



CERES RISE

NORWICH ROAD, SWAFFHAM



BARRATT
HOMES

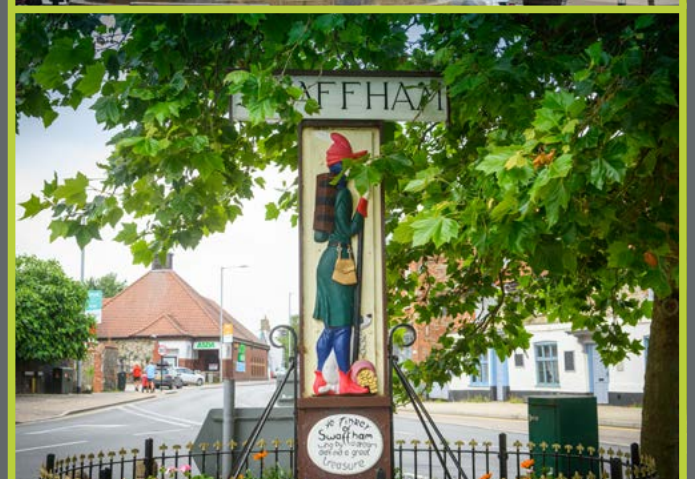


MODERN HOMES IN A TRADITIONAL TOWN

Located in one of the most famous market towns in Norfolk, Ceres Rise in Swaffham is a beautiful collection of two, three and four bedroom homes, nestled in the heart of the rural Breckland area.

These exquisite homes have been designed to fit seamlessly into their surroundings, taking inspiration from the existing properties within the town. Suited to a range of buyers, each home has been carefully designed to offer all the conveniences of modern living in a charming countryside setting.

Swaffham itself is a bustling and welcoming town with a great sense of heritage and community spirit. The town is also well connected by road and, with rail services available in the nearby town of Downham Market, it makes life easy for commuters.





CERES RISE

DEVELOPMENT LAYOUT

- **Kew**
2 bedroom home
- **Dawlish**
3 bedroom home
- **Martham**
3 bedroom home
- **Martham Special**
3 bedroom home
- **Matlock**
3 bedroom home
- **Lutterworth**
3 bedroom home
- **Charnwood**
3 bedroom home
- **Allerthorpe**
3 bedroom home
- **Hemsworth**
4 bedroom home
- **Rowan**
4 bedroom home
- **Alnmouth**
4 bedroom home
- **Affordable Housing Shared Ownership**
- **Affordable Housing Rented**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**
- SS **Sub Station**
- LEAP **Local Equipped Area for Play**
- SH** **Show Home**
- MS** **Marketing Suite**



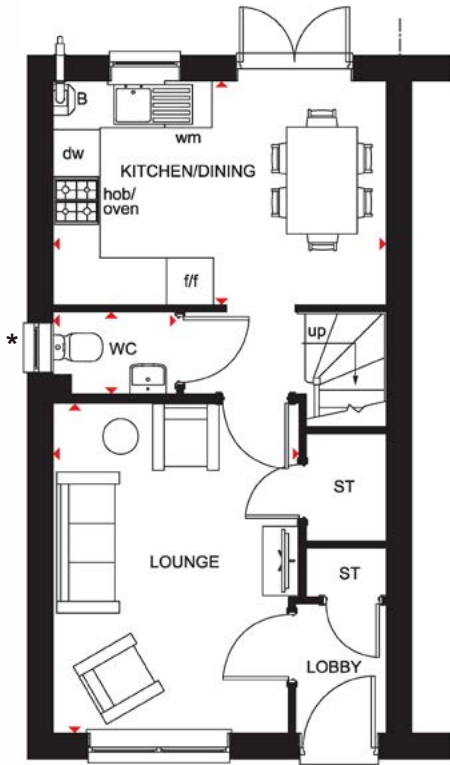
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KEW

2 BEDROOM HOME

- Natural light floods through oversized windows in this two bedroom home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom

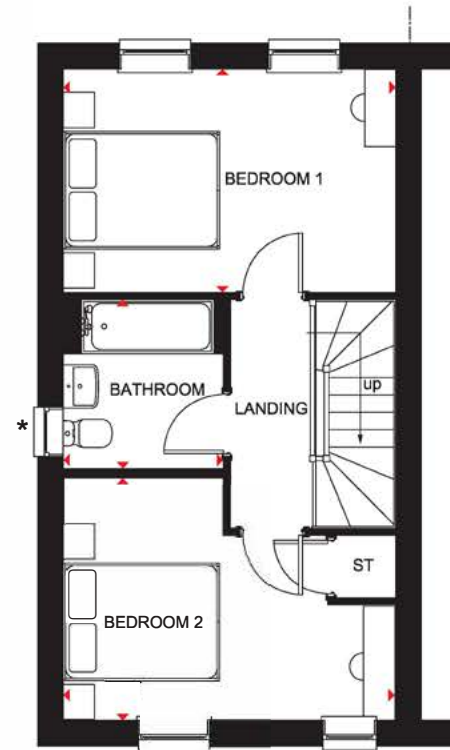


Ground Floor

Lounge	4219 x 3147mm	13'10" x 10'4"
Kitchen/Dining	4262 x 2861mm	13'11" x 9'4"
WC	1578 x 1050mm	5'2" x 3'5"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	4262 x 2861mm	13'11" x 9'4"
Bedroom 2	4262 x 3105mm	13'11" x 10'2"
Bathroom	2164 x 2053mm	7'1" x 6'9"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

