



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 Chestnut** - Three bedroom detached house
Plots 37, 38, 69
-  **The Elm** - Three bedroom detached house
Plots 7, 8, 27, 28, 29, 30
-  **The Mulberry** - Three bedroom link-detached house
Plots 78 & 79
-  **The Willow** - Three bedroom semi-detached house
Plots 64, 65, 66, 67, 68
-  **The Blackthorn** - Three bedroom semi-detached house
Plots 2, 3, 9, 10, 22, 23, 34, 35, 63, 88, 89
-  **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 Birch** - Three bedroom detached bungalow
Plot 45
-  **The Beech** - Three bedroom detached bungalow
Plots 40 & 41
-  Housing for the Community

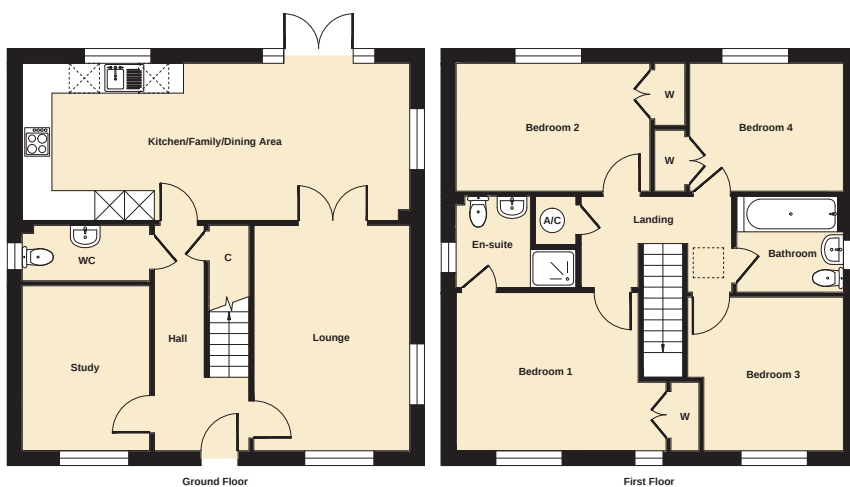


VALLEY VIEW





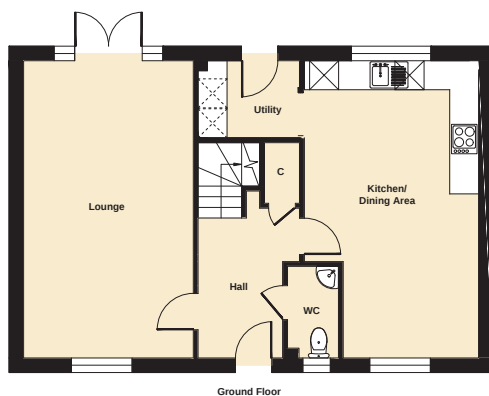
● THE ROWAN Four bedroom detached house with garage



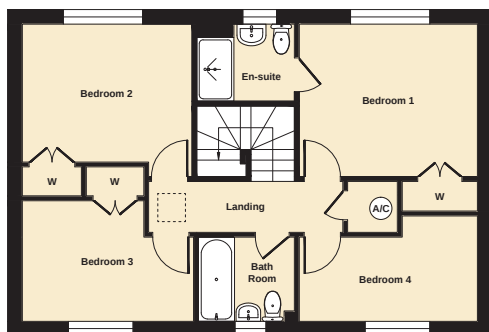
Kitchen /Dining	7.79m x 3.11m 25'55 x 10'20
Lounge	4.54m x 3.11m 14'89 x 10'20
Study	3.29m x 2.51m 10'79 x 8'23
Bedroom 1	4.27m (max) x 3.18m 14'00 (max) x 10'43
Bedroom 2	3.95m x 2.57m 12'95 x 8'43
Bedroom 3	3.10m x 3.19m (max) 10'17 x 10'46 (max)
Bedroom 4	3.09m x 2.57m 10'13 x 8'43



