



# Bure Gardens

COLTISHALL



CROCUS  
Homes





## Welcome to Bure Gardens

Often referred to as the 'Gateway to the Broads' due to its inaugural setting of the navigable portion of the River Bure, you will discover the picturesque riverside village of Coltishall.

The River Bure ribbons its way through this charming Norfolk village, connecting its community and landscape since before 1231. It's here you discover Bure Gardens, beautiful new homes for a growing community located within the famous Norfolk Broads yet within easy reach of the Coast and City.



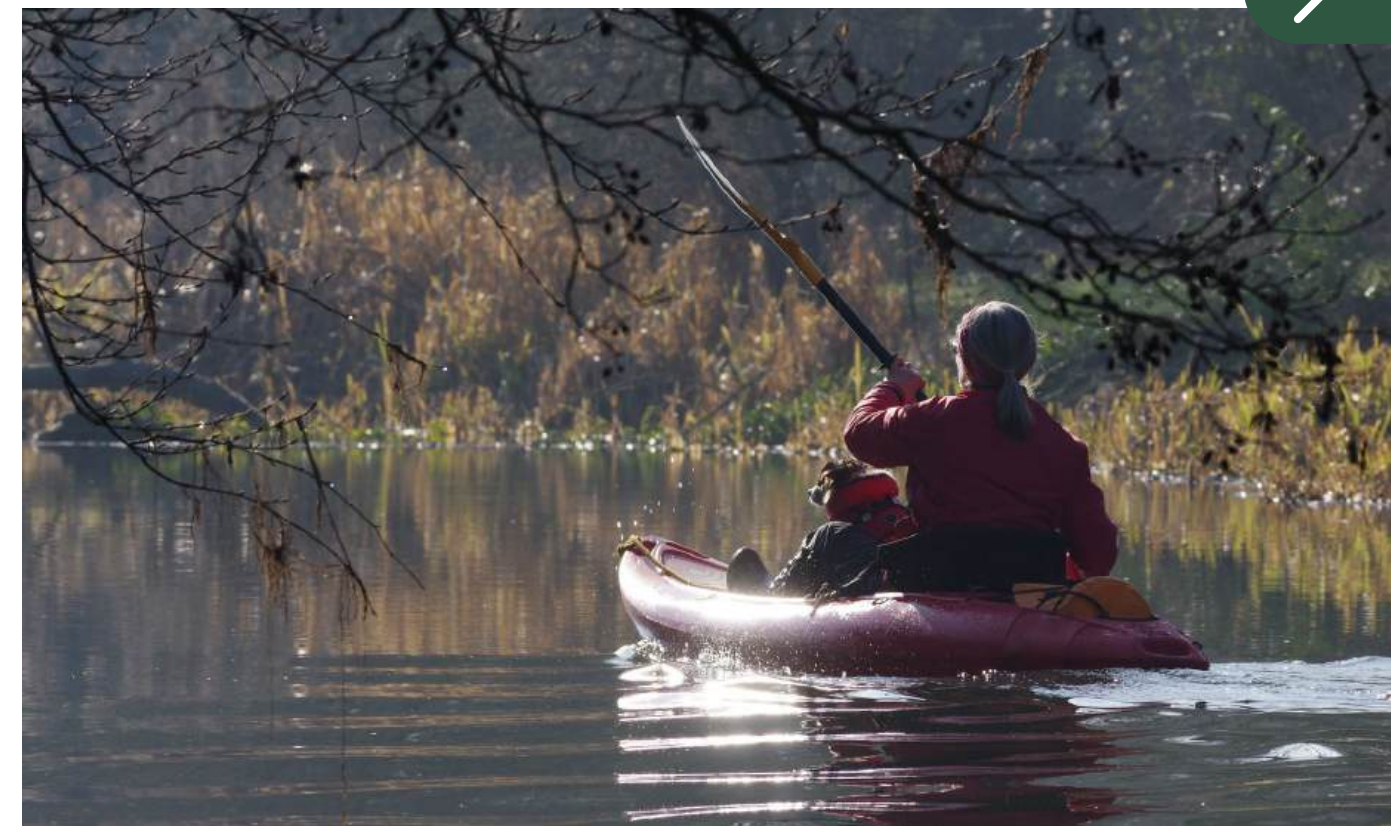


# A closer look at Coltishall



## Coltishall & The Broads

The River Bure, woven into the village landscape and offering an abundance of outdoor lifestyle. Enjoy riverwalks, kayaking, boating, paddle boarding and even wild swimming from Horstead Mill or Coltishall Common. Alternatively indulge in a relaxing riverside meal and enjoy the scenery at either of the public houses over looking the River Bure, there is a plentiful choice for things to do just minutes from your new home at Bure Gardens.







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Coltishall itself boasts an array of local amenities that include several quality Cafes, a Delicatessen and Bakery together with a quality Butchers. There is a village shop for those day-to-day essentials and a numerous choice of takeaways to satisfy most palettes.

For those special dining experiences you can enjoy the superb award winning food at the Norfolk Mead restaurant, made with fresh local ingredients, sourced from Norfolk's finest farms.

From Bowls to acrobatic classes and Brownies, the Coltishall Village Hall is bustling community hub hosting a range of activities throughout the year. There is a club for everyone, with local football clubs such as Bure Valley FC and Wroxham FC offering access to clubs from the ages of 3 upwards.