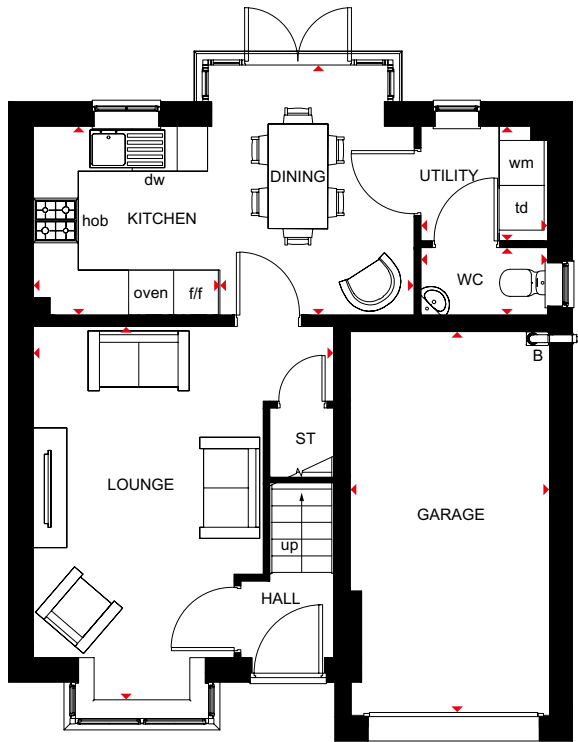
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43701/OCT22



DAWLISH 3 BEDROOM HOME

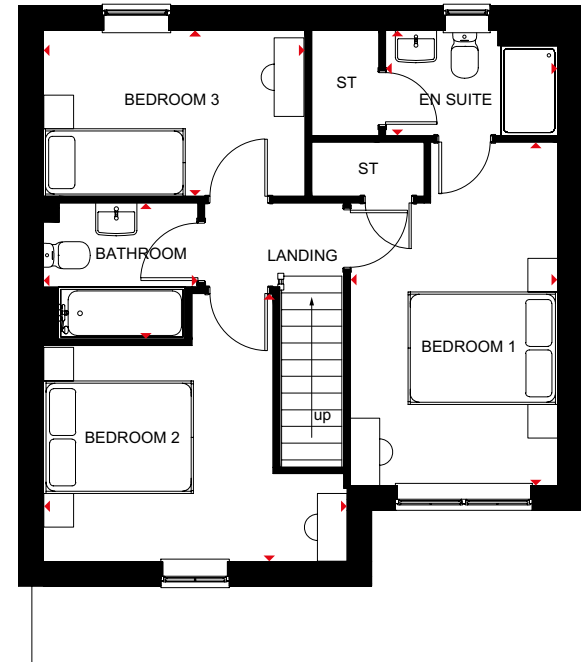
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage gives added convenience and security
- Upstairs are three double bedrooms – the main bedroom with en suite – and a family bathroom



Ground Floor

Lounge	5005 x 4015mm	16'5" x 13'2"
Kitchen	2523 x 2382mm	8'3" x 7'10"
Dining	3339 x 2708mm	10'11" x 8'11"
Utility	1694 x 1533mm	5'7" x 5'0"
WC	1694 x 903mm	5'7" x 3'0"
Garage	5142 x 2663mm	16'10" x 5'7"

(Approximate dimensions)



First Floor

Bedroom 1	4589 x 2770mm	15'1" x 9'1"
En Suite	2300 x 1408mm	7'7" x 4'7"
Bedroom 2	4060 x 3579mm	13'4" x 11'9"
Bedroom 3	3500 x 2218mm	11'6" x 7'3"
Bathroom	2067 x 1820mm	6'9" x 6'0"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space		

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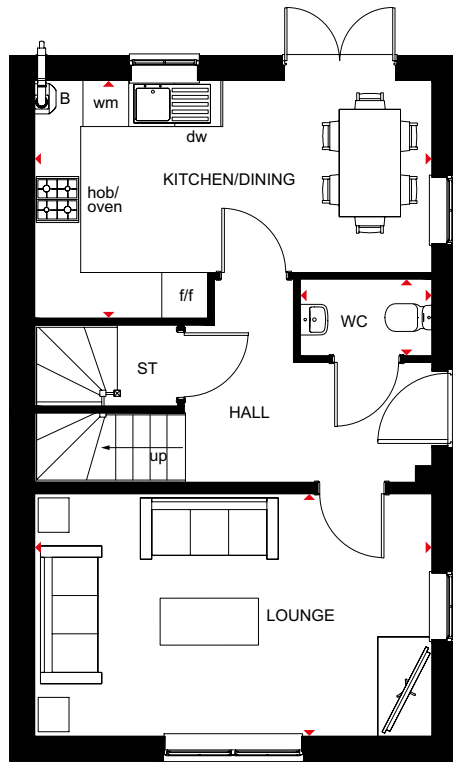
SP441954/OCT22



