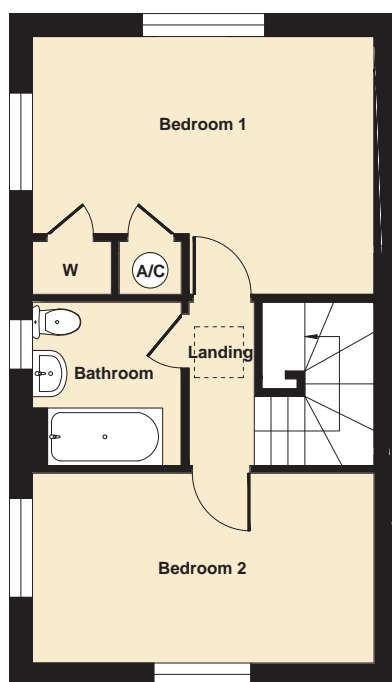
Kitchen /Dining	3.82m x 2.12m 12'53 x 6'95
Lounge	4.10m x 3.23m 13'45 x 10'59
Bedroom 1	4.10m (max) x 2.80m 13'45 x 9'18
Bedroom 2	4.10m x 2.23m 13'45 x 7'31



## ● THE HOLLY Two bedroom semi-detached house with private parking



Ground Floor



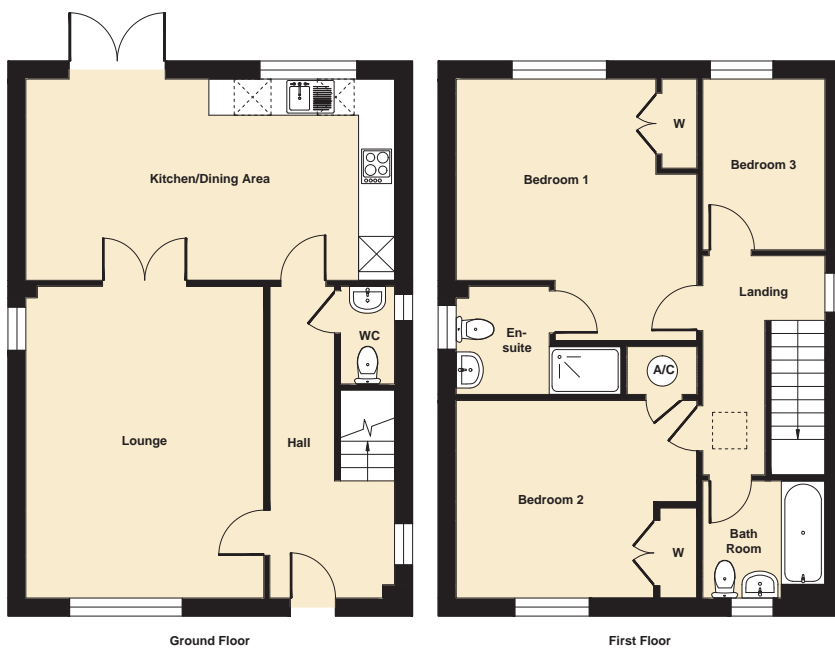
First Floor

Kitchen/ Dining	4.41m x 2.44m (max) 14'46 x 8'00
Lounge	4.41m x 3.32m 14'46 x 10'89
Bedroom 1	4.41m x 3.39m 14'46 x 11'12
Bedroom 2	4.41m x 2.44m 14'46 x 8'00