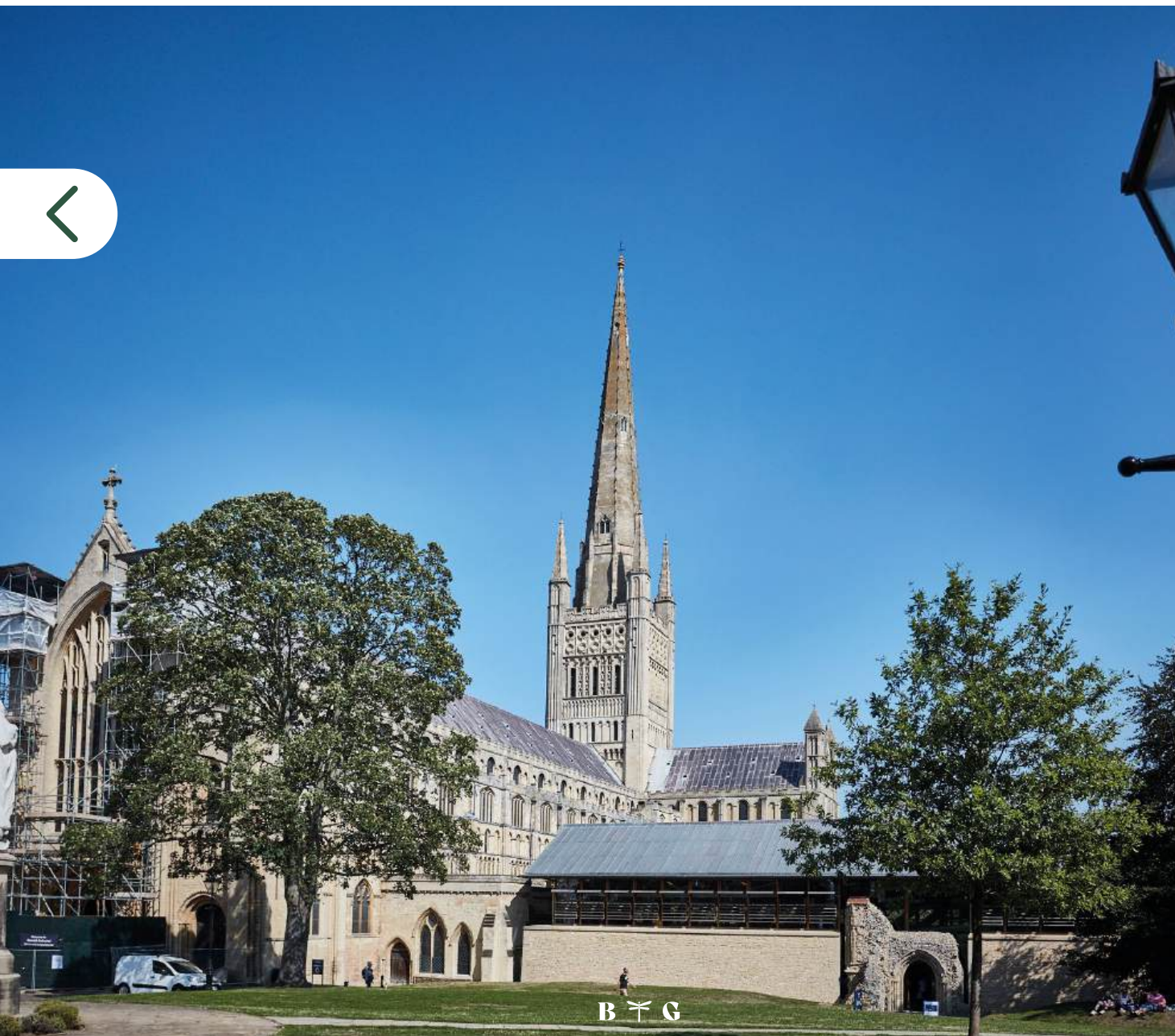
Why not experience a nostalgic trip by steam on the Bure Valley Railway. Norfolk's longest narrow gauge railway runs between Aylsham and Wroxham with intermediate halts at Brampton, Buxton and Coltishall.





# City of Stories

If you are not familiar with the wonderful city of Norwich and all it has to offer, you can drive, or take the train from the nearby Hoveton and Wroxham Train Station to explore further.



Norwich boasts theatres, cinemas, beautiful restaurants, lively bars, an impressive array of traditional and modern pubs, museums and historic buildings such as the Castle Museum and Norwich Cathedral, as well as the renowned and award winning 900 year old Norwich Market.

It's an aspirational place to shop with many unique and independent businesses in the historic Norwich Lanes area, as well as the favourite and well known retailers holding prime positions around the two indoor shopping centres. For international travel Norwich Airport is less than 10 miles from your new home.





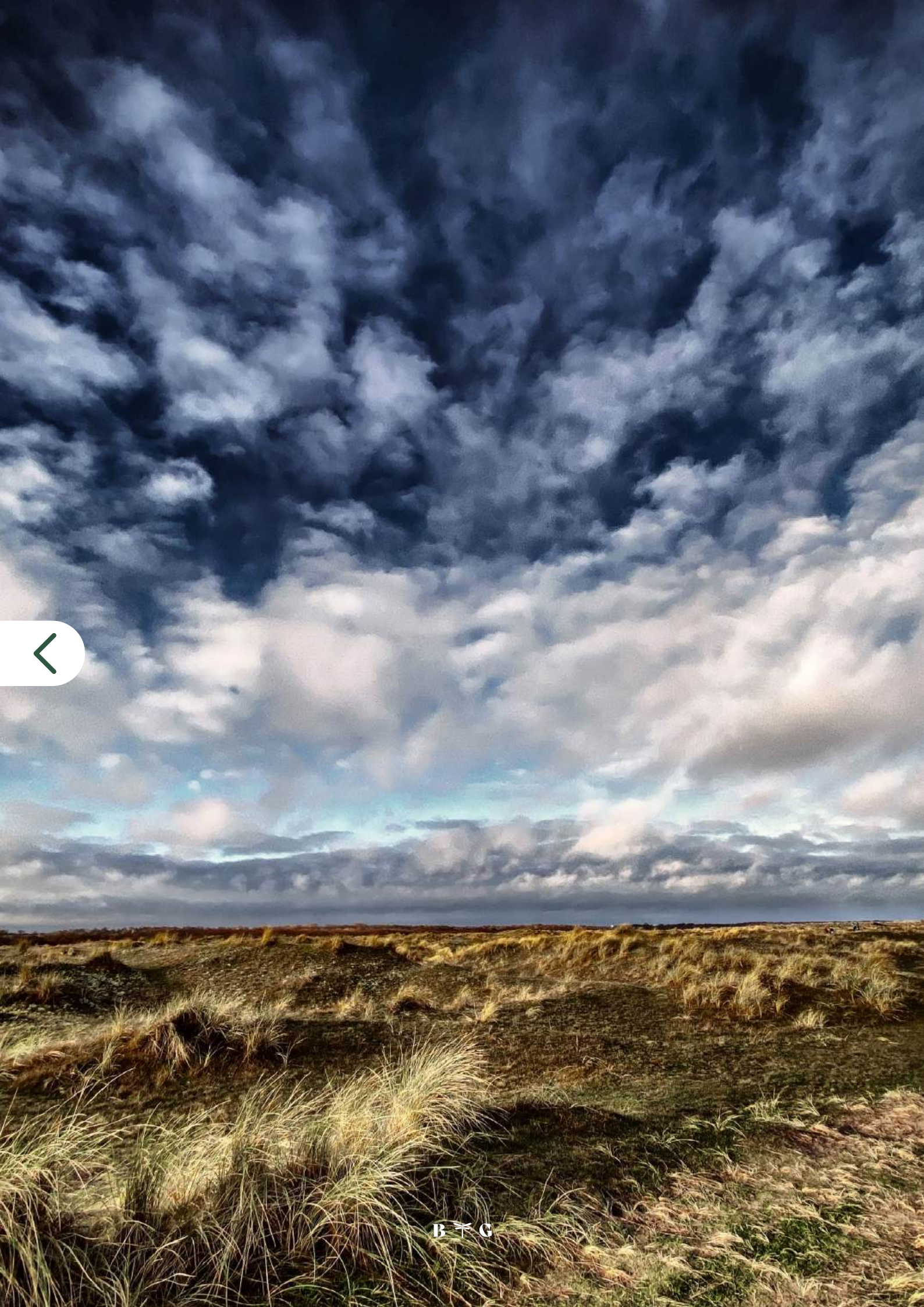
# Winterton- on-Sea, Sea Palling and beyond

