



Witton View

GREAT PLUMSTEAD

A DEVELOPMENT BY INGRAM HOMES



‘Our family
have been
building new
homes for
over 100 years’



Ingram Homes build exceptional quality new homes in East Anglia. Ingram Homes is a family run business which was established in 1972. We have a strong and vibrant team and ensure that all of our skilled trades are fully trained and qualified to ensure your new home is of the highest quality. We produce a relatively small number of high quality properties and this is done with a view of maintaining our exacting standards.

Heritage
The current company was formed in 1972 but building in the Ingram family goes back a long way. Frederick ‘Fred’ Ingram began building as F.J.C.Ingram Ltd. in North London in the 1920’s. He was a very successful builder and naturally took a keen interest in what his grandson, Derek, was doing when he decided to move to Norfolk and establish the building firm Derek Ingram Ltd. in 1972. In continuing the heritage of building within the family, Derek’s son, John, took over the firm in 2006 and rebranded the company as Ingram Homes.

Please note: All the pictures within this brochure are taken from previous completed developments by Ingram Homes. The external images are CGI artistic impressions and for illustration purposes only.



‘We have detailed large ‘open plan’ entertaining areas...’



Rear elevation of plot 2

Careful consideration has been given to the lifestyle afforded by these seven bespoke bungalows in this wonderful part of Norfolk. We have detailed large ‘open plan’ entertaining areas which link seamlessly to spacious landscaped areas to the outside via wide bifold doors.

The interior and exteriors have maintained a traditional appearance but the energy efficiency detailing have taken these homes to the next level.



‘The development is in the tranquil setting...’



The development is in the tranquil setting of Hare Road in Great Plumstead.

Great Plumstead is a small village with only around 100 homes, located to the East of Norwich. It is ideally placed for the Norfolk Broads and particularly close to nearby Norwich and Wroxham.

The centre of Norwich is 5 miles to the West and is around a 12 minute journey by car. Norwich is a bustling cultural city with good shops, theatres, cinemas, restaurants and enjoys good transport links by road, rail and air.

Great Plumstead has become more accessible and popular since the Northern Distributor Road opened in 2018 as it’s made it easier to link to the main routes south such as the A11 and the A140 but the new road has also cut journey times to the North Norfolk coast.

Postcode: NR13 5DB





Cost of living & energy efficiency

This is a question that is being asked more and more by prospective clients. People have genuine concerns about the cost of running their homes and we at Ingram Homes are doing our best to give our purchasers peace of mind in that respect. The following features come as standard with this development and will ensure the running costs of these properties are low in comparison to other properties.

- » Underfloor heating throughout
- » “Triple” glazed windows and bifold doors throughout
- » Stiebel Eltron Air Source Heat Pumps
- » Large 225 litre hot water cylinders
- » More than 4kw of Solar PV to each property
- » Eddi ‘smart switch’ to make use of the solar energy while it is being generated
- » WiFi enabled thermostats to most rooms (control by SmartPhone or Computer)
- » Wider cavity insulation – on this site we have increased from 100mm to 150mm wide cavities
- » ‘A’ rated EPC
- » Rationel Aura+ windows - AluClad wooden frames – low maintenance + no cold bridging
- » dMEV fans to bedrooms – enabling owners to purge air during hot weather



Plots 1, 3, 4 & 7 — Hare Road, Great Plumstead



‘Large garden area to rear with uninterrupted views’

- » Bifold Doors to rear garden
- » Large garden area to rear with uninterrupted views
- » 25ft long ‘open plan’ Kitchen / Dining Room
- » Feature porch in oak
- » 2 Bathrooms and a Cloakroom
- » Energy Saving solutions including Eddi Switch, Solar PV, WiFi enabled Thermostats
- » Ultrafast Fibre
- » Traditional Painted Shaker kitchen units and quartz worktops
- » ‘A’ rated EPC