MARTHAM

3 BEDROOM HOME

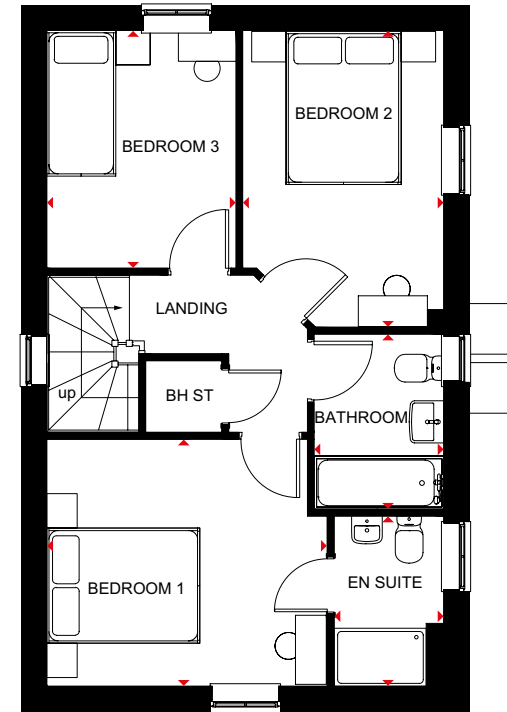
- Bright and airy family home full of natural light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area leading to the garden via French doors
- The first floor has two double bedrooms, the main with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5185 x 3166mm	17'0" x 10'5"
Kitchen/Dining	5185 x 3105mm	17'0" x 10'2"
WC	1719 x 1000mm	5'8" x 3'3"

(Approximate dimensions)



First Floor

Bedroom 1	3664 x 3228mm	12'0" x 10'7"
En Suite	2223 x 1433mm	7'3" x 4'8"
Bedroom 2	3875 x 2627mm	12'9" x 8'7"
Bedroom 3	3105 x 2470mm	10'2" x 8'1"
Bathroom	2287 x 1695mm	7'6" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	BH ST	Bulkhead store	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	wm	Washing machine space	dw	Dishwasher space		

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439703/OCT22



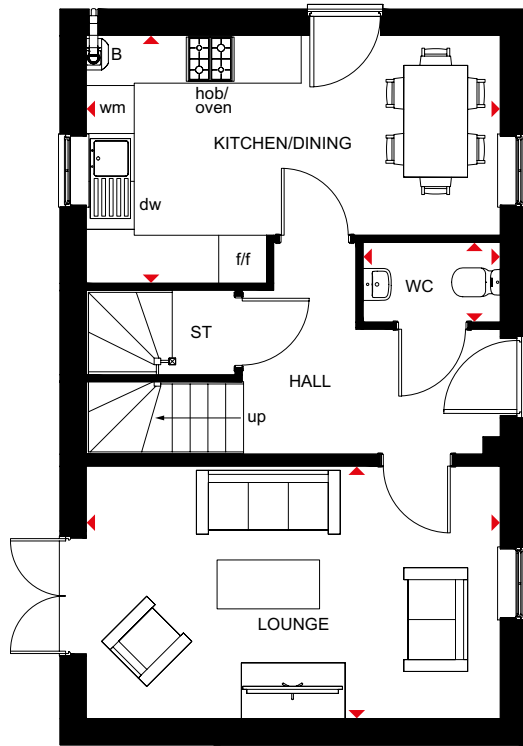
CERES RISE



MARTHAM SPECIAL

3 BEDROOM HOME

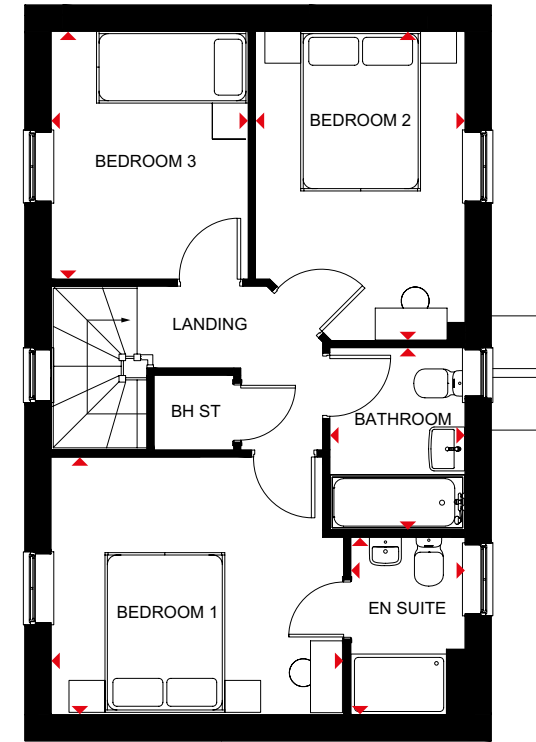
- Bright and airy family home full of natural light and plenty of space
- The ground floor comprises a dual-aspect lounge leading to the garden via French doors and an open-plan kitchen with dining area
- The first floor has two double bedrooms, the main with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5185 x 3166mm	17'0" x 10'5"
Kitchen/Dining	5185 x 3105mm	17'0" x 10'2"
WC	1719 x 1000mm	5'8" x 3'3"