● THE CEDAR Four bedroom detached house with garage



Ground Floor

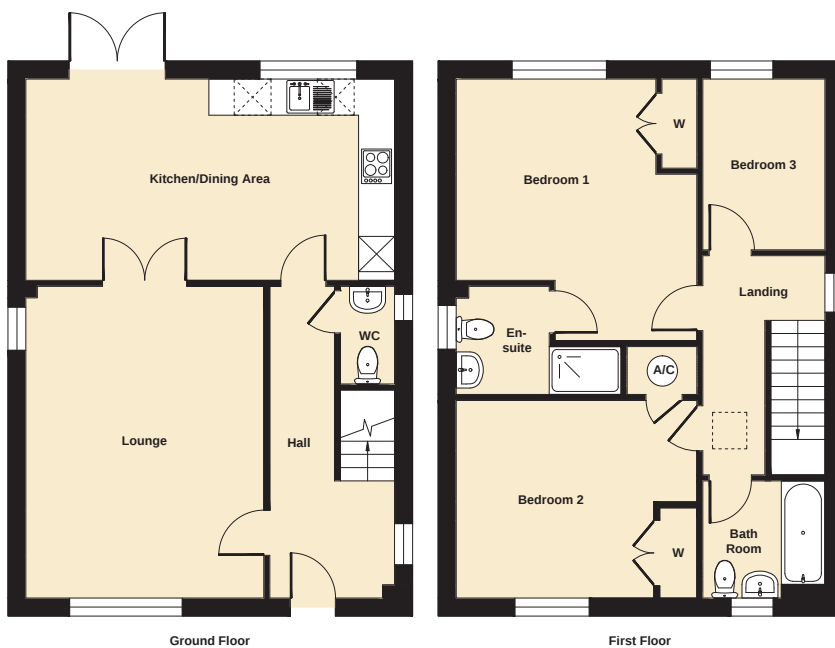


First Floor

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



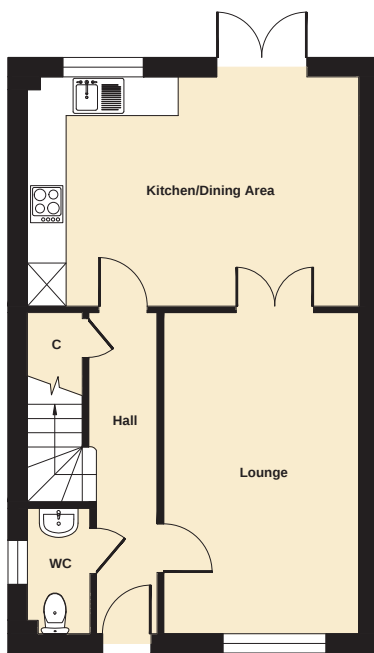
● THE SYCAMORE Three bedroom detached house with garage



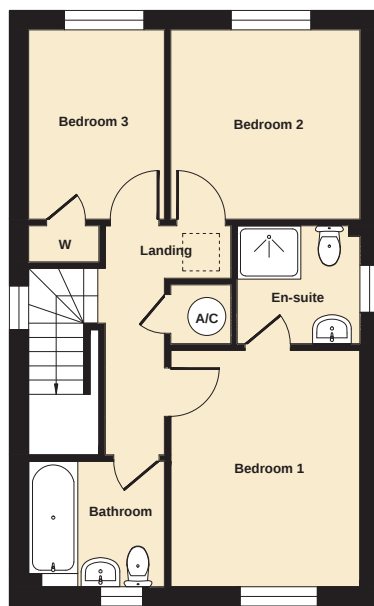
Kitchen /Dining	6.10m x 3.32m 20'01 x 10'89
Lounge	5.13m x 3.90m 16'83 x 12'79
Bedroom 1	4.35m x 3.96m (max) 14'27 x 12'99 (max)
Bedroom 2	3.25m x 3.96m (max) 10'66 x 12'99 (max)
Bedroom 3	2.84m x 2.07m 9'31 x 6'79



● THE CHESTNUT Three bedroom detached house with garage



Ground Floor



First Floor

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	3.64m x 2.96m 11'94 x 9'7
Bedroom 2	2.92m x 2.96m 9'5 x 9'7
Bedroom 3	2.92m x 2.08m 9'5 x 6'8