The Broads National Park is home to a network of waterways and covers over a 100 square miles of Norfolk and Suffolk countryside. It's the perfect setting for walking, boating and relaxing. It's easy to get to and promises stunning views and wonderful wildlife. The neighbouring village of Wroxham is under 4 miles away, popular for boating holidays and family days out this bustling village is also the home of the Norfolk Broads Yacht Club.

Whatever your evening or weekend plans are, there are a choice of coastal spots for everyone. From quiet and rugged beaches or penny slot machines and seaside traditions, there is a coastal spot for everyone within easy reach, to enjoy the Big Norfolk Skies. Young families can also enjoy outdoor fun and adventure at the nearby Bewilderwood, a haven for creating childhood memories that is only a 10 minute drive from your new home.







Coltishall is around 14 miles from the beautiful and quiet east coast dunes stretching from Sea Palling to Horsey. It is here where you can find seals on the beach during the winter season, and then perhaps enjoy a pub lunch in one of the many seaside villages nearby. Go further and beyond to the rest of the North Norfolk Heritage Coast and enjoy the majesty of this region at your own pace.





Often referred to as the 'Capital of the Norfolk Broads', Wroxham is renowned as the destination to start your day trip or holiday exploring the county's famous waterways. You can hire day boats and bicycles from this bustling town, go on a guided river trip with Broads Tours, or head to the station and take a ride on the Bure Valley Railway.

Its vast range of traditional shops and restaurants make it a must-visit on the weekends.

From its unique position beside the River Bure, the well-loved village of Hoveton easily earns its reputation as 'the Heart of the Norfolk Broads'.

Within reach of the dramatic landscapes, big skies and wide horizons of North Norfolk coast and the rare beauty of the Broads and its picturesque waterways, the village is also just 2 miles from Coltishall.







- Individually designed kitchens with quartz worktops
- Fully integrated appliances included as standard
- Luxury wall tiling included
- Oak veneer internal doors with quality fittings
- Double glazed windows
- Electric Car Charging Points
- Pre-wired fibre broadband connection
- All plots feature an en-suite shower to the principle bedroom (excluding The Upton plots 19 & 20)



# Stunning features



- All open market plots benefit from a garage (selected plots with a double garage) and/or off-road parking
- Landscaped front gardens and spacious rear gardens with paths and patios included
- Solar Panels
- Designed with energy efficiency in mind
- A-Rated Energy efficient homes - Gas central heating/radiators
- High standard of design, build and finish with a 10 Year NHBC warranty including 24 month warranty with Crocus Homes





# Outdoor Designs



## Uniquely Designed Kitchens

Whether your lifestyle demands your kitchen to be a beautiful space to entertain and impress your guests, or be practical for a busy family lifestyle, these kitchens are designed with all of these purposes in mind.

With every appliance and locally sourced quartz worktops included, our individually created kitchens will be the envy of many.

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We put as much effort into the outdoor spaces as we do the indoor ones.

The front enclosures at Bure Gardens are thoughtfully landscaped to complement not just your home but the overall feeling of quality.



# Location

Our philosophy is to build homes that give you room to breathe both inside and out, and the homes at Bure Gardens precisely offer that. The choice of 2-4 bedroom homes means there will almost certainly be a home that's ideal for you and your needs.

All the homes have also been designed to be as energy efficient as possible and they all come with a two-year warranty from Crocus Homes and a 10 year National House-Building Council warranty.



# Travel Times

## Train

(From Hoveton & Wroxham Station)

- Norwich – 16mins
- Cambridge – 1hr 42mins
- London Liverpool Street – 2hrs 15mins

Travel times taken from the Greater Anglia website.

## Car

- Wroxham – 9mins (3.3 miles)
- Hoveton and Wroxham Station – 4mins (2.1 miles)
- Norwich – 22mins (8.3 miles)
- Norwich Airport – 17mins (8.9 miles)
- Sprowston Manor Golf & Country Club – 13mins (6.7 miles)
- Sea Palling – 24mins (13.3 miles)
- Great Yarmouth – 39mins (21.4 miles)
- Winterton-on-Sea – 34mins (17.7 miles)

Travel times are approximate and taken from googlemaps.