Hare Road Street View



Plots 1, 3, 4 & 7

Hare Road, Great Plumstead, NR13 5DB



Plot 4 Hare Road

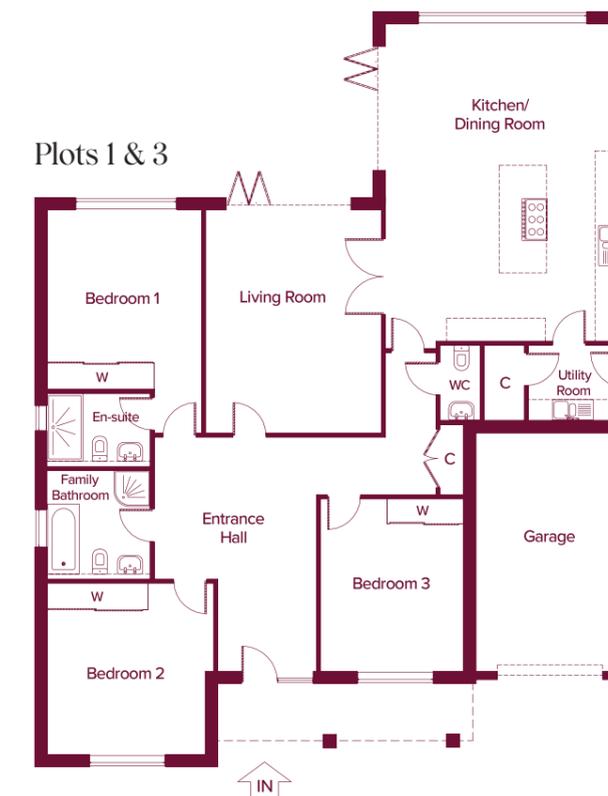
A 3 bedroom bungalow of 161 sq m / 1,735 sq ft.



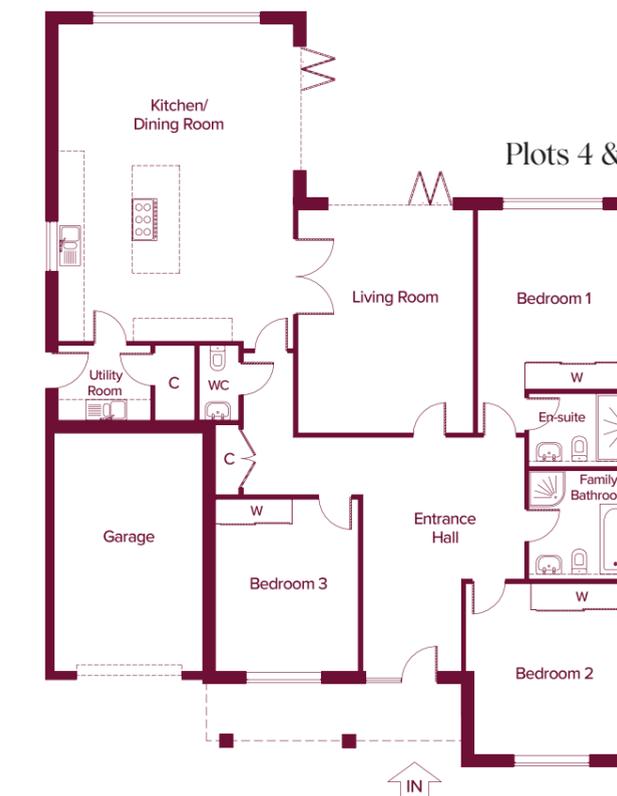
Plots 1, 3, 4 & 7

Living Room	4.15 x 5.35	13'7" x 17'7"
Kitchen / Dining Room	5.60 x 7.66	18'4" x 25'2"
Bedroom 1	3.65 x 4.30	12'0" x 14'1"
Bedroom 2	3.70 x 4.10	17'2" x 13'5"
Bedroom 3	3.40 x 4.13	11'2" x 13'7"
Garage	3.49 x 5.70	11'5" x 18'8"

Plots 1 & 3



Plots 4 & 7



Plots 2, 5 & 6 — Hare Road, Great Plumstead



‘Traditional Painted Shaker kitchen units and quartz worktops’

- » Bifold Doors to rear garden
- » Large garden area to rear with uninterrupted views
- » Large open plan kitchen / diner with BiFold doors to rear patio
- » Feature porch in oak
- » 2 Bathroom and a Cloakroom
- » Energy Saving solutions including Eddi Switch, Solar PV, WiFi enabled Thermostats
- » Ultrafast Fibre
- » Traditional Painted Shaker kitchen units and quartz worktops
- » ‘A’ rated EPC





Plots 2, 5 & 6

Hare Road, Great Plumstead, NR13 5DB



A 3 bedroom bungalow of 135 sq m / 1,455 sq ft.



Plots 2, 5 & 7

Living Room	4.25 x 4.73	13'11" x 15'6"
Kitchen / Dining Room	6.45 x 4.60	21'2" x 15'1"
Bedroom 1	3.60 x 4.00	11'10" x 13'1"
Bedroom 2	4.90 x 3.10	16'1" x 10'2"
Bedroom 3	3.60 x 2.80	11'10" x 9'2"
Garage	3.60 x 5.80	11'10" x 19'0"

Plot 5



Plots 2 & 6





Plot 1
Hare Road

Plot 2
Hare Road

Plot 3
Hare Road

Plot 4
Hare Road

Plot 5
Hare Road

Plot 6
Hare Road

Plot 7
Hare Road

‘All the extras that transform these properties into truly exceptional homes...’