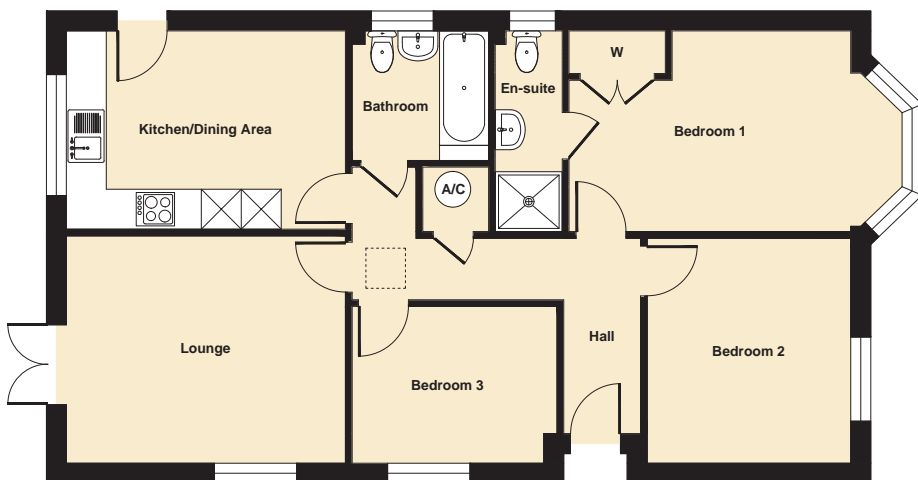
## ● THE SYCAMORE Three bedroom detached house with garage



Kitchen /Dining	6.10m x 3.32m 20'01 x 10'89
Lounge	5.13m x 3.90m 16'83 x 12'79
Bedroom 1	4.35m x 3.96m (max) 14'27 x 12'99 (max)
Bedroom 2	3.25m x 3.96m (max) 10'66 x 12'99 (max)
Bedroom 3	2.84m x 2.07m 9'31 x 6'79



## ● THE BEECH Three bedroom detached bungalow with garage

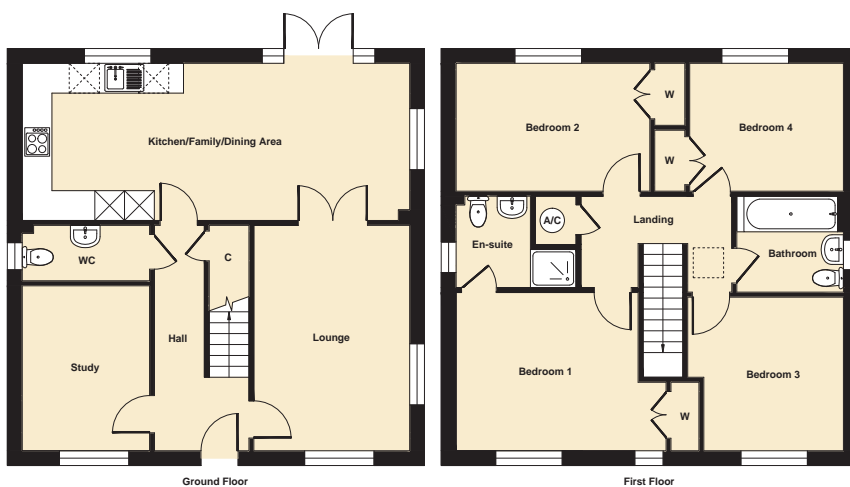


Kitchen/Dining	4.16m x 2.97m 13'64 x 9'74
Lounge	4.16m x 3.38m 13'64 x 11'08
Bedroom 1	4.81m (max) x 2.97m 15'78 (max) x 9'74
Bedroom 2	3.38m x 2.97m 11'08 x 9'74
Bedroom 3	3.10m x 2.32m 10'17 x 7'61