# Site Plan - Phase 1

## House Types

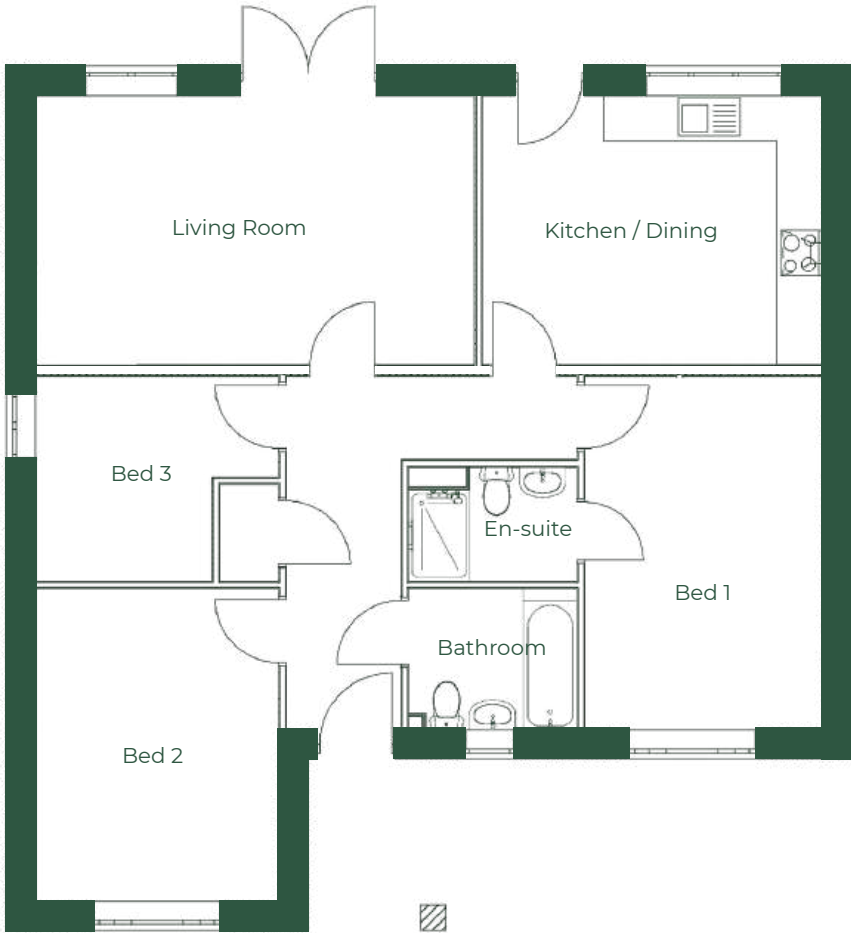
\*Shared Equity    ● Affordable Rented

- |   |  |
|---|--|
|  <b>The Kelling</b><br>3 Bedroom Detached Bungalow<br>Plots 1, 2, 5 & 6          |  <b>The Blakeney</b><br>4 Bed Detached House<br>Plots 11 & 12         |
|  <b>The Felbrigg</b><br>2 Bedroom Detached Bungalow<br>Plots 3, 4, 7, 22 & 23    |  <b>The Ranworth</b><br>3 Bed Detached House<br>Plot 15               |
|  <b>The Strumpshaw</b><br>3 Bedroom Detached House<br>Plots 8, 14, 16, 21* & 28* |  <b>The Bressingham</b><br>2 Bed Detached House<br>Plot 17 & 18       |
|  <b>The Oxburgh</b><br>4 Bed Detached House<br>Plots 9, 10 & 13                  |  <b>The Upton</b><br>2 Bedroom Semi Detached House<br>Plots 19* & 20* |





Ground floor



# The Kelling

Plots 1 | 2 | 5 | 6

Total sqft – 996 sqft

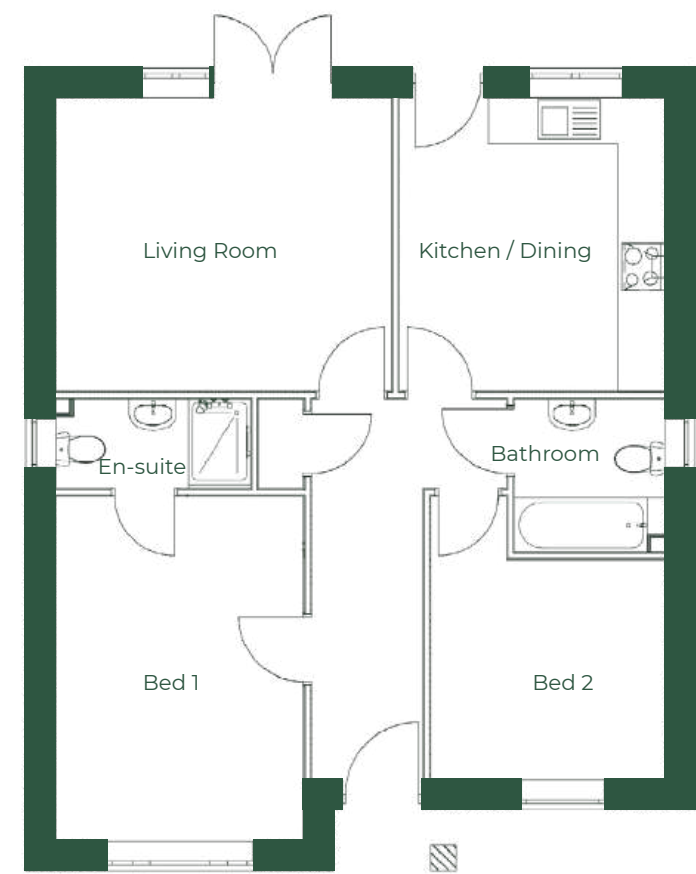
Kitchen / Dining	4.47m x 3.59m	14'6" x 11'8"
Living Room	5.76m x 3.59m (max)	18'9" x 11'8"
Bed 1	4.69m (max) x 3.13m	15'4" x 10'2"
Bed 2	4.14m x 3.21m	13'6" x 10'5"
Bed 3	3.21m (max) x 2.73m (max)	10'5" x 8'9"