● 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 MULBERRY

Three bedroom link-detached house with carport and garage

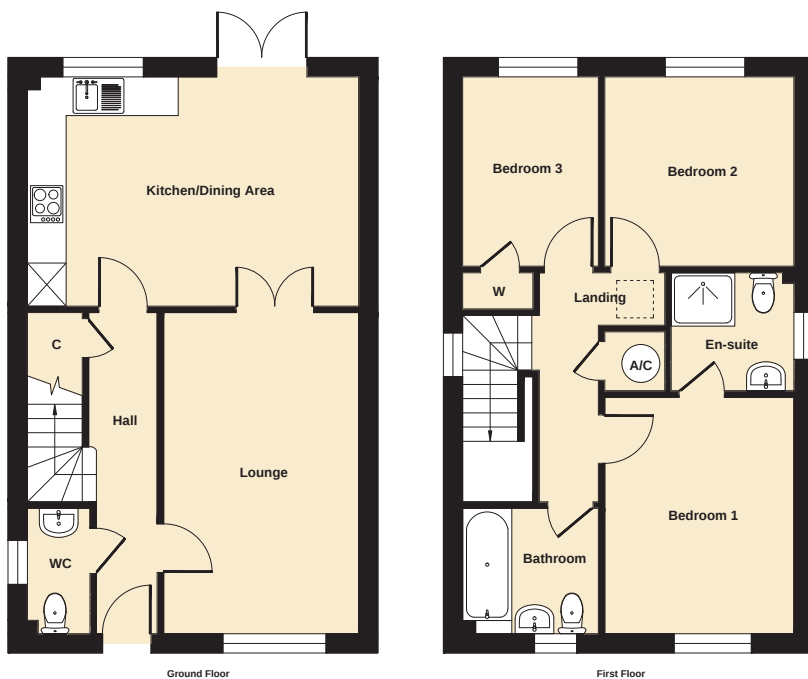


Kitchen /Dining	5.09m x 3.51m 16'69 x 11'51
Lounge	4.93m x 2.98m 16'17 x 9'77
Bedroom 1	3.76m x 3.00m 12'33 x 9'84
Bedroom 2	3.70m x 3.00m 12'13 x 9'84
Bedroom 3	3.00m x 3.70m 9'84 x 12'13



● THE WILLOW

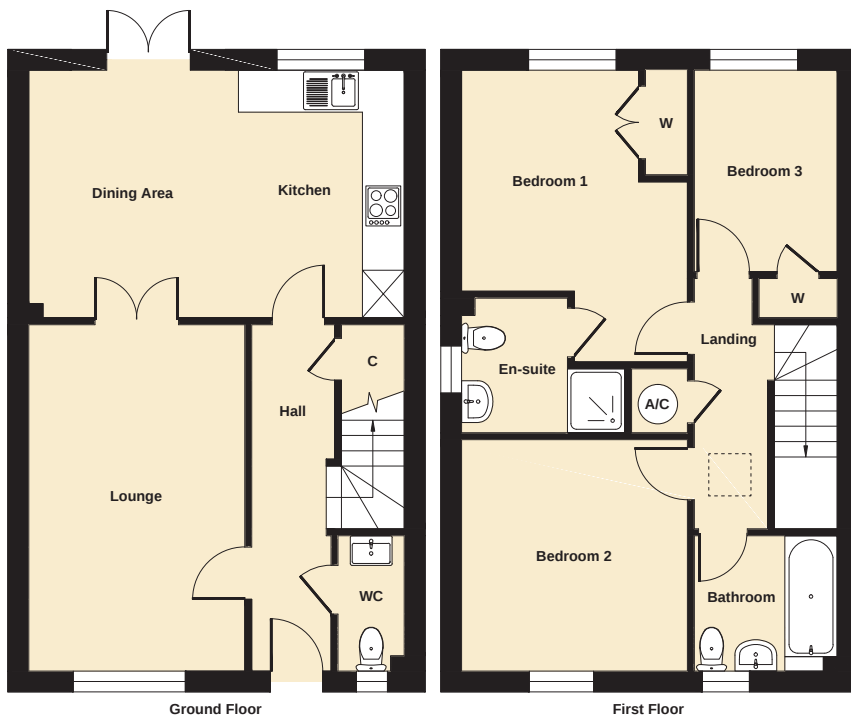
Three bedroom semi-detached house with garage



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	3.64m x 2.96m 11'94 x 9'7
Bedroom 2	2.92m x 2.96m 9'5 x 9'7
Bedroom 3	2.92m x 2.08m 9'5 x 6'8



● 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 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



