



Swale View

— EAST TUDDENHAM —

BY
ORCHARD
HOMES

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Orchard Homes - individually designed homes in East Anglia

Orchard was established in 1983 to develop individually designed luxury homes, built to the highest standards in prime locations across East Anglia. A family-run business with a wealth of knowledge in the house building sector, our experienced team prides itself on our commitment to quality and personal service to provide our clients with something special.

Our Aims

Our aim is to deliver a home that complements you, your style and your individuality. It will also add value to the surrounding area, creating inspirational and positive environments for people to live and work in.

We also provide a meticulous 'turn-key' project management service, working closely with our valued clients to deliver 'bespoke' projects on time, on budget and to the highest possible specification.



An enviable reputation for the highest quality developments

COMMITMENT TO QUALITY

Over the years Orchard have built up an enviable reputation for the highest quality developments, from individual luxury homes to small and medium sized sites, each treated to the same standards of care and professionalism.

INSPIRATIONAL HOMES

At Orchard Homes we aim to create unique homes which resonate in profound luxury and timeless interiors. Creativity, quality and beauty are designed into every one of our homes, embracing key environmental policies and developing environmentally friendly strategies.

USE OF SPACE

At Orchard Homes we can make any space work for you. From sourcing rare materials and unique furniture to designing stunning bathrooms and kitchens, we can transform the ordinary into the extraordinary! We do not have a 'house style', therefore allowing our designs to be individually tailored to each client's project.

EXTERIORS

We carefully design planting, lighting, water features, sculptures and stunning outside furniture thus creating atmosphere and drama whilst ensuring the space is practical and user-friendly. We are committed to being environmentally conscious in each development and to improve and enhance the existing community.



Vast open skies and an abundance of wildlife



EAST TUDDENHAM

East Tuddenham's splendid rural location represents most people's perfect idea of Norfolk countryside living. With pretty country lanes and paths which are a dog-walker's delight. Open countryside, with vast open skies and an abundance of wildlife, gives a real sense of being at one with nature and, if country pursuits are of interest, then within a short drive of Swale View is the home of the Norfolk and Suffolk fly fishing society. Open to members and non-members this idyllic setting comprises two spring-fed lakes covering an area of approximately 6 acres. Barnham Broom country club is also close at hand with its two golf courses.

Situated in the heart of Breckland, East Tuddenham is a small rural village, with a strong community feel. At the heart of the

village is the pretty 13th century All Saints church and an active village hall. The nearby village of Mattishall provides a local shop, butchers, post office, doctors' surgery and primary school. While situated in the pretty neighbouring village of Honingam you will find the highly rated Buck Public House/restaurant and the Goat Shed farm shop.

East Tuddenham is to the west of Norwich and south of the A47 which provides easy access into the cathedral city of Norwich and the market town of Dereham. The village is also ideally located for access to the Norfolk & Norwich University Hospital, the University of East Anglia and the Norwich Research Park. Further amenities consisting of a large Sainsbury's supermarket, M&S Food, Boots and many other retail outlets are located within 5 miles at Longwater retail park.

Plot 2

5 BEDROOMS
3 ENSUITE BATHROOMS
LARGE LIVING SPACES
WELCOMING ENTRANCE HALL
DOUBLE GARAGE



A family home with open plan interior

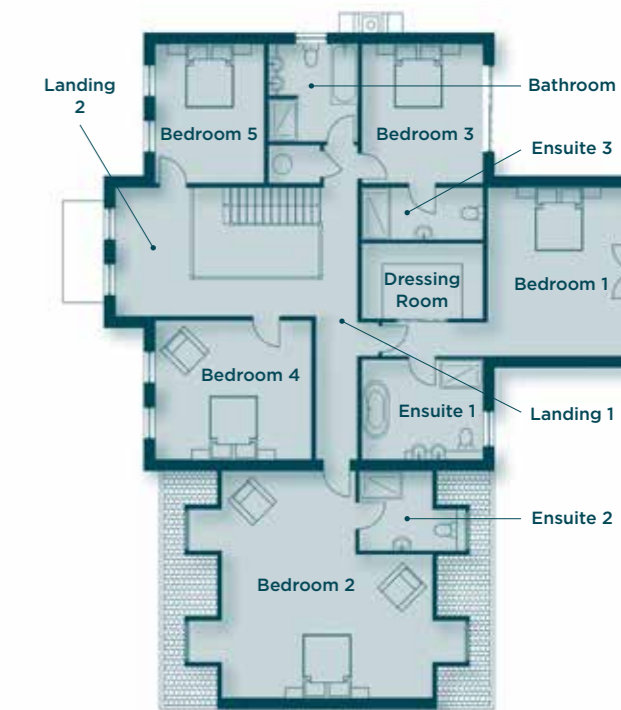
This stylish appointed detached 5 bedroom house sits perfectly in its plot and reflects all the features synonymous with an Orchard Home.