Notes: Plot 5 has alternative window layout to bedroom 3





Ground floor



# The Felbrigg

Plots 3 | 4 | 7 | 22 | 23

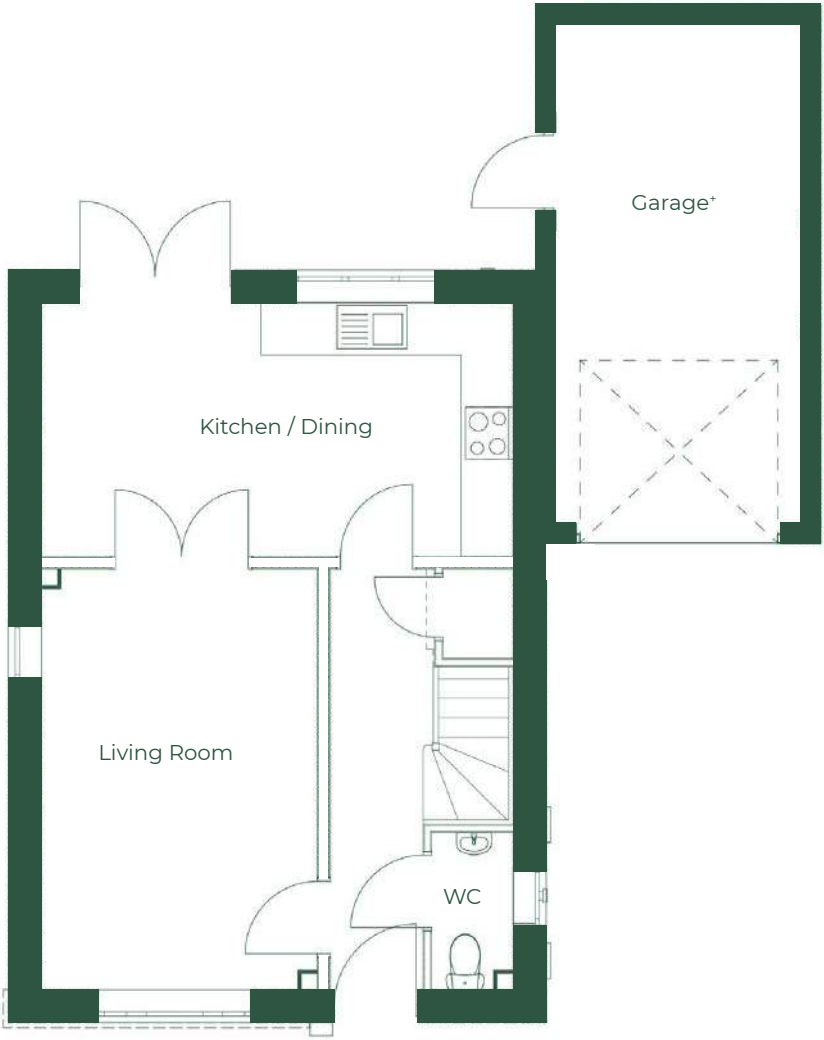
Total sqft – 763 sqft

Kitchen / Dining	3.42m x 3.82m	11'2" x 12'5"
Living Room	4.38m x 3.82m	14'4" x 12'5"
Bed 1	4.49m (max) x 3.22m (max)	14'7" x 10'5"
Bed 2	3.02m x 2.88m	9'9" x 9'4"

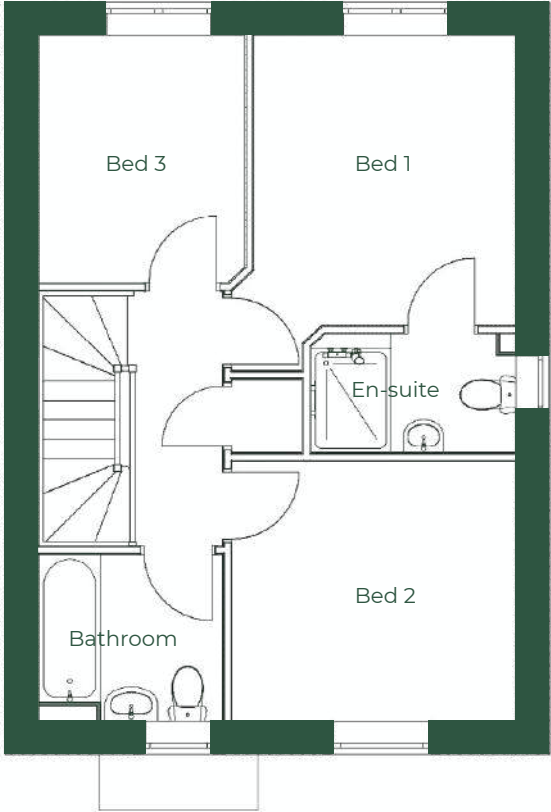
Notes: Plot 4 has alternative window layout to bedroom 1 en-suite.



Ground floor



First floor



\*Please note - no garage to shared equity plots

B 7 G



# The Strumpshaw

Plots 8 | 14 | 16 | 21\* | 28\*

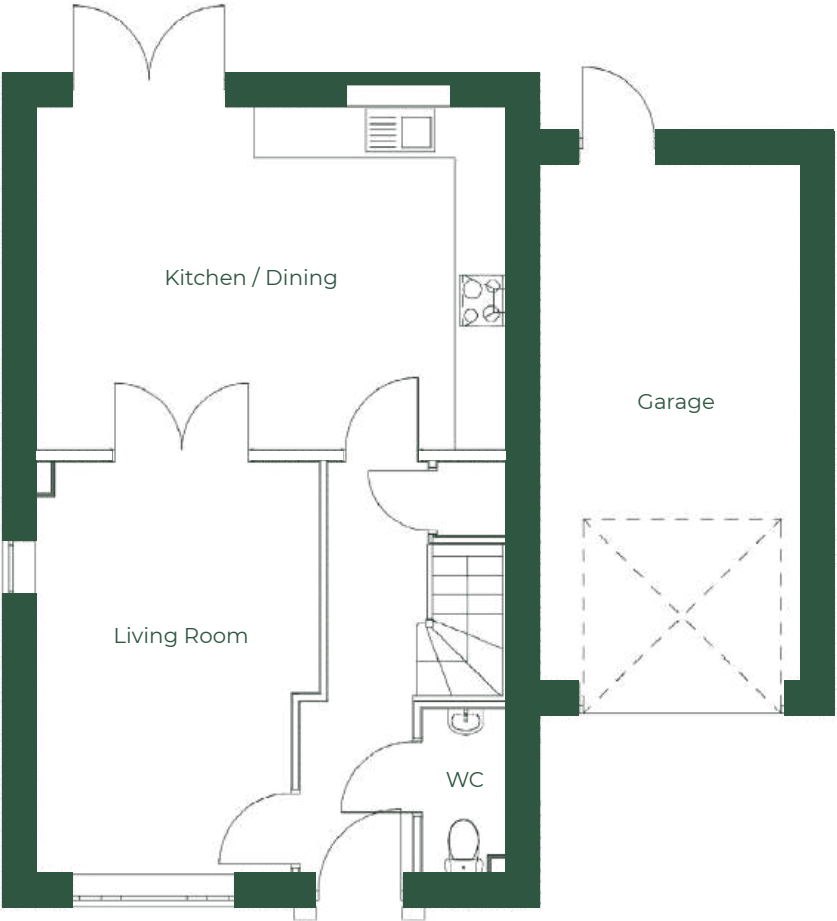
## Total sqft – 938 sqft

Kitchen / Dining	5.47m x 2.84m	17'9" x 9'3"
Living Room	5.00m x 3.22m	16'4" x 10'5"
Bed 1	3.33m x 3.34m + ES	11'0" x 10'9"
Bed 2	3.27m x 3.03m	10'7" x 9'9"
Bed 3	2.84m x 2.35m	9'3" x 7'7"