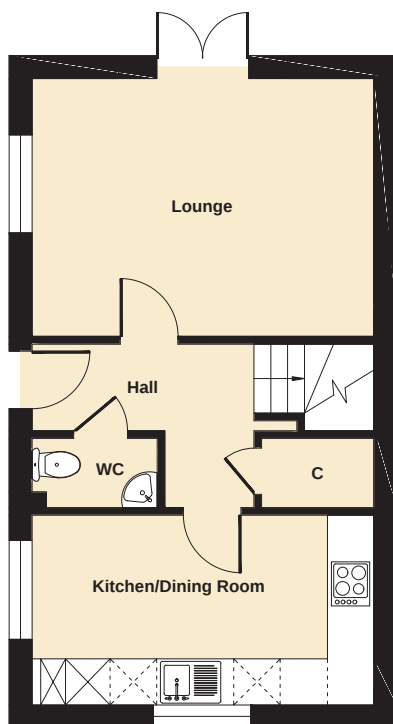
● THE FERN Two bedroom semi-detached house with private parking



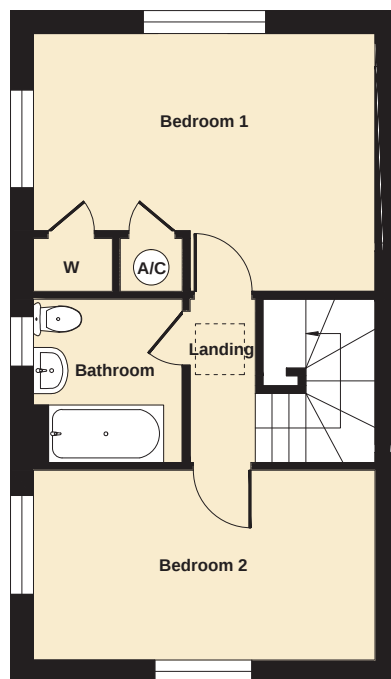
Kitchen/Dining	4.56m x 3.07m 14'96 x 10'07
Lounge	3.95m x 3.71m 12'95 x 12'17
Bedroom 1	4.56m x 3.72m (max) 14'96 x 12'20 (max)
Bedroom 2	4.56m x 2.47m (max) 14'96 x 8'10 (max)



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



Ground Floor

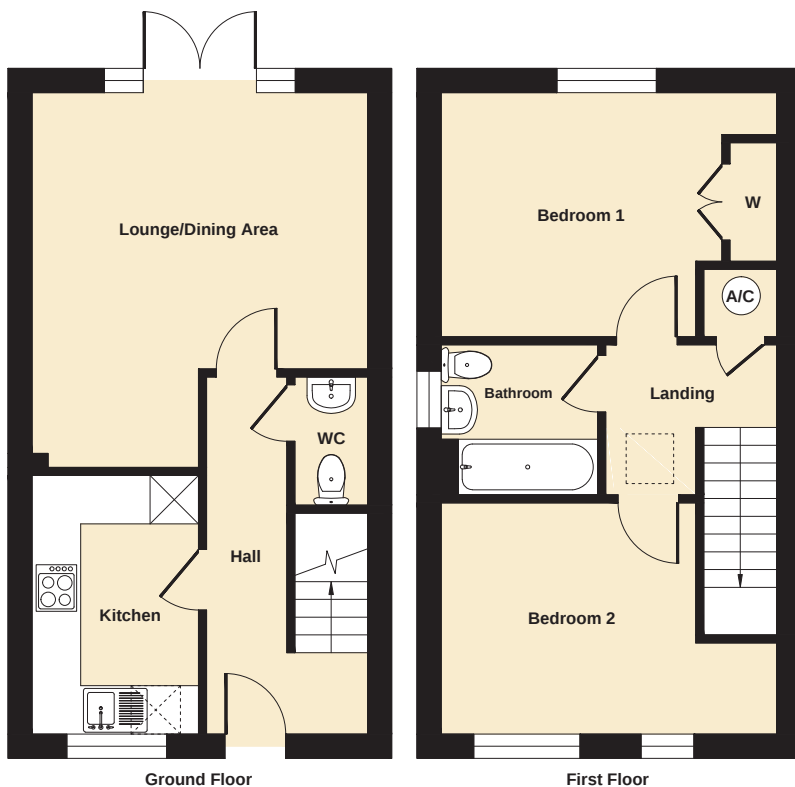


First Floor

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 PINE Two bedroom semi-detached house with private parking

