

BROWN & CO



“Our vision for St Giles Park was to create a place where people can truly feel at home - surrounded by community, convenience, and quality craftsmanship.”

Spencer Burrell - Big Sky Living

We are a Registered Developer with the New Homes Quality Board (NHQB) (www.nhqb.org.uk) and comply with the NHQB. Further information on the NHQB will be provided during the reservation process.

St Giles Park, Cringleford

Welcome to St Giles Park, Cringleford, where community lies at the heart of everything we do.

Thoughtfully designed, every aspect of this development has been crafted to create the perfect environment for modern living. From the layout of the neighbourhood to the careful positioning of homes, every detail has been considered to encourage connection and comfort.

Our homes provide extra space, abundant natural light, and a higher specification than you would expect. Marrying traditional architecture with the innovation of modern building techniques, these homes are designed to look beautiful, run efficiently, and offer an exceptional living experience.

A Place to Thrive

St Giles Park is already a growing, vibrant neighbourhood, with 201 of the 348 planned homes completed. Central to its vision is the creation of a well-connected community supported by essential public infrastructure and amenities. Also completed is a brand-new sports pavilion, two football pitches, a pre-school nursery, and EV-charging parking facilities - all designed to bring people together and enhance everyday life. These amenities, just a short stroll from your doorstep, make St Giles Park more than a place to live - it's a place to thrive.

Future-proof Connectivity

At St Giles Park, every home benefits from fibre optic broadband directly connected, offering a choice of broadband carriers - a unique feature among new developments in Norfolk.



A Perfect Location

Nestled in the sought-after location of Cringleford, St Giles Park provides the best of both worlds. You're just moments away from Norwich's vibrant city life and Norfolk's stunning countryside and coastline.

For commuters and travellers, the location couldn't be better. With quick access to the A11 and A47, you're well connected to London, the Midlands, and beyond. The Cringleford bus interchange, a short walk away, offers easy links to Norwich city centre and further afield.

Education & Employment Excellence

Families are well-served by local schools, Cringleford Primary School and Hethersett Academy and independent schools such as Norwich High School for Girls and the City of Norwich School also offer further education options.

Professionals will appreciate the proximity to Norwich Research Park, Norfolk & Norwich University Hospital, and the University of East Anglia - all just a mile away. For cyclists, dedicated paths provide safe, easy access to these institutions.

MORE THAN JUST A HOME

St Giles Park, Cringleford has been designed to provide an environment for residents that combines stylish and spacious homes with a location and amenities that make it a great lifestyle choice. The properties are well spaced out and there are numerous green spaces. There are also sports facilities such as football pitches and play areas for children.

KEY

1 bedroom apartment



1 bedroom house



2 bedroom apartment



2 bedroom house



3 bedroom bungalow



3 bedroom house



4 bedroom house



5 bedroom house



St Giles Park Cringleford

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DENTON

2 BEDROOM SEMI-DETACHED WITH 2 PARKING SPACES

The Denton embodies the finest mix of a traditional layout with a contemporary finish.

This attractive semi-detached house has a large hallway, cloakroom, modern kitchen and substantial lounge/diner with French doors overlooking the garden. On the first floor, a central bathroom serves two large family bedrooms.

This home is nicely set off by a landscaped front garden and has the luxury of a two parking spaces.

| Ground Floor | width | length | width | length |
|--------------|-------|--------|--------|---------|
| Lounge/Diner | 4.92m | 4.51m | 16' 2" | 14' 10" |
| Kitchen | 2.20m | 3.46m | 7' 3" | 11' 4" |

| First Floor | width | length | width | length |
|-------------|-------|--------|--------|---------|
| Bedroom 1 | 3.85m | 3.33m | 12' 8" | 10' 11" |
| Bedroom 2 | 4.92m | 2.42m | 16' 2" | 7' 11" |

Total area: 80m² (861 ft²)

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 October 2024. Plots 212 and 231 are mirror images of these layouts.

Ground Floor



First Floor





MORLEY

2 BEDROOM SEMI-DETACHED

The Morley delivers style, contemporary living and carefully considered accommodation in a sleek detached design.

A welcoming entrance hall with cloakroom leads to a generous lounge with French doors to the rear garden plus a dual aspect family kitchen/diner. Upstairs there are two double bedrooms and a modern bathroom on the landing.