\*Plots 21 & 28 are Shared Equity



Ground floor



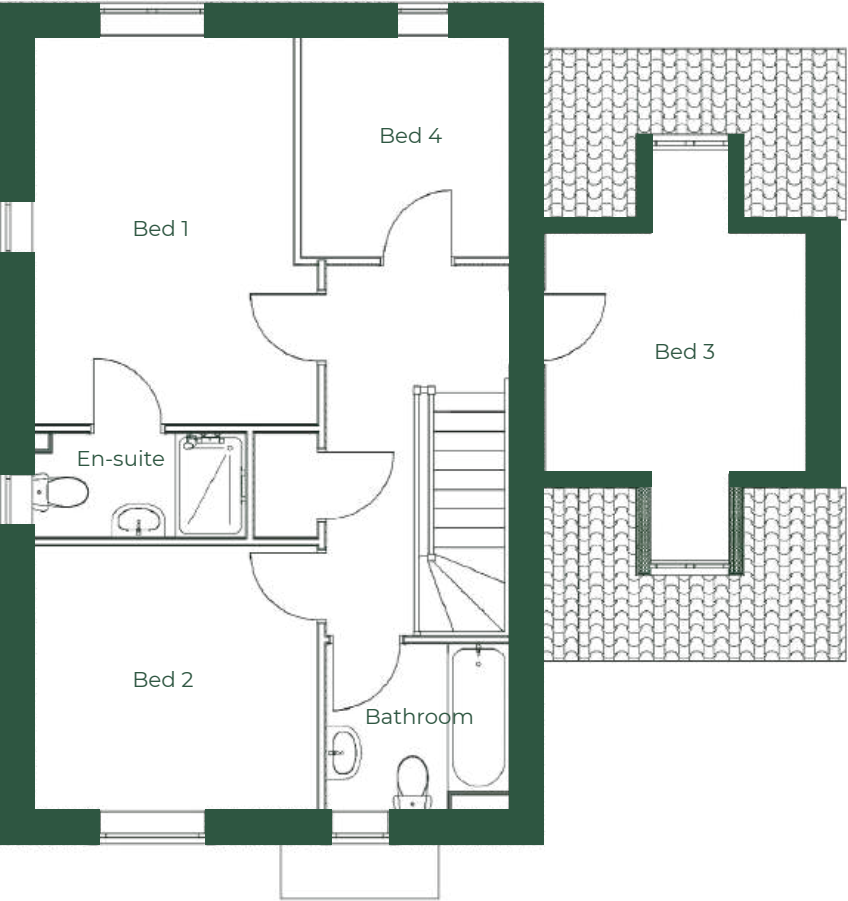
# The Oxburgh

Plots 9 | 10 | 13

Total sqft – 1,160 sqft

Kitchen / Dining	5.47m x 4.02m	17'9" x 13'2"
Living Room	4.83m x 3.30m (max)	15'8" x 10'8"
Bed 1	4.50m + ES x 3.28m	14'7" x 10'7"
Bed 2	3.28m x 3.05m	10'7" x 10'0"
Bed 3	4.76m (max) x 3.02m	15'6" x 9'9"
Bed 4	2.58m x 2.40m	8'4" x 7'8"