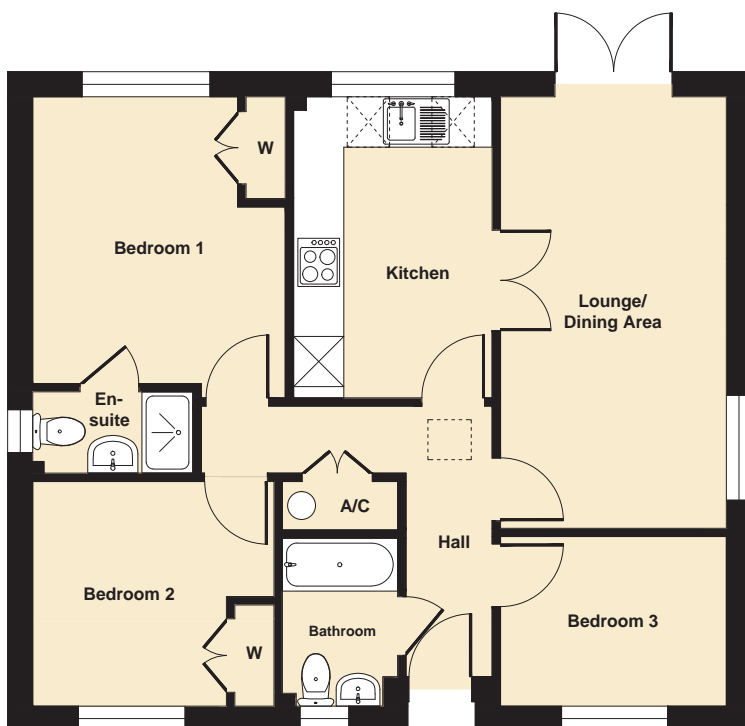
## ● THE ROWAN Four bedroom detached house with garage



Kitchen /Dining	7.79m x 3.11m 25'55 x 10'20
Lounge	4.54m x 3.11m 14'89 x 10'20
Study	3.29m x 2.51m 10'79 x 8'23
Bedroom 1	4.27m (max) x 3.18m 14'00 (max) x 10'43
Bedroom 2	3.95m x 2.57m 12'95 x 8'43
Bedroom 3	3.10m x 3.19m (max) 10'17 x 10'46 (max)
Bedroom 4	3.09m x 2.57m 10'13 x 8'43



## ● THE JUNIPER Three bedroom detached bungalow with garage



Kitchen	4.37m x 3.01m 14'33 x 9'87
Lounge/Dining	6.34m x 3.30m 20'80 x 10'82
Bedroom 1	4.22m x 3.69m 13'84 x 12'10
Bedroom 2	3.33m x 3.52m 10'92 x 11'54
Bedroom 3	3.30m x 2.51m 10'82 x 8'23





## ● THE BIRCH

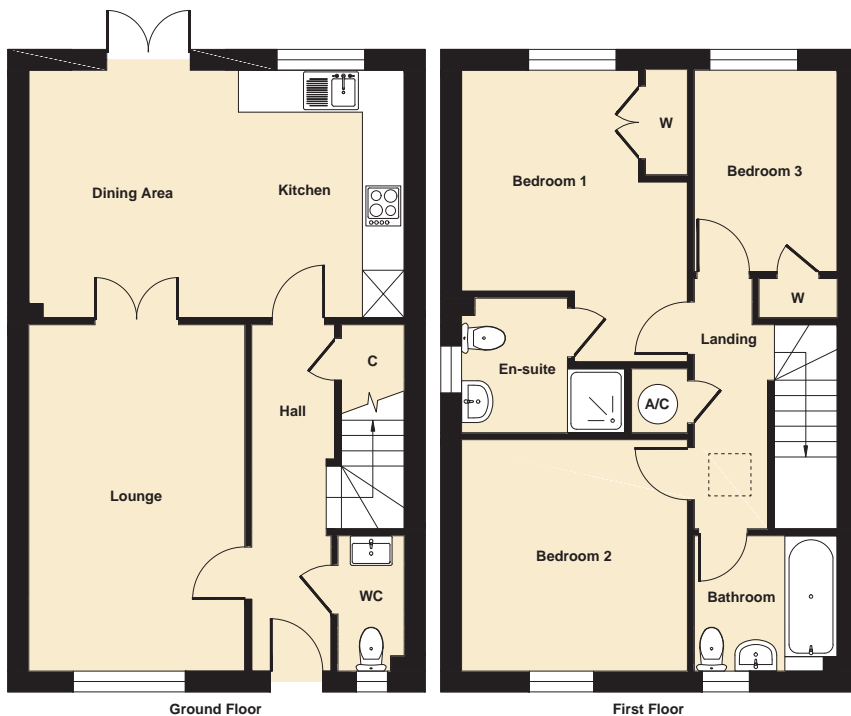
Three bedroom detached bungalow with garage