[Approximate dimensions]



First Floor

Bedroom 1	3664 x 3228mm	12'0" x 10'7"
En Suite	2223 x 1433mm	7'3" x 4'8"
Bedroom 2	3875 x 2627mm	12'9" x 8'7"
Bedroom 3	3105 x 2470mm	10'2" x 8'1"
Bathroom	2287 x 1695mm	7'6" x 5'7"

[Approximate dimensions]

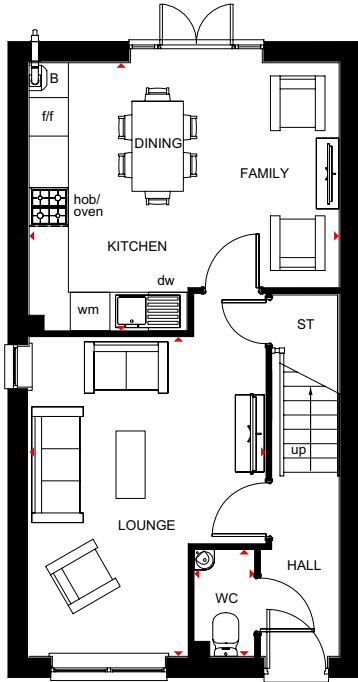
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MATLOCK 3 BEDROOM HOME

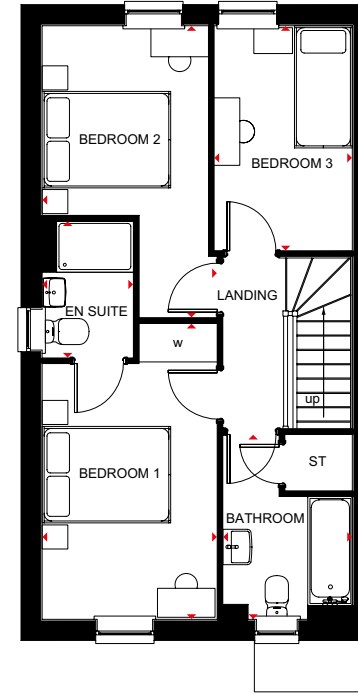
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space and French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, bedroom 1 has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	5647 x 3687mm	18'6" x 12'1"
Kitchen/Dining	4825 x 4173mm	15'10" x 13'8"
WC	1663 x 945mm	5'5" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	4604 x 2722mm	15'1" x 8'11"
En Suite	2134 x 1420mm	7'0" x 4'8"
Bedroom 2	4544 x 2587mm	14'11" x 8'6"
Bedroom 3	3501 x 2150mm	11'6" x 7'1"
Bathroom	2877 x 2015mm	9'5" x 6'7"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space		

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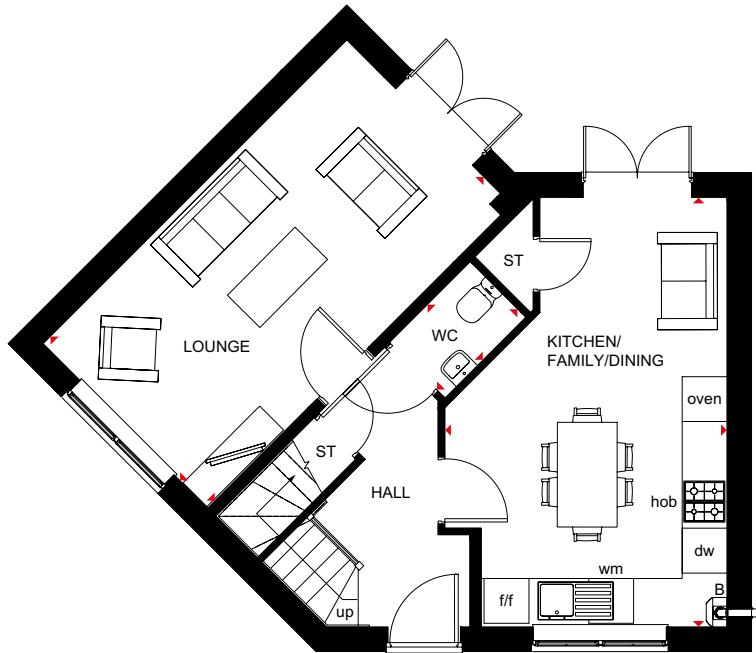
439734/OCT22



LUTTERWORTH

3 BEDROOM HOME

- Great use of a corner plot to create a spacious family home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- On the first floor are two double bedrooms – the main with en suite – a single bedroom, and a family bathroom