Interior of properties

- » Walls and ceilings painted in Farrow & Ball ‘dimity’
- » Woodwork painted in Farrow & Ball ‘archive’
- » 4 panel oak internal doors throughout (some glazed)
- » Matt antique brass ironmongery throughout
- » Large profile skirtings, architraves and window sills all in painted softwood (not MDF)
- » Floor tiling to kitchen, utility, cloakrooms and bathrooms
- » Built in Wardrobes to most bedrooms





‘Choice of units, handles and worktops...’

Kitchens

- » Open plan layouts
- » Painted Shaker kitchen units by ECF
- » Stone/Quartz worktops to kitchen and utility
- » Designs feature shelving and large islands
- » Caple appliances and undermount sinks
- » Appliances include: full height integrated fridge/freezer, integrated dishwasher, wine cabinet with dual zone temperature (for white/red), wide induction hob with built in down draft extractor, oven, warming drawer, steam/microwave oven.
- » Plumbing and electric for washing machine and tumble dryer in utility room
- » Choice of units, handles and worktops (subject to stage of construction)
- » Under unit lighting

Bathrooms and en-suites

- » Porcelanosa tiling throughout (all floors and most wall areas)
- » Heated towel rails
- » Villeroy & Boch and Hans Grohe sanitaryware
- » Underfloor heating to all bathrooms and en-suites – with individual thermostats