Kitchen/Dining	4.09m x 3.41m 13'41 x 11'18
Lounge	4.73m x 3.41m 15'51 x 11'18
Bedroom 1	3.59m x 3.23m (max) 11'77 x 10'59 (max)
Bedroom 2	3.51m x 2.47m 11'51 x 8'10
Bedroom 3	3.25m x 3.00m 10'66 x 9'84



## ● THE BLACKTHORN Three bedroom semi-detached house with garage

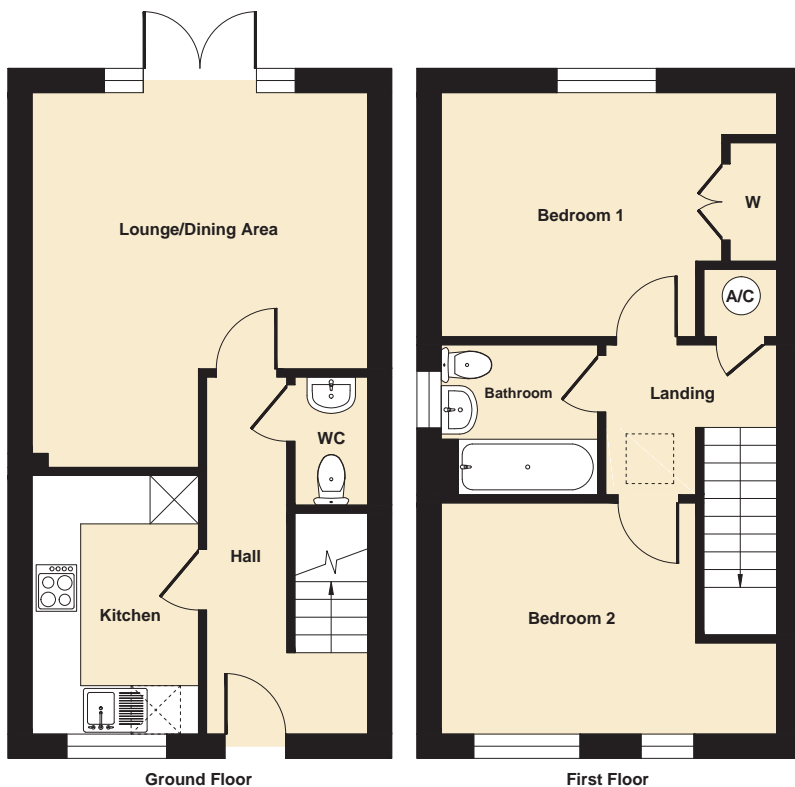


Kitchen /Dining	5.35m x 3.51m 17'55 x 11'51
Lounge	4.93m x 3.06m 16'17 x 10'03
Bedroom 1	4.32m (max) x 3.27m 14'17(max) x 10'72
Bedroom 2	3.29m x 3.27m 10'79 x 10'72
Bedroom 3	2.95m x 2.02m 9'67 x 6'62





## ● THE PINE Two bedroom semi-detached house with private parking



Kitchen	3.20m x 2.06m 10'49 x 6'75
Lounge/Dining	4.61m x 4.12m (max) 15'12 x 13'51
Bedroom 1	4.12m x 3.02m (max) 13'51 x 9'90
Bedroom 2	4.12m x 2.84m 13'51 x 9'31