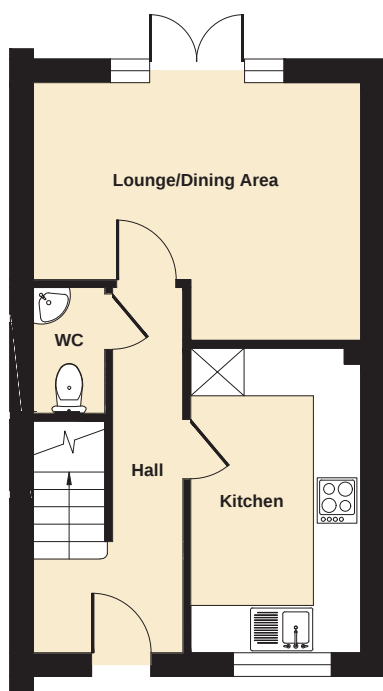


Kitchen	3.20m x 2.06m 10'49 x 6'75
Lounge/Dining	4.61m x 4.12m (max) 15'12 x 13'51
Bedroom 1	4.12m x 3.02m (max) 13'51 x 9'90
Bedroom 2	4.12m x 2.84m 13'51 x 9'31

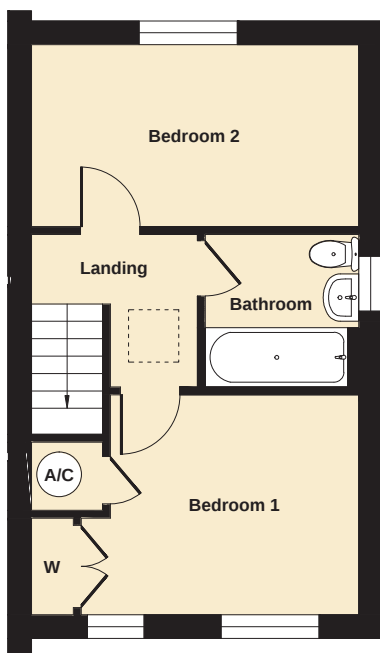


● THE YEWS

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



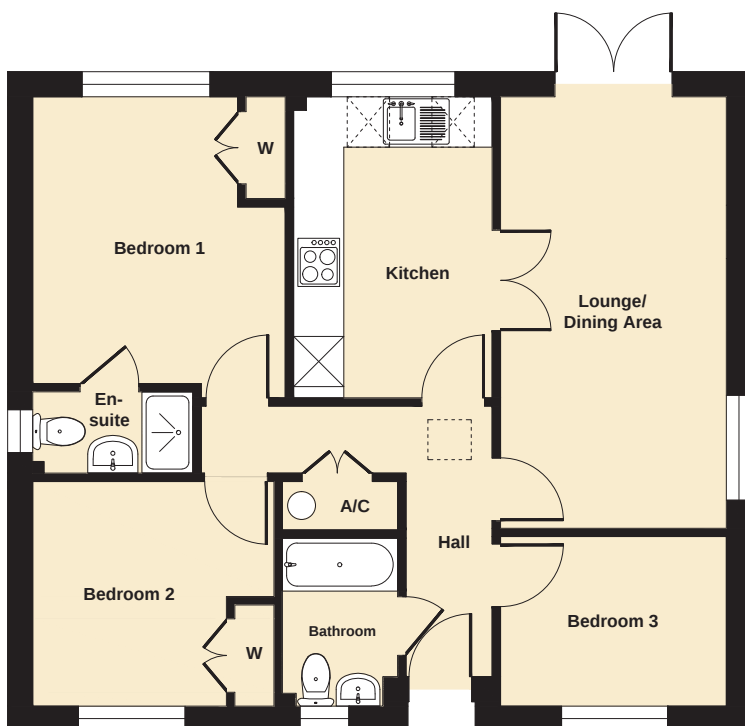
● THE MAPLE Three bedroom detached bungalow with integral garage



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 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