With an enclosed garden and its own driveway parking for two cars, this is a great family home

| Ground Floor | width | length | width | length |
|---------------|-------|--------|--------|--------|
| Lounge | 2.84m | 5.19m | 9' 4" | 17' 0" |
| Kitchen/Diner | 3.00m | 5.19m | 9' 10" | 17' 0" |

| First Floor | width | length | width | length |
|-------------|-------|--------|--------|---------|
| Bedroom 1 | 2.84m | 3.90m | 9' 4" | 12' 10" |
| Bedroom 2 | 4.09m | 3.19m | 13' 5" | 10' 6" |

Total area: 85m² (914 ft²)

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 October 2024.

Ground Floor



First Floor





CARLETON

3 BEDROOM SEMI-DETACHED HOUSE

The Carleton is an impressive and well-designed three bedroom house offering versatility and space.

On the ground floor is an entrance lobby, cloakroom, spacious lounge with bay window and kitchen/diner for modern living with French doors to the garden. On the first floor, off the spacious landing are two double bedrooms, one with en-suite, and a good-sized third bedroom plus a well-appointed bathroom and built-in cupboard.

| Ground Floor | width | length | width | length |
|---------------|-------|--------|--------|--------------|
| Lounge | 4.35m | 5.79m | 14' 3" | 18' 9" (max) |
| Kitchen/Diner | 5.40m | 3.78m | 17' 9" | 12' 5" |

First Floor

| | | | | |
|-----------|-------|-------|---------|--------|
| Bedroom 1 | 3.90m | 2.73m | 12' 10" | 8' 11" |
| Bedroom 2 | 2.66m | 3.82m | 8' 7" | 12' 6" |
| Bedroom 3 | 2.65m | 2.53m | 8' 6" | 8' 4" |

Total area: 97m² (1,044 ft²)

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 October 2024. Plots 216, 218, 225 and 233 are mirror images of these layouts.

Ground Floor



First Floor





HINGHAM

4 BEDROOM DETACHED WITH DOUBLE GARAGE

The Hingham a beautifully designed home that sets the bar high for quality family living, with direct fibre optic broadband a driveway and double garage.

This light and spacious home delivers the essence of modern living, from the welcoming entrance hall, a contemporary open plan lounge area with kitchen/diner and family area boasts a bay window overlooking garden utility room and cloakroom. With two double bedrooms and two singles, all with built-in wardrobes. The master bedroom enjoys a compact en-suite bathroom.

| Ground Floor | width | length | width | length |
|-----------------------|-------|--------|--------|---------|
| Lounge/Kitchen /Diner | 9.01m | 6.98m | 29' 7" | 22' 11" |
| Study | 3.41m | 1.87m | 11' 2" | 6' 1" |
| Utility | 1.76m | 1.97m | 5' 9" | 6' 4" |

| First Floor | | | | |
|-------------|-------|-------|--------|--------|
| Bedroom 1 | 3.43m | 3.86m | 11' 3" | 12' 8" |
| Bedroom 2 | 3.38m | 3.86m | 11' 1" | 12' 8" |
| Bedroom 3 | 3.38m | 3.00m | 11' 1" | 9' 10" |
| Bedroom 4 | 2.54m | 3.00m | 8' 3" | 9' 8" |

Total area: 129m² / 1,388ft²

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 October 2024. Plot 221 is a mirror image of this layout.





HAPTON

3 BEDROOM SEMI-DETACHED HOUSE WITH GARAGE

The Hapton impresses with its skilful blend of quality and design with interior space maximised to the full.

The entrance hall provides access to the cloakroom and under-stair storage cupboard, with further doors leading into double-aspect kitchen/diner and the lounge, boasting a large window and French doors. The first floor continues to impress with a bathroom and the bedrooms off the landing, the master bedroom benefitting from an en-suite shower room.

| Ground Floor | width | length | width | length |
|---------------|-------|--------|---------|--------|
| Lounge | 3.35m | 6.16m | 10' 12" | 20' 3" |
| Kitchen/Diner | 3.95m | 4.65m | 12' 11" | 15' 3" |

| First Floor | width | length | width | length |
|-------------|-------|--------|--------|--------|
| Bedroom 1 | 3.38m | 3.88m | 11' 1" | 12' 9" |
| Bedroom 2 | 3.88m | 3.38m | 12' 9" | 11' 1" |
| Bedroom 3 | 2.32m | 3.06m | 7' 7" | 10' 0" |

Total floor area: 97m² / 1,044ft²

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. Specifications and dimensions were correct at 1 October 2024. Plots 219 and 222 are mirror images of these layouts.

Ground Floor



First Floor





KIRBY

2 BEDROOM COACH HOUSE WITH 1 GARAGE AND PARKING IN FRONT

The Kirby, a modern and secure coach house, embodies creative design providing a stylish interior whilst maximising space and light.