## ● THE FERN Two bedroom semi-detached house with private parking

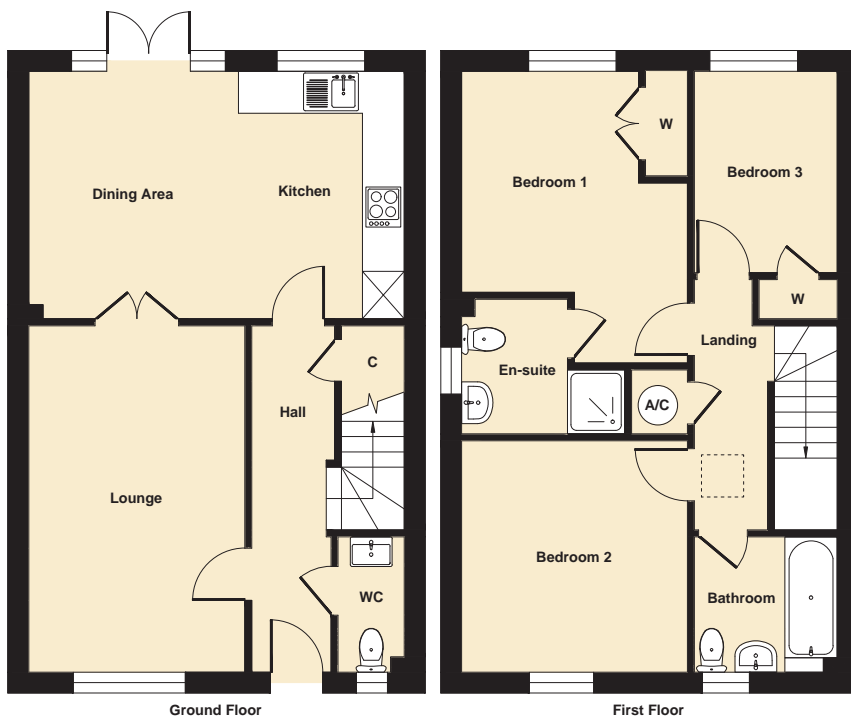


Kitchen/Dining	4.56m x 3.07m 14'96 x 10'07
Lounge	3.95m x 3.71m 12'95 x 12'17
Bedroom 1	4.56m x 3.72m (max) 14'96 x 12'20 (max)
Bedroom 2	4.56m x 2.47m (max) 14'96 x 8'10 (max)





## ● THE BLACKTHORN Three bedroom semi-detached house with garage



Kitchen /Dining	5.35m x 3.51m 17'55 x 11'51
Lounge	4.93m x 3.06m 16'17 x 10'03
Bedroom 1	4.32m (max) x 3.27m 14'17 (max) x 10'72
Bedroom 2	3.29m x 3.27m 10'79 x 10'72
Bedroom 3	2.95m x 2.02m 9'67 x 6'62



## ● THE MULBERRY

Three bedroom link-detached house with carport and garage



Kitchen /Dining 5.09m x 3.51m  
16'69 x 11'51

Lounge 4.93m x 2.98m  
16'17 x 9'77

Bedroom 1 3.76m x 3.00m  
12'33 x 9'84

Bedroom 2 3.70m x 3.00m  
12'13 x 9'84

Bedroom 3 3.00m x 3.70m  
9'84 x 12'13





# HOW TO FIND US

VALLEY VIEW CAN BE FOUND AT:

Spirketts Lane, Harleston, Norfolk, IP20 9JL



Find us on



**CRIPPS**  
DEVELOPMENTS

[crippsdevelopments.co.uk](http://crippsdevelopments.co.uk)

*Cripps Developments Ltd  
Dencora House, Blyburgate, Beccles, Suffolk, NR34 9TY*

T: **01502 717993**  
E: [valleyview@crippsdevelopments.co.uk](mailto:valleyview@crippsdevelopments.co.uk)  
W: [crippsdevelopments.co.uk](http://crippsdevelopments.co.uk)

**DURRANTS**  
SINCE 1853

*For further information contact*  
T: **01379 852217**  
E: [harleston@durrants.com](mailto:harleston@durrants.com)  
W: [durrants.com](http://durrants.com)