The well-appointed accommodation offers large living spaces with a welcoming entrance hall, off which there is all the accommodation expected from a premium contemporary home, including open plan kitchen/dining/family, living room, study, snug and boot, utility rooms.



GROUND FLOOR

Kitchen/Dining 5.2m x 7.7m (17' x 25'2)
Family Area 4.7m x 4.2m (15'4 x 13'7)
Lounge 6.4m x 3.9m (20'9 x 12'7)
Study 2.7m x 3.9m (8'8 x 12'7)
Snug 3.9m x 3.9m (12'7 x 12'7)
Entrance Hall 5.7m x 3.6m (18'7 x 11.8)
Boot Room 2.7m x 2.2m (8'8 x 7'2)
Utility 2.7m x 2.8m (8'8 x 9'1)
WC 2.7m x 1.2m (8'8 x 3'9)
Double Garage 6.4m x 5.8m (20'9 x 19')



FIRST FLOOR

Bedroom 1 4.1m x 4.7m (13'4 x 15'4)
Ensuite 1 3.4m x 2.8m (11'1 x 9'11)
Dressing room 1 3.4m x 2.1m (11'1 x 6'8)
Bedroom 2 6.4m x 5.9m (20'9 x 19'2)
Ensuite 2 2.1m x 2.2m (6'8 x 7'2)
Bedroom 3 3.4m x 3.9m (11'1 x 12'7)
Ensuite 3 3.4m x 1.5m (11'1 x 4'9)
Bedroom 4 3.9m x 4.4m (12'7 x 14'4)
Bedroom 5 3.1m x 3.9m (10'1 x 12'7)
Landing 1 7.7m x 1.2m (25'2 x 3'9)
Landing 2 3.6m x 2.1m (11'1 x 6'8)
Bathroom 2.5m x 2.7m (8'2 x 8'8)

Plot 3

4 BEDROOMS
X ENSUITE BATHROOMS
LARGE LIVING SPACES
WELCOMING ENTRANCE HALL
DOUBLE GARAGE



A premium family home

This a 4 bedroom family home with substantial open plan interior and well-appointed accommodation within. This stylish detached house sits perfectly in its plot and reflects all the features synonymous with an Orchard Home.

The accommodation offers large living spaces with a welcoming entrance hall off which there is an open plan kitchen/dining family area, study, snug and boot, utility, and plant rooms.



GROUND FLOOR

Kitchen/Dining 7.5m x 9.3m (24'7 x 30'6)
Lounge 4.1m x 6.2m (13'4 x 20'4)
Study 4.1m x 4.1m (13'4 x 13'4)
Snug 4.1m x 6.4m (13'4 x 20'11)
Entrance Hall 3.3m x 4.8m (10'9 x 15'9)
Boot Room 3m x 2.8m (9'10 x 9'2)
Utility 3.1m x 3m (10'2 x 9'10)
WC 1.2m x 2.8m (5'10 x 5'10)



FIRST FLOOR

Bedroom 1 4.8m x 4.2m (15'9 x 13'9)
Ensuite 1 3.3m x 2.8m (10'9 x 9'2)
Dressing room 1 2.8m x 2.8m (9'2 x 9'2)
Bedroom 2 4.1m x 4.5m (13'5 x 14'9)
Ensuite 2 4.1m x 1.5m (13'5 x 4'11)
Bedroom 3 3m x 6.3m (9'10 x 20'8)
Ensuite 3 3m x 2.5m (9'10 x 8'2)
Bedroom 4 4.1m x 3.9m (13'5 x 12'9)
Bedroom 5 4.1m x 3.3m (13'5 x 10'9)
Bathroom 4.1m x 2.8m (13'5 x 9'2)

Orchard Homes high quality specifications as standard

KITCHEN

- Choice of high gloss or shaker kitchens (depending on stage of construction.)
- Under unit lighting
- Choice of granite or composite work tops (depending on stage of construction)
- Built in appliances including double oven, hob, extractor, dishwasher and fridge/freezer
- Rangemaster Atlantic Classic 1.5 bowl sink with Aquavogue tap (or similar)

BATHROOMS AND ENSUITES

- Duravit sanitary ware and Roper Rhodes vanity units
- Hansgroche bathroom taps
- Porcelanosa wall and floor tiles
- Half tiling to bathroom
- Underfloor electric heating to master ensuite

EXTERNAL

- Large patio with natural stone slabs to the rear and block weave paths to the front
- Turfed front gardens, seeded to the rear
- Tar and shingle driveways
- Outside tap
- External lights front and rear
- Electric roller shutter garage doors
- High quality bricks
- Cladding (where applicable)
- Power and light to the garage
- Slate roof tiles
- PVC coloured windows
- Coloured PVC fascia
- High levels of insulation
- Heating, lighting and electrical
- Air source heat pump
- Underfloor heating to ground floor
- Spot lights in the bathroom, ensuite and kitchen
- Generous electrical specification
- Cat 6 cabling