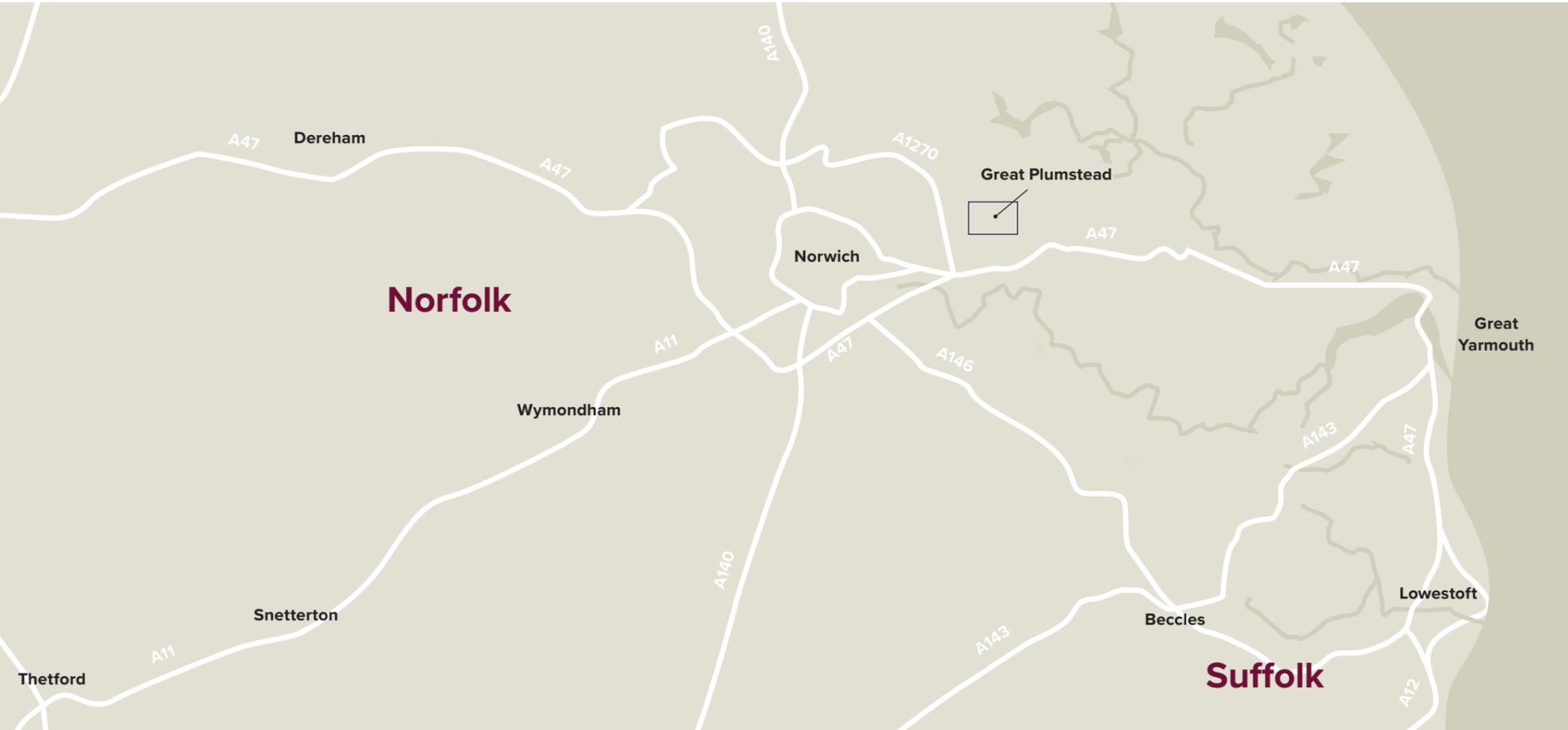
Exterior of Properties

- » Rustic clay pantiles.
- » Red Multi Stock ‘Norfolk County’ bricks
- » Cream/White colour mortar
- » Oak porches, made by Ingram Homes tradesmen
- » Galvanised gutters and downpipes by Lindab
- » Triple glazed ‘Aura +’ flush casement windows by Rationel – Aluminium on outside, timber on inside
- » Triple glazed BiFold doors
- » Sawn timber cladding to various locations painted ‘Quartz Grey’ with Demidekk paint from Norway.
- » Bargeboards and Fascias in sawn timber painted ‘Pebble Grey’ with Demidekk paint from Norway.
- » Exterior wall lighting
- » Outside tap / Outside socket
- » Car Charger by Garage

Heating, Lighting and Electrical

- » Stiebel Eltron Air Source Heat Pumps
- » Large 225 litre hot water cylinder
- » Underfloor heating by WarmUp – in every room
- » Element Wifi Thermostat controls to most rooms – These clever devices enables energy saving and the ability to remotely control the heating from a tablet, laptop, smart phone or smart device such as Alexa.
- » Eddi Switch – this clever device ensures your solar power is used and not exported by switching devices on in your home when your panels are generating electricity.
- » Ultrafast Fibre into the property and Cat 6 Cabling throughout
- » Generous amounts of LED Spot lights throughout
- » 32 amp 7.2kW Car charger as standard
- » Outside mood lighting to terraces, front and side of the property
- » Outside socket to rear
- » Mirror lights to all bathrooms, en-suites and WCs





Travel distances by road:

- Norwich**
5.2 miles / 12 mins
- London**
125 miles / 2 hours 45 mins
- Cambridge**
71 miles / 1 hour 25 mins
- Wroxham**
5.7 miles / 10 mins
- Cromer**
26.7 miles / 42 mins
- Norfolk and Norwich Hospital**
14.2 miles / 20 mins
- Salhouse Station**
3.7 miles / 8 mins
- Great Plumstead to Norwich Airport**
8.5 miles / 13 mins

‘This is why we do what we do’



Mr M – Great Plumstead

“During my life I have been lucky to purchase several newly built homes. Without any doubt, the quality of build, finish and attention to detail of my new Ingram Home is superb. During the actual build, I asked for a few ‘extras’ and the response was again excellent with no problems. Their after-sales service is also excellent.

With new properties you always have small teething problems and their response time was excellent if not immediate. John Ingram has an excellent support team and their customer relations point of contact is excellent, knowledgeable and responds very quickly. I felt as if the purchase, build and customer service made us feel we were special and I thank them all. I would not hesitate to recommend them to anyone.”

Mrs B – Great Plumstead

“From the moment I first opened the brochure, I could see the new Ingram Homes development at Great Plumstead looked impressive. Over a year later since moving into my gorgeous new bungalow, I certainly wasn’t wrong! The build quality is first class and the interior fittings are beautiful, vastly superior to other local developments I had viewed previously. My bungalow has been admired greatly by everyone who visits, from friends and trades people alike. Thank you Ingram Homes, I am very happy with my lovely new home!

Mrs A – Great Plumstead

“I am the proud owner of a beautiful Ingram Home’s property. It is built to a very high standard and much admired. Thank you to Ingram Homes excellent support and professionalism from beginning to end.”

Mr B – Great Plumstead

“We would like to share our memories of the building of our new home. Probably the biggest relief for us was your ability to continue building during the lockdown in spite of shortages of key materials and restrictions on your workforce. We were kept informed throughout the build, and were very much involved in the interior design with you.

The finish was excellent, quality materials throughout, the handover was detailed and snagging carried out very professionally. After sales service is also available for sorting out fine adjustments that are always needed with new build. All in all we are delighted with our new home and would recommend Ingram Homes.”

Mr A – Stoke Holy Cross

“Hopefully, I’ll see you again soon, but I would like to record my appreciation for everything, and to say how impressed I am by the quality of the houses you build and the finish you achieve. I think you can be very proud of Harrold Place. You may not be aware of it, but others who deal with you on a regular basis, hold you in high regard, as both a builder and individual, and you can be sure I will be singing your praises in the future.

My son has every intention of keeping an eye out for your next development! As you know, my life has taken an unexpected turn, and I didn’t anticipate ever coming back to the Norwich area to live, but I couldn’t have asked for a better house to make a new home in.”



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