# CONNECTIONS

## POINTS OF INTEREST

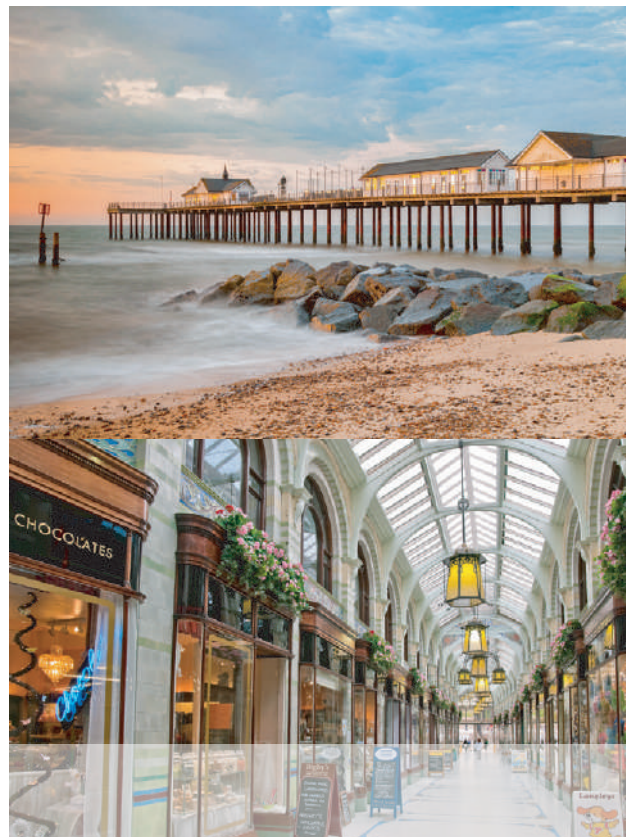
### BY CAR

#### UNDER 15 MINUTE DRIVE

- Harleston Magpies
- National Trust Darrow Wood
- Diss Golf Club
- Bungay Leisure Centre - Waveney Valley

#### UNDER 25 MINUTE DRIVE

- Bressingham Garden Centre
- Eye
- Beccles



## ON THE DOORSTEP

### UNDER 10 MINUTE WALK

1. Co-Op Supermarket
2. Sancroft Academy Primary School
3. Sancroft Academy Secondary School
4. London Road Church
5. JD Young Restaurant
6. Future Lidl Supermarket
7. The Swan Hotel
8. Barclays Bank
9. The Cap Pub
10. SOUL Cafe
11. Harleston Medical Practice
12. Waveney Valley Angles Way Walk
13. Harleston Football Club
14. Harleston Gym





## TRANSPORT LINKS

Transport links to nearby towns, cities, and further afield.

### BY CAR

- NORWICH - 44 Mins
- DISS TRAIN STATION - 15 Mins
- BURY ST EDMUNDS - 47 Mins
- THETFORD - 40 Mins
- SOUTHWOLD - 43 Mins
- WOODBRIDGE - 44 Mins

### BY TRAIN - FROM DISS TRAIN STATION

- NORWICH - 17 Mins
- IPSWICH - 22 Mins
- LONDON - 1 Hr 30 Mins

 NORWICH INTERNATIONAL AIRPORT - 50 Mins



# SPECIFICATIONS

THE ROWAN	THE CEDAR	THE MAPLE	THE JUNIPER	THE BIRCH	THE BEECH	THE SYCAMORE	THE ELM	THE MULBERRY	THE BLACKTHORN	THE FERN	THE HOLLY	THE PINE	THE YEW

## GENERAL

Air Source Heat Pump & Cylinder  
UPVC double glazed windows and french doors  
Underfloor Heating (Ground Floor)  
Radiators (Ground Floor)  
Radiators (1st Floor)

## KITCHEN & UTILITY ROOMS

Choice of kitchen units with integrated fridge freezer  
Chimney Extractor Hood  
Bosch Eye Level Single Oven  
Bosch Under Counter Single Oven  
Bosch Integrated Washing Machine  
Bosch Integrated Dishwasher  
Upstands to worktop  
1½ bowl composite sink  
Single bowl composite sink

## BATHROOM

Fitted white sanitaryware  
Heated Towel Rail  
Radiator  
Shaver socket  
Three courses of tiles above bath  
Thermostatic shower over bath with full height tiling

## ENSUITE

Fitted white sanitaryware  
Heated Towel Rail  
Radiator  
Thermostatic shower with fully tiled enclosure  
Vanity Unit  
Shaver socket

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CRIPPS  
DEVELOPMENTS

*[crippsdevelopments.co.uk](http://crippsdevelopments.co.uk)*