Ground Floor

Lounge	5749 x 3115mm	18'10" x 10'3"
Kitchen/ Family/Dining	5749 x 3776mm	18'10" x 12'5"
WC	1529 x 1053mm	5'0" x 3'5"

[Approximate dimensions]

First Floor

Bedroom 1	3964 x 3177mm	13'0" x 10'5"
En Suite	2284 x 1395mm	7'6" x 4'7"
Bedroom 2	4858 x 2944mm	15'11" x 9'8"
Bedroom 3	2924 x 2716mm	9'7" x 8'11"
Bathroom	2155 x 1696mm	7'1" x 5'7"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location

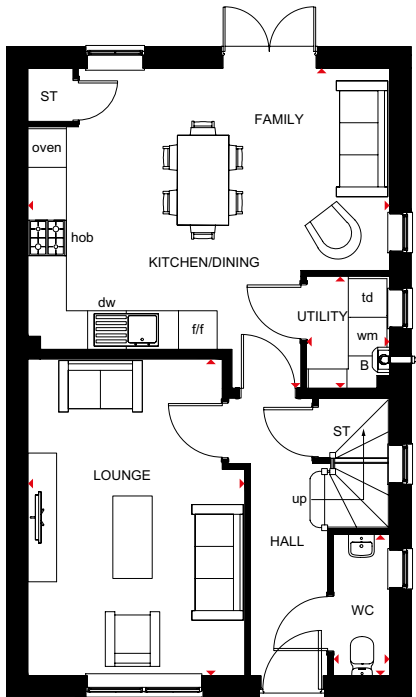
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SP441955/OCT22



CHARNWOOD 3 BEDROOM HOME

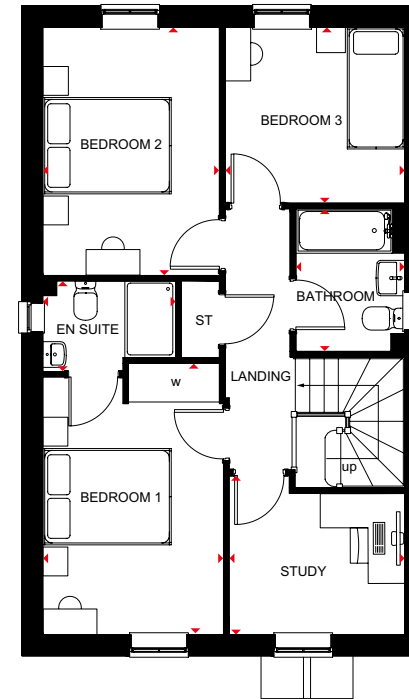
- An ideal family home filled with natural light through oversized windows
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main bedroom with en suite, a single bedroom, a study and a family bathroom



Ground Floor

Lounge	4932 x 3375mm	16'2" x 11'1"
Kitchen/Dining	5635 x 4986mm	18'6" x 16'4"
Utility	1745 x 1300mm	5'9" x 4'3"
WC	2200 x 884mm	7'3" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4225 x 2810mm	13'10" x 9'3"
En Suite	2069 x 1193mm	6'9" x 3'11"
Bedroom 2	3866 x 2747mm	12'8" x 9'0"
Bedroom 3	2800 x 2743mm	9'2" x 9'0"
Study	2481 x 2737mm	8'2" x 9'0"
Bathroom	2217 x 1700mm	7'3" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space	w	Wardrobe space
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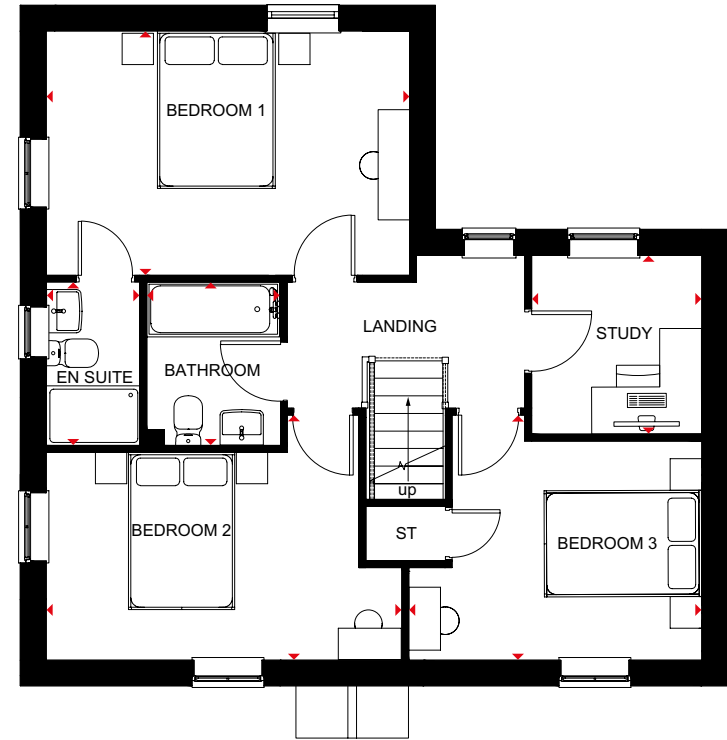
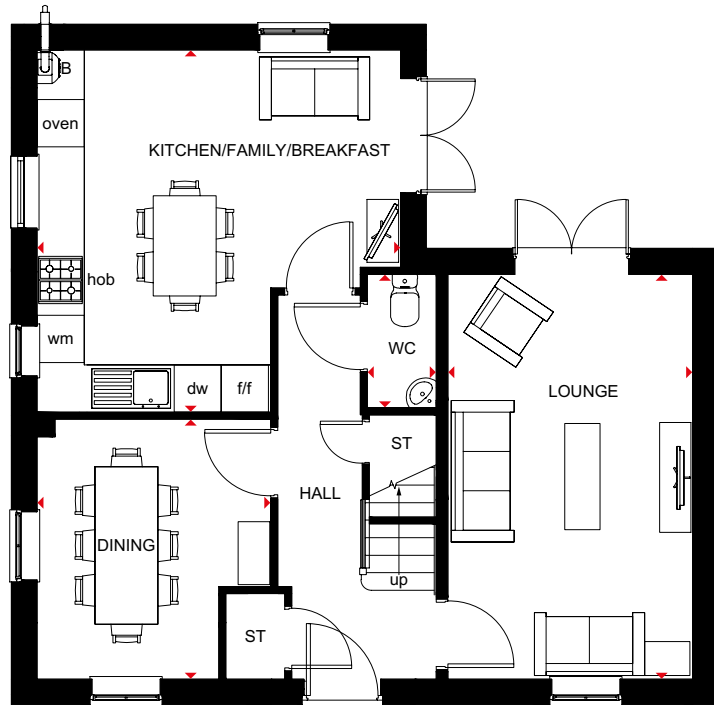
SP441956/OCT22