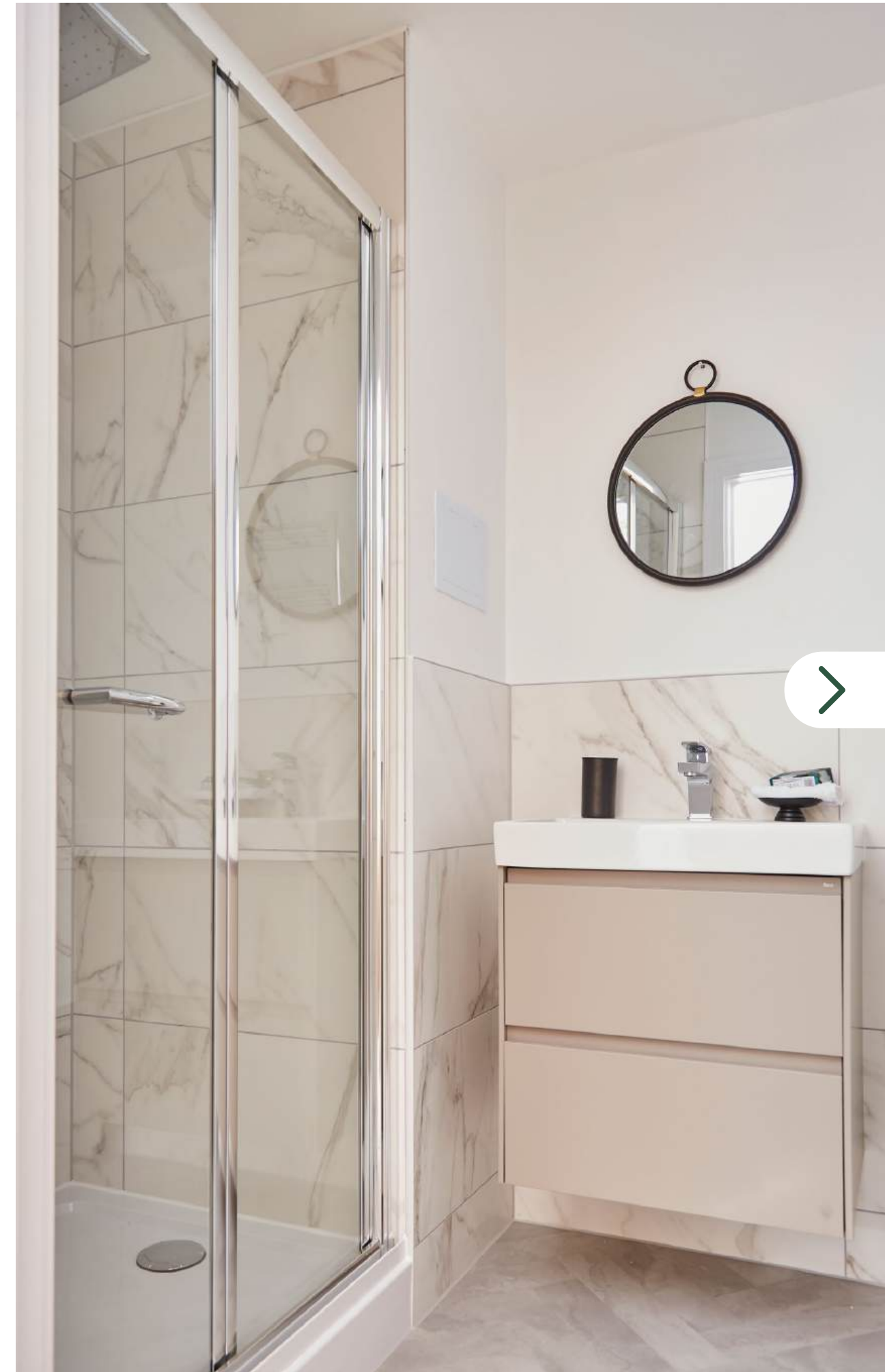
First floor



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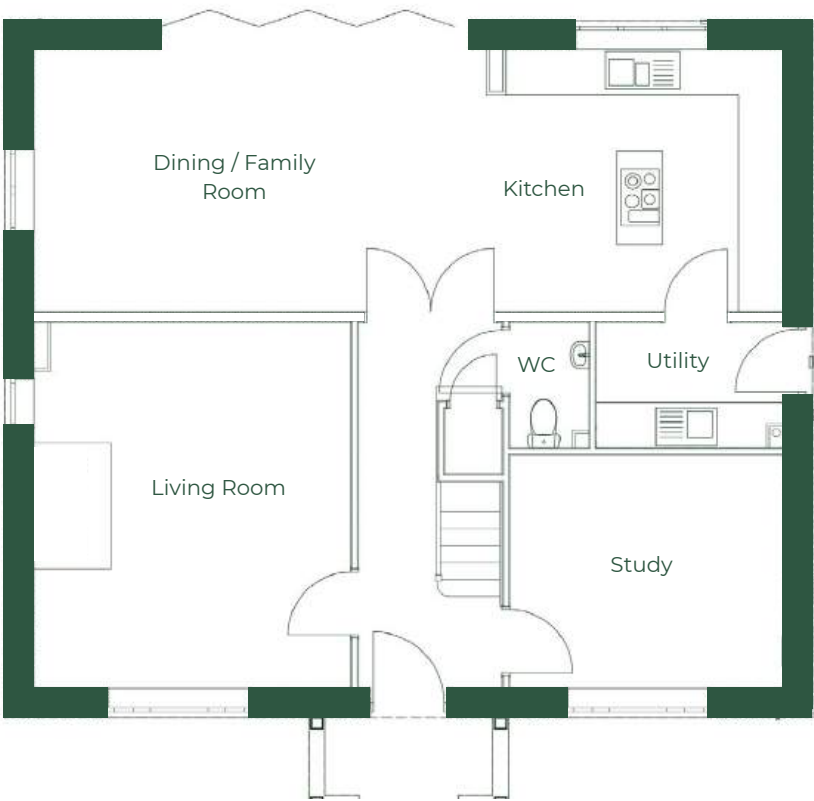
# The Blakeney

Plots 11 | 12

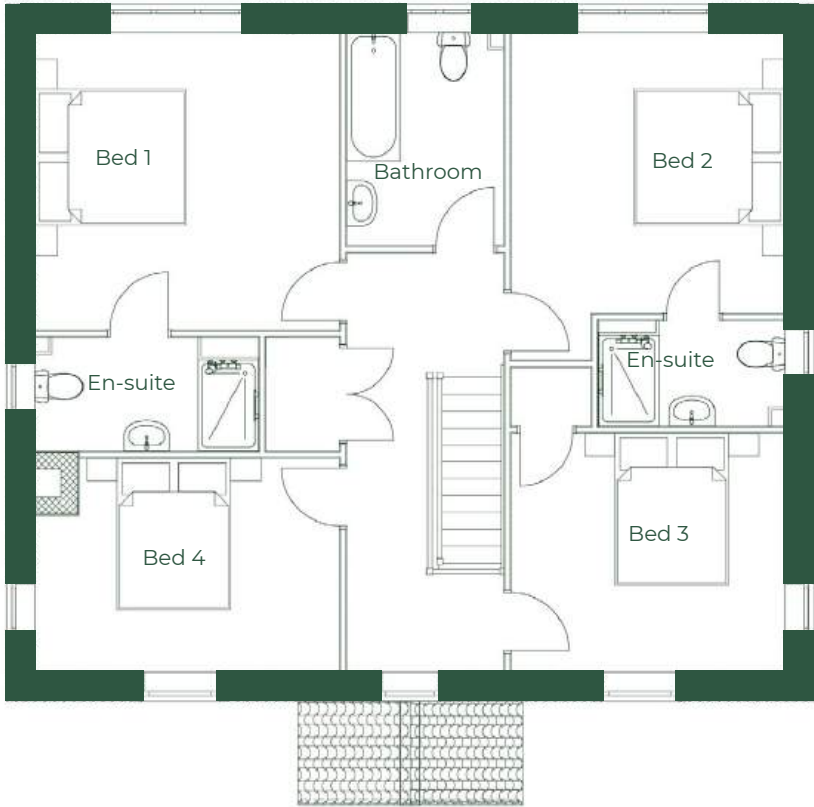
Total sqft – 1,795 sqft

Kitchen / Dining / Family	9.72m x 3.51m	32'7" x 11'5"
Utility	2.51m x 1.69m	8'2" x 5'5"
Living Room	4.89m x 4.23m	16'0" x 13'8"
Study	3.66m x 3.13m	12'0" x 10'2"
Bed 1	4.06m (max) x 3.96m + Wd	13'3" x 13'0"
Bed 2	3.74m + ES x 3.66m (max)	12'2" x 12'0"
Bed 3	3.66m x 3.20m + Wd	12'0" x 10'5"
Bed 4	4.06m (max) x 2.87m	13'3" x 9'4"

Ground floor



First floor



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# The Ranworth

Plot 15

Total sqft – 1,066 sqft

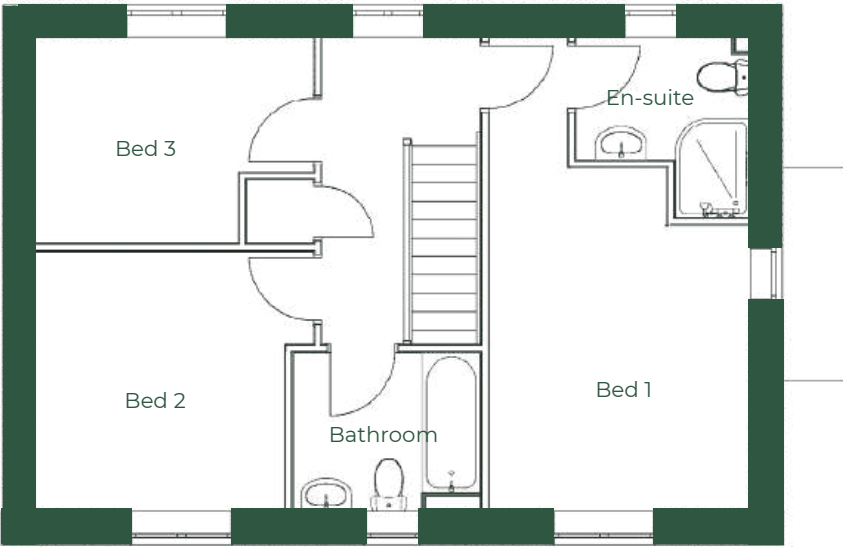
Kitchen / Dining	5.80m x 3.20m	9'0" x 10'4"
Utility	2.08m x 1.57m + Store Room	6'8" x 5'1"
Living Room	5.81m x 3.92m (max)	19'0" x 12'8"
Bed 1	3.49m + Wd x 3.17m (max)	11'4" x 10'4"
Bed 2	3.18m x 3.02m	10'4" x 9'9"
Bed 3	3.37m (max) x 2.55m (max)	11'0" x 8'3"