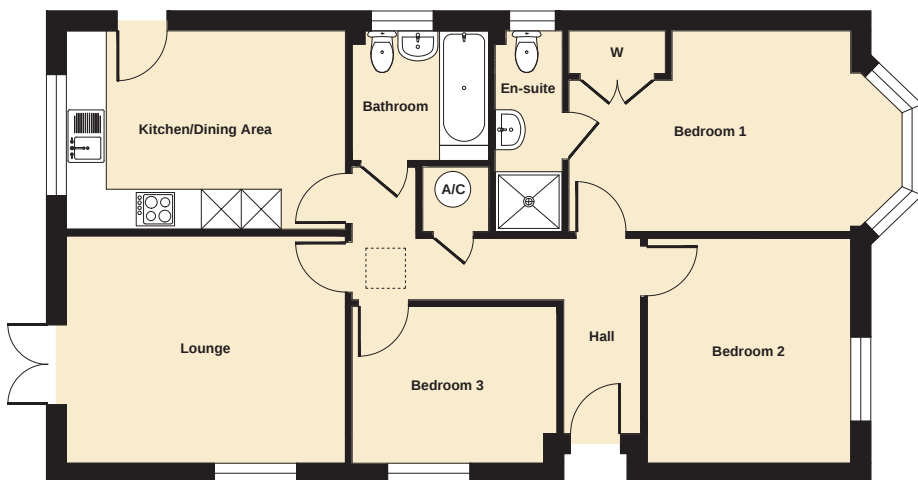
Three bedroom detached bungalow with garage



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 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



HOW TO FIND US

VALLEY VIEW CAN BE FOUND AT:

Spirketts Lane, Harleston, Norfolk, IP20 9JL



Find us on



CRIPPS
DEVELOPMENTS

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CONNECTIONS

POINTS OF INTEREST

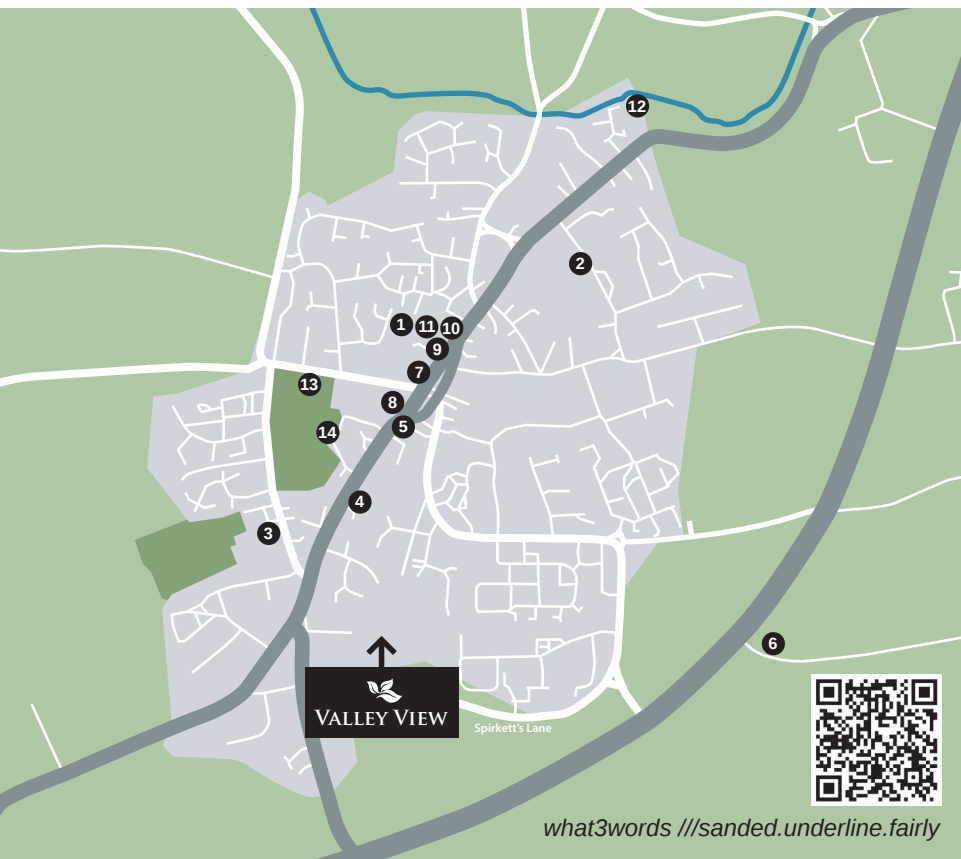
BY CAR

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

[illegible]





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