ALLERTHORPE

3 BEDROOM HOME

- A large fitted kitchen with breakfast and family areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main with en suite, a study and a family bathroom



Ground Floor

Lounge	5148 x 3110mm	16'10" x 10'2"
Kitchen/Family/Breakfast	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1700 x 877mm	5'7" x 2'10"

[Approximate dimensions]

First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'2"
Bedroom 3	3724 x 3115mm	12'2" x 10'2"
Study	2275 x 2162mm	7'5" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space
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SP441966/OCT22



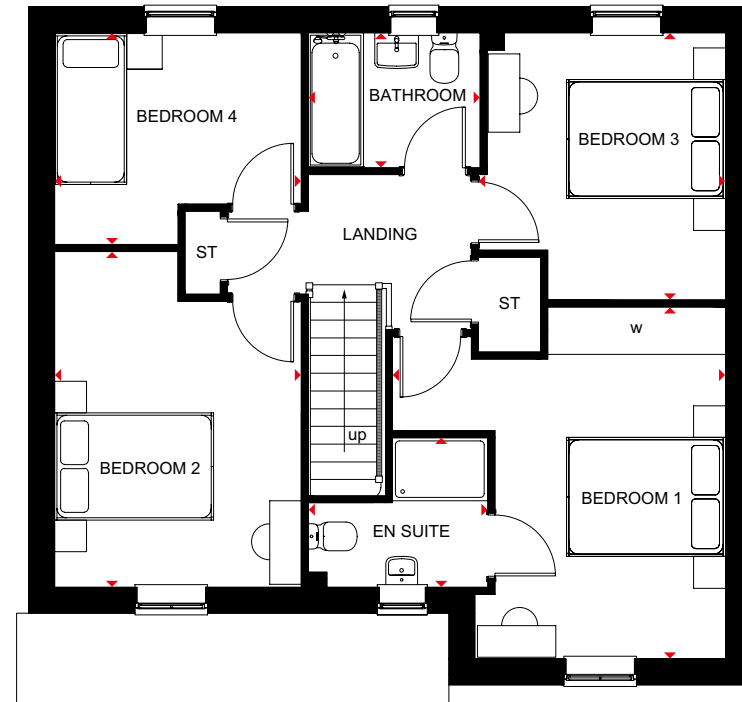
CERES RISE



HEMSWORTH

4 BEDROOM HOME

- Generously proportioned, bright and airy family home
- Large open-plan kitchen has French doors leading to the rear garden from the dining area. There is also a separate utility room
- Spacious lounge provides the perfect place to relax in
- Three double bedrooms, the main with en suite, a single bedroom and a family bathroom are on the first floor



Ground Floor

Lounge	4937 x 3155mm	16'2" x 10'4"
Kitchen/Dining	5253 x 3076mm	17'3" x 10'1"
Utility	2043 x 1778mm	6'8" x 5'10"
WC	1778 x 976mm	5'10" x 3'2"
Garage	6000 x 3000mm	19'8" x 9'10"

(Approximate dimensions)