INTERNAL

- High security five lever locks with triple locking front and rear doors
- Alarm with keypad by the front and back doors
- Alarm keypad in the main bedroom
- Satin chrome internal door handles with oak veneered doors and some oak and glazed doors
- Ceramic floor tiles to kitchen, utility and bathrooms
- Slake lime interior walls, skirting and architraves
- Built in wardrobe to master bedroom and others where applicable
- High speed fibre
- Oak staircase with glass

SERVICES

- Mains water, electricity, treatment plants and fibre optic

Distances

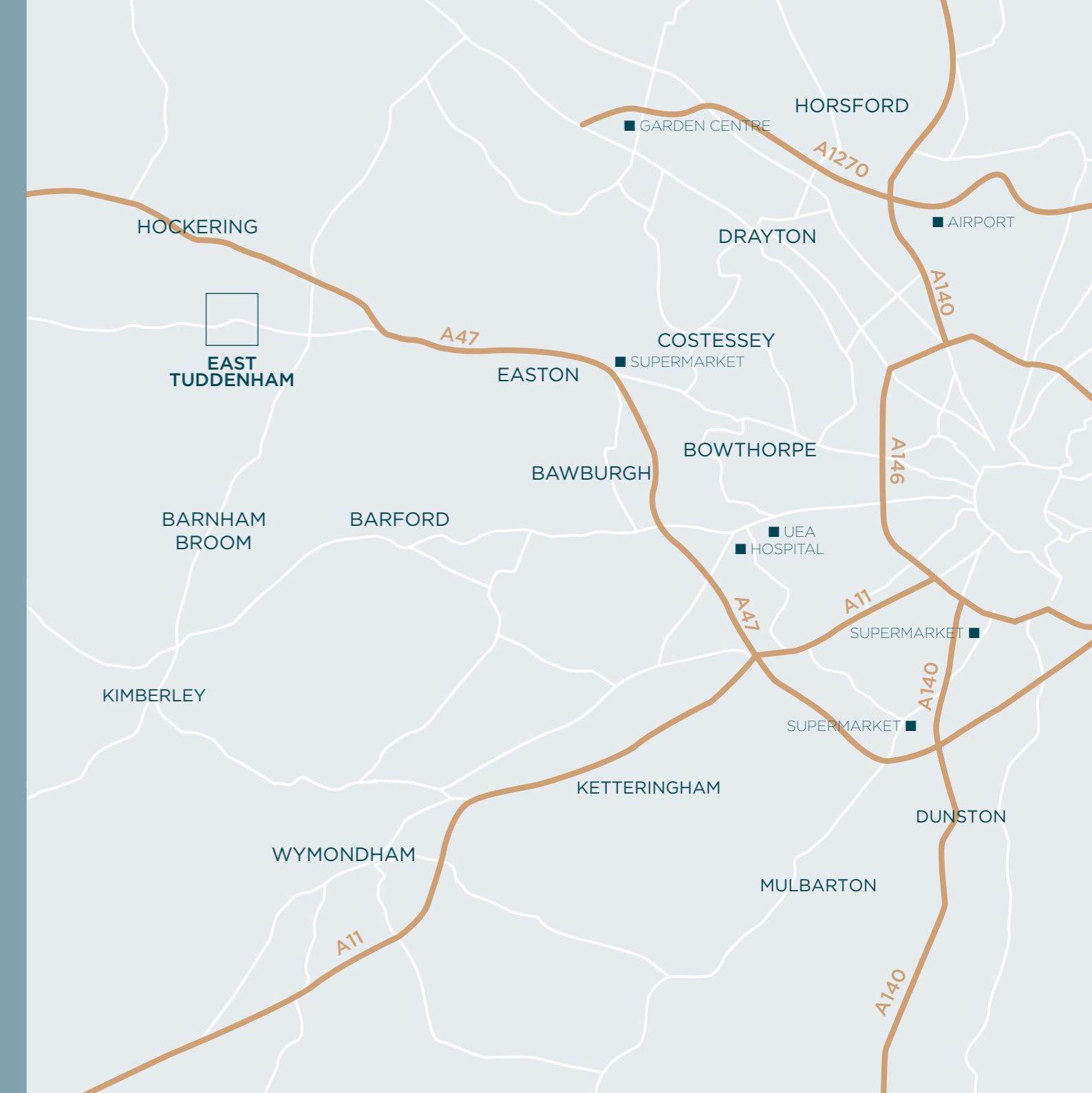
TO DEREHAM
8.1 miles / 13 mins

TO WYMONDHAM
8.9 miles / 19 mins

TO NORWICH
10.7 miles / 24 mins

TO BURY ST EDMUNDS
47 miles / 58 mins

TO IPSWICH
53 miles / 76 mins





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