

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

3 bedroom bungalow



3 bedroom house



4 bedroom house



5 bedroom house



St Giles Park Cringleford

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BAWBURGH

3 BEDROOM DETACHED BUNGALOW

The Bawburgh is a charming detached bungalow designed for easy living. This home features a bright, open-plan living space with a double aspect. It includes two double bedrooms, one with an en suite, plus an additional single bedroom and a central bathroom. All Bawburgh plots offer two parking spaces, with plots 295 & 339 also benefiting from a single garage.

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct on 18th March 2025. Plots 297, 305, 339 & 341 are mirror images of this layout.



Ground Floor	width	length	width	length
Lounge/Kitchen/ Family Room	4.89m	7.61m	16' 1"	25'

Bedroom 1	3.02m	4.47m	9' 11"	14' 8"
Bedroom 2	4.10m	2.90m	13' 5"	9' 6"
Bedroom 3	2.08m	3.47m	6' 10"	11' 5"

Total area: 89sqm (958sqft)



YELVERTON

3 BEDROOM DETACHED BUNGALOW

The Yelverton is a cozy and well-designed home featuring a kitchen/diner perfect for family meals. The Yelverton offers three comfortable bedrooms, with the main bedroom featuring an en suite for added comfort.

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct on 18th March 2025.



Ground Floor	width	length	width	length
Lounge	3.58m	6.86m	11' 9"	22' 6"
Kitchen/Diner	3.25m	7.52m	10' 8"	24' 8"
First Floor				
Bedroom 1	3.58m	3.24m	12' 7"	10' 8"
Bedroom 2	2.63m	3.71m	8' 8"	12' 2"
Bedroom 3	2.61m	2.78m	8' 7"	9' 2"
Total area: 102m ² (1,076.4ft ²)				



CARLETON

3 BEDROOM SEMI-DETACHED HOUSE

The Carleton is an impressive three-bedroom house combines style and practicality. The ground floor features an entrance lobby, cloakroom, and a spacious lounge with a bay window. The kitchen/diner offers modern living with French doors leading to the garden. Upstairs are two double bedrooms (one with an en suite), a good-sized third bedroom, and a well-appointed bathroom.

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct on 18th March 2025. Plot 301 is a mirror image of this layout.

Ground Floor	width	length	width	length
Lounge	4.35m	5.79m	14' 3"	19' (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' 9"	12' 6"
Bedroom 3	2.65m	2.53m	8' 8"	8' 4"

Total area: 97m² (1,044 ft²)

Ground Floor



First Floor





HAPTON

3 BEDROOM DETACHED HOME

The Hapton offers a bright and airy living room, alongside a kitchen/diner perfect for family meals. With three bedrooms, including one with an en suite, this home provides the perfect balance of comfort and functionality.

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct on 18th March 2025. Plot 292 & 293 are mirror images of this layout.

Ground Floor	width	length	width	length
Lounge	3.35m	6.16m	11'	20' 3"
Kitchen/Diner	3.95m	4.65m	13'	15' 3"

First Floor				
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 area: 97m² / 1,044ft²

Ground Floor



First Floor





COLNEY

4 BEDROOM DETACHED HOME

The Colney offers comfortable living with a spacious living room and a kitchen/diner perfect for modern family living. This home includes four bedrooms, with the main bedroom benefiting from an en suite for added convenience.

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. Specifications and dimensions were correct on 18th March 2025. Plots 298 is a mirror image of this layout.

Ground Floor	width	length	width	length
Lounge	3.23m	6.48m	10' 7"	21' 3"
Kitchen/Diner	5.40m	3.98m	17' 9"	13' 1"

First Floor	width	length	width	length
Bedroom 1	3.26m	3.96m	10' 8"	13'
Bedroom 2	2.82m	4.0m	9' 3"	13' 1"
Bedroom 3	2.36m	3.53m	7' 9"	11' 7"
Bedroom 4	2.48m	2.88m	8' 2"	9' 5"

Total floor area: 117m² / 1,259ft²

Ground Floor



First Floor





HINGHAM

4 BEDROOM DETACHED HOME WITH ATTRACTIVE OPEN PLAN LIVING SPACE

The Hingham is a spacious home with generous open-plan living accommodation. The L-shaped living/dining/kitchen area provides plenty of room for family activities, while the utility room and study offer extra practicality. Upstairs, there are four bedrooms, one with an en suite.

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct on 18th March 2025. Plot 342 is a mirror image of this layout.

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

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' 4"	9' 10"

Total floor area: 130m² / 1,388ft²

Ground Floor



First Floor





BRAMERTON

4 BEDROOM DETACHED FAMILY HOUSE

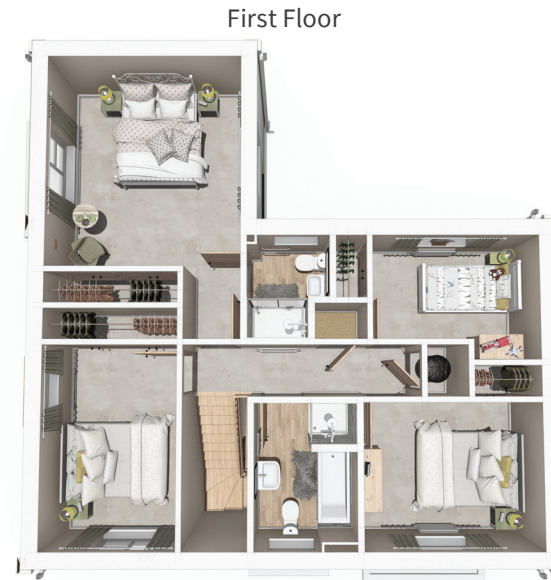
The Bramerton is perfect for families, offering spacious and versatile living. The ground floor includes an 18'7" living room and a 19'2" kitchen/dining room, ideal for family gatherings. A study provides extra space for work or relaxation. Upstairs, there are four bedrooms, with an en suite to the main bedroom for added convenience.