First Floor

Bedroom 1	4432 x 4193mm	14'6" x 13'9"
En Suite	2260 x 1887mm	7'5" x 6'2"
Bedroom 2	4229 x 3107mm	13'10" x 10'2"
Bedroom 3	3365 x 3111mm	10'2" x 11'0"
Bedroom 4	3107 x 2668mm	10'2" x 8'9"
Bathroom	2165 x 1700mm	7'1" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space	w	Wardrobe space
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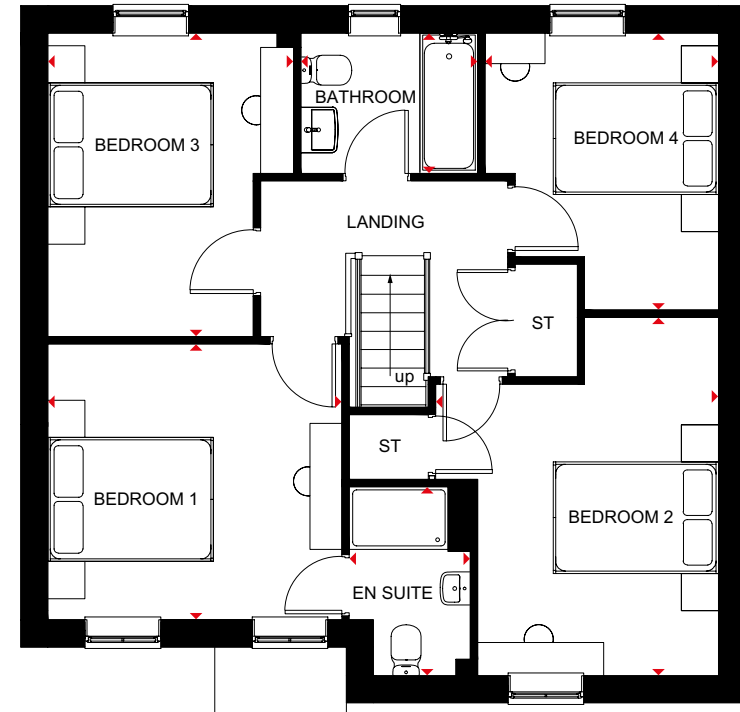
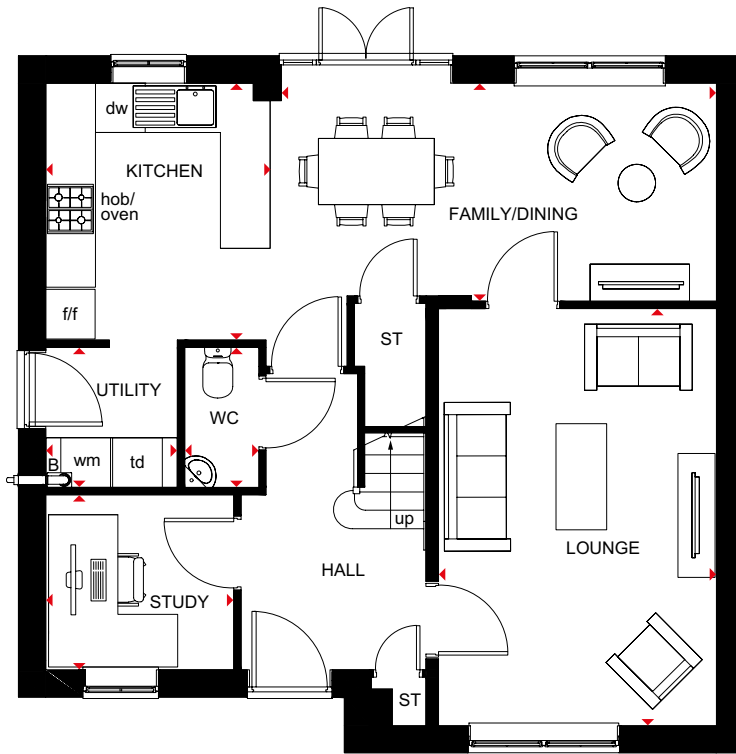
SP441953/OCT22



ROWAN

4 BEDROOM HOME

- A bright and airy family home
- The large open-plan kitchen has dining and family areas with French doors leading to the garden, plus an adjoining utility area
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with an en suite shower room, and a family bathroom



Ground Floor

Lounge	5046 x 3386mm	16'6" x 11'1"
Kitchen	3645 x 3109mm	11'11" x 10'2"
Family/Dining	4465 x 2639mm	14'7" x 8'8"
Utility	1695 x 1592mm	5'7" x 5'3"
Study	2273 x 2118mm	7'5" x 6'11"
WC	1695 x 897mm	5'7" x 2'11"

(Approximate dimensions)