Enter via a private lobby leading to internal hallway, with access to garage and storage space. Staircase leads to the first-floor central hallway which provides storage cupboard, access to modern bathroom and two generous bedrooms, the master benefitting from en-suite shower room. To the end of the hallway, the coach house continues to impress with a generous open plan living space and modern kitchen area.

| First Floor | width | length | width | length |
|-----------------------|-------|--------|--------|--------|
| Lounge/Kitchen /Diner | 4.37m | 7.20m | 14' 4" | 23' 7" |
| Bedroom 1 | 3.54m | 3.99m | 11' 7" | 13' 1" |
| Bedroom 2 | 2.80m | 3.54m | 9' 2" | 11' 7" |

Total floor area: 82m² / 882ft²

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 October 2024. Plot 226 is a mirror image of this layout.

Ground Floor



First Floor





BIXLEY

2 BEDROOM SEMI-DETACHED OR TERRACE WITH 2 PARKING SPACES

The Bixley is a superb modern home that embraces contemporary design whilst delivering spacious accommodation.

A well-appointed home with an entrance hall and cloakroom leads to a spacious and airy open plan kitchen/diner and lounge area with French doors to the garden. On the first floor you'll find two good-sized bedrooms and a sleek modern bathroom. This home is finished off with a landscaped garden to the front, two parking spaces.

| Ground Floor | width | length | width | length |
|-----------------------|-------|--------|---------|--------|
| Lounge/Kitchen /Diner | 4.83m | 7.22m | 15' 10" | 23' 8" |

First Floor

| | | | | |
|-----------|-------|-------|---------|---------|
| Bedroom 1 | 4.83m | 3.62m | 15' 10" | 11' 11" |
| Bedroom 2 | 2.62m | 3.50m | 8' 7" | 11' 6" |

Total area: 70m² (753 ft²)

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 October 2024. Plots 234 and 235 are mirror images of these layouts.

Ground Floor



First Floor





BARNHAM

3 BEDROOM, 3 STOREY SEMI-DETACHED HOUSE

The Barnham offers a contemporary, sleek and stylish look with an abundance of family-friendly living space over three floors.

The entrance hall with cloakroom opens into the generous open plan living space, offering storage beneath the stairs and double doors to the rear garden. Stairs to the first floor provide access to bedrooms two and three, plus a family bathroom. The second floor boasts a master bedroom with en-suite shower and generous storage. A window and roof lights ensure high levels of natural light.

A practical family home, with two parking spaces.

| Ground Floor | width | length | width | length |
|---------------|-------|--------|--------|--------|
| Lounge | 2.82m | 4.58m | 9' 3" | 15' 0" |
| Kitchen/Diner | 3.52m | 7.33m | 11' 7" | 24' 1" |

| First Floor | | | | |
|-------------|-------|-------|---------|--------|
| Bedroom 2 | 2.78m | 4.58m | 9' 1" | 15' 0" |
| Bedroom 3 | 3.32m | 4.58m | 10' 11" | 15' 0" |

| Second Floor | | | | |
|--------------|-------|-------|--------|--------|
| Bedroom 1 | 4.58m | 8.15m | 15' 0" | 26' 8" |

Total floor area: 221m² / 1,302ft²

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. Specifications and dimensions were correct at 1 October 2024. Plot 237 is a mirror image of this layout.

Ground Floor



First Floor



Second Floor





DIRECTIONS

Post code for Sales Suite: NR4 6FG

From Norwich:

Leave the city on Newmarket Road heading south, staying on it as it turns into the A11 dual carriageway. At the first roundabout take the first left into Holme Avenue and you will see signposts to the sales centre.

From the A11 south of Norwich:

Take the A11 to Norwich. At the Thickthorn roundabout, at the intersection with the A47 take the 4th exit towards Norwich. At the next roundabout take the 3rd exit into Holme Avenue and you will see signposts to the sales centre.

From the A47 west of Norwich:

Take the A47 to the Norwich/London A11 junction. At the Thickthorn roundabout take the 2nd exit towards Norwich.

At the next roundabout take the 3rd exit into Holme Avenue and you will see signposts to the sales centre.

From the A47 east of Norwich:

Take the A47 to the Norwich/London A11 junction. At the Thickthorn roundabout take the 5th exit towards Norwich. At the next roundabout take the 3rd exit into Holme Avenue and you will see signposts to the sales centre.

For further information & to register interest
please contact the selling agent:

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