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct on 18th March 2025. Plots 307 & 343 are mirror images of this layout.

Ground Floor	width	length	width	length
Lounge	3.84m	5.67m	12' 7"	18' 7"
Kitchen/Diner	4.21m	6.09m	13' 10"	19' 12"
Utility	1.44m	2.09m	4' 9"	6' 10"
Study	2.62m	2.58m	8' 7"	5' 5"

First Floor				
Bedroom 1	3.84m	6.63m	12' 7"	21' 9"
Bedroom 2	2.62m	3.95m	8' 7"	12' 11"
Bedroom 3	2.83m	3.46m	9' 4"	11' 4"
Bedroom 4	2.43m	3.26m	8'	10' 8"

Total area: 148m² (1,593ft²)





BROOKE

5 BEDROOM DETACHED FAMILY HOUSE WITH OPEN PLAN LIVING

The Brooke is a generously sized family home with open-plan living. The spacious kitchen/diner and family room create a perfect hub for family life. With five bedrooms, including two with en suites, this home offers plenty of space for growing families.

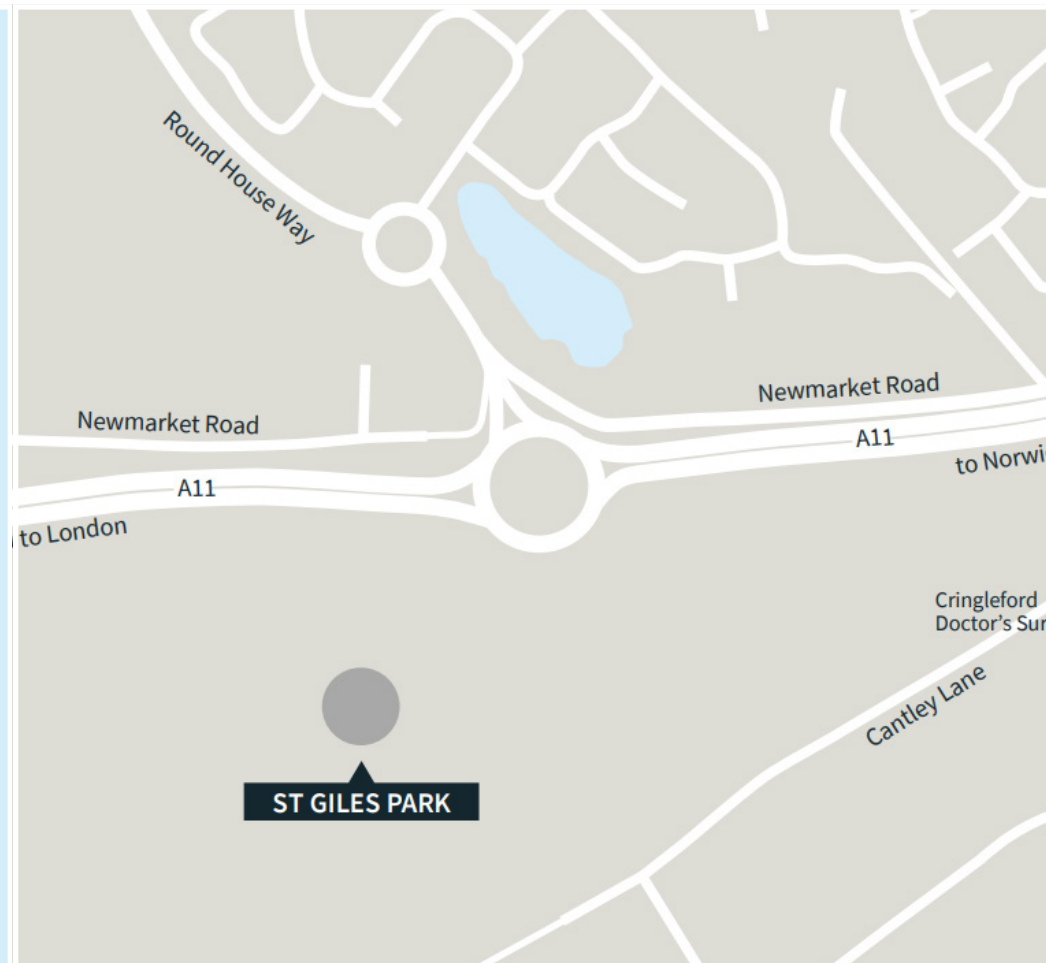
Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. Specifications and dimensions were correct on 18th March 2025. Plot 287, 291, 303 & 306 are mirror images of this layout.

Ground Floor	width	length	width	length
Lounge	3.97m	5.77m	13' 0"	18' 11"
Kitchen/Diner	4.58m	10.58m	15' 0"	34' 8"
Utility	1.75m	3.58m	5' 9"	11' 9"
Family Room				
Study	2.42m	3.59m	7' 11"	11' 9"

First Floor				
Bedroom 1	3.86m	3.60m	12' 8"	11' 10"
Bedroom 2	3.18m	4.21m	10' 5"	13' 10"
Bedroom 3	3.58m	2.89m	11' 9"	9' 6"
Bedroom 4	3.29m	2.89m	10' 10"	9' 6"
Bedroom 5	2.94m	2.60m	9' 8"	8' 6"

Total floor area: 182m² / 1,959ft²





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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