First Floor

Bedroom 1	3557 x 3338mm	11'8" x 10'11"
En Suite	2075 x 1465mm	7'6" x 4'10"
Bedroom 2	4335 x 3115mm	14'2" x 11'3"
Bedroom 3	3672 x 2973mm	12'0" x 9'9"
Bedroom 4	3350 x 2824mm	11'0" x 9'3"
Bathroom	2137 x 1698mm	7'0" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space	◀▶	Dimension location
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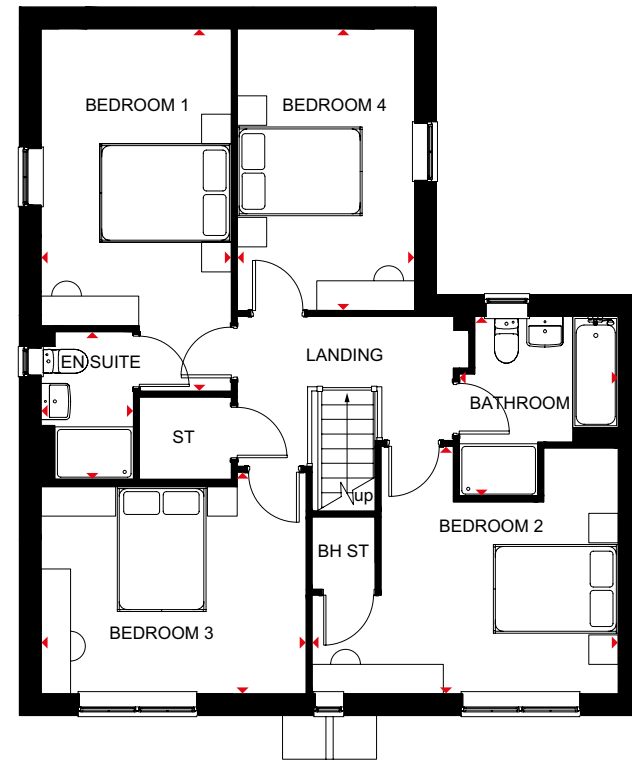
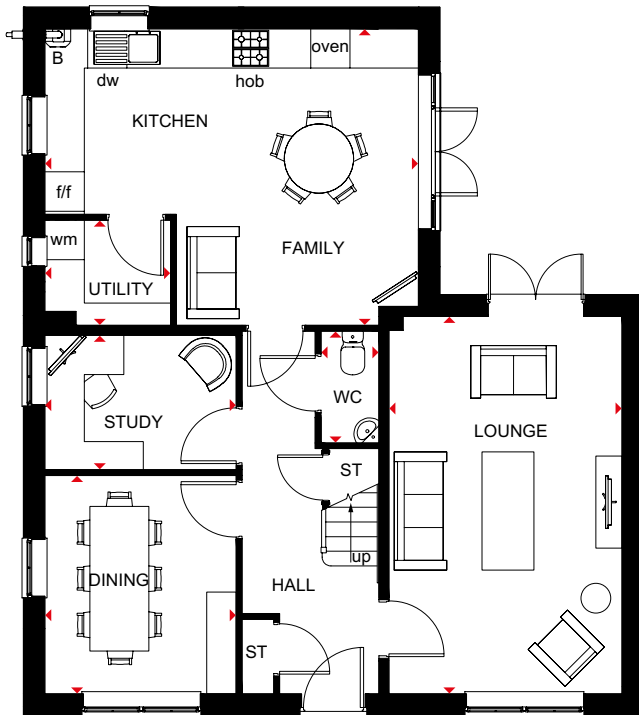
BDW001903/OCT22



ALNMOUTH

4 BEDROOM HOME

- The dual-aspect lounge of this bright and airy home is generously sized, with French doors to the garden
- The open-plan kitchen, also with French doors to the garden, has breakfast and family areas and utility space, making it an ideal family hub
- A separate dining room and a study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite, and a family bathroom with separate shower



Ground Floor

Lounge	5748 x 3550mm	18'10" x 11'8"
Kitchen/ Family/Dining	5185 x 4189mm	17'0" x 13'9"
Study	2912 x 2048mm	9'7" x 6'9"
Dining	3324 x 2912mm	10'11" x 9'7"
Utility	1613 x 1599mm	5'3" x 5'3"
WC	1765 x 884mm	5'9" x 2'11"

[Approximate dimensions]

First Floor

Bedroom 1	5519 x 2896mm	18'1" x 9'6"
En Suite	2250 x 1408mm	7'5" x 4'7"
Bedroom 2	4662 x 3769mm	15'4" x 12'4"
Bedroom 3	4035 x 3375mm	13'3" x 11'1"
Bedroom 4	4289 x 2700mm	14'1" x 8'10"
Bathroom	2739 x 2421mm	9'0" x 7'11"

[Approximate dimensions]

KEY	B	Boiler	BH ST	Bulkhead store	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	wm	Washing machine space	dw	Dishwasher space		

We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. Housetype may include Solar PV Panels, please speak to Sales Adviser for further details.

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THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder*, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>






CERES RISE
NORWICH ROAD, SWAFFHAM



BARRATT HOMES HISTORY

LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've** been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



*We are the only major housebuilder to be awarded this key industry award 12 years in a row. "We", "our", "us" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme 2010 to 2021 derived by the NHBC national new homes at eight weeks over 90% of Barratt Development PLC group customers would recommend our brands to a friend. Barratt Developments brands include Barratt London, Barratt Homes and David Wilson Homes. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. All distances/ journey times are approximate and are from Google Maps. **"exclusive", "we" and "us" refers to the Barratt Developments PLC Group brands.

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