B K G

Ground floor

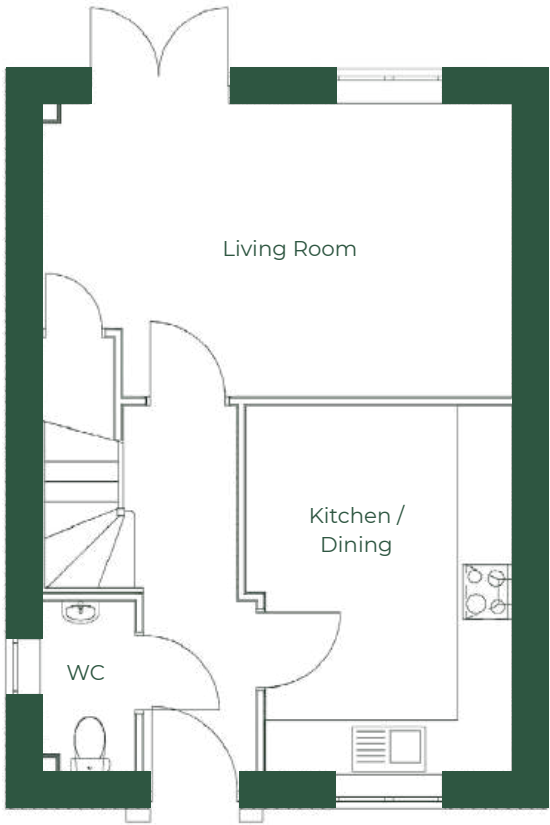


First floor





Ground floor



# The Bressingham

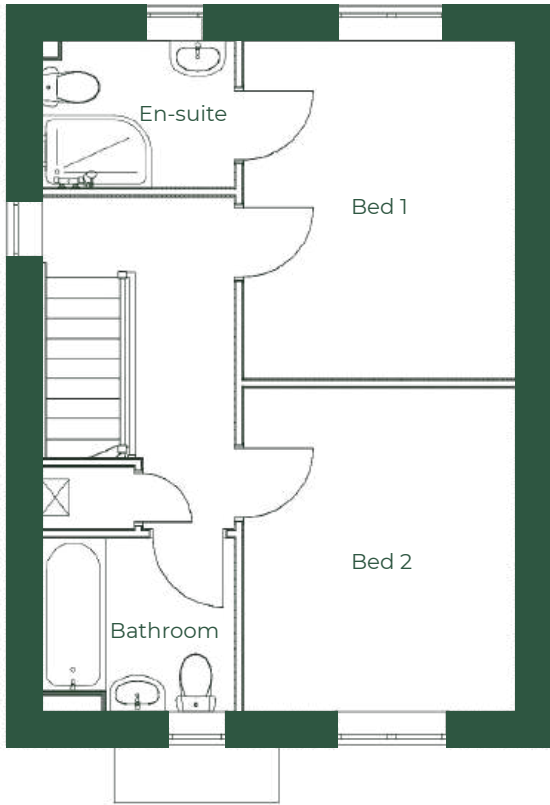
Plots 17 | 18

**Total sqft – 824 sqft**

Kitchen / Dining	4.09m x 2.94m (max)	13'4" x 9'6"
Living Room	5.21m (max) x 3.25m	17'1" x 10'7"
Bed 1	3.76m x 2.99m + ES	12'3" x 9'8"
Bed 2	3.62m x 2.99m	11'9" x 9'8"



First floor



**B ȳ G**







# The Upton

Plots 19 | 20 (Shared Equity)

**Total sqft – 823 sqft**

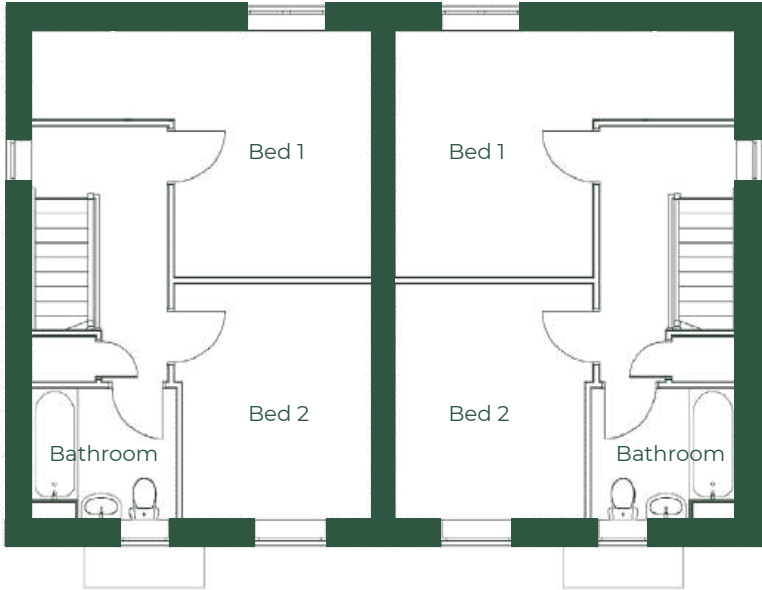
Kitchen / Dining	4.13m x 2.82m	13'5" x 9'2"
Living Room	5.18m x 3.29m (max)	17'0" x 10'8"
Bed 1	3.79m (max) + Wd x 3.90m (max)	12'4" x 12'7"
Bed 2	3.63m (max) x 2.90m (max)	11'9" x 9'5"

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Ground floor



First floor





# Local Crafted Quality Homes



Crocus Homes is a locally based building company, working across Norfolk and Suffolk.

We design and build high quality homes that reflect the local architecture themes, alongside modern living. Our thoughtfully designed homes provide generous space, high quality specifications and spacious gardens. The high quality landscaping creates appealing street scenes for both residents and neighbours alike. We design sites with quality and space as a priority.

At Bure Gardens we are proud to present a range of 2, 3 & 4 bedroom Homes – all with off road parking and spacious plot sizes.







# Crocus Homes

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



Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of the construction process it is not possible to give more than a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.