

# St Peter's Gardens

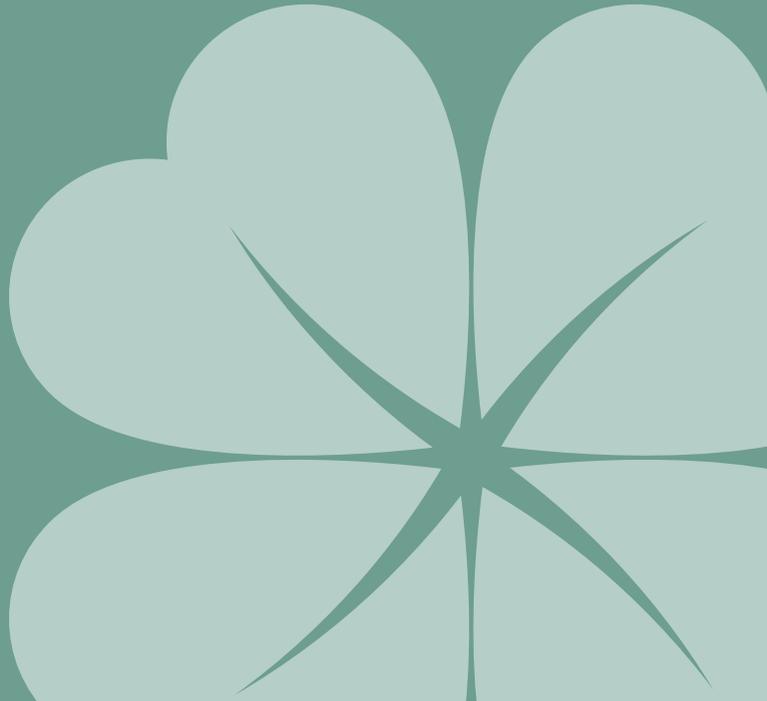
Great Moulton

BROWN & CO



**St Peters Gardens is an exclusive, thoughtfully planned development of just eight homes, ideally located for easy access to Long Stratton and its wide range of amenities. Each home has been carefully positioned to maximise space and privacy, with generous garden areas and well-considered layouts that suit modern living.**

Two thoughtfully designed three-bedroom single-storey properties and six spacious four-bedroom two-storey homes. Each residence blends contemporary living with traditional design elements and will be finished to the exceptional standard for which Prism Developments is renowned.



## **Location**

Nestled in a charming village setting, residents will enjoy a peaceful rural atmosphere with the convenience of nearby amenities. The village itself is home to a traditional public house, offering a friendly local hub. Just three miles away lies the well-serviced town of Long Stratton, providing a comprehensive range of facilities including a post office, a variety of shops catering to most daily needs, a medical practice, and schools for all age groups. The town also offers a library, coffee shop and café, a choice of takeaway food outlets, several public houses, and a leisure centre, ensuring all essential lifestyle needs are well within easy reach.

The development is also ideally located for commuters and those seeking excellent transport connections. Diss is approximately 12 miles away and offers a mainline railway station with direct services to London Liverpool Street, making it a convenient option for regular travel to the capital. Meanwhile, the vibrant city of Norwich is around 14 miles away, offering further transport links, a thriving cultural scene, extensive shopping, dining, and entertainment options.

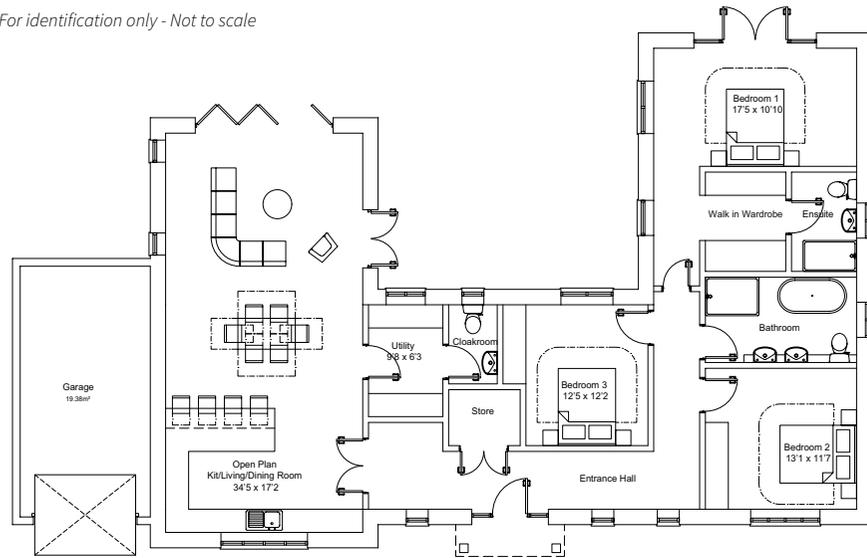
Combining high-quality homes with a sought-after semi-rural location and excellent accessibility, this development offers the best of both worlds: tranquil village living with the convenience of nearby towns and direct access to London.

## **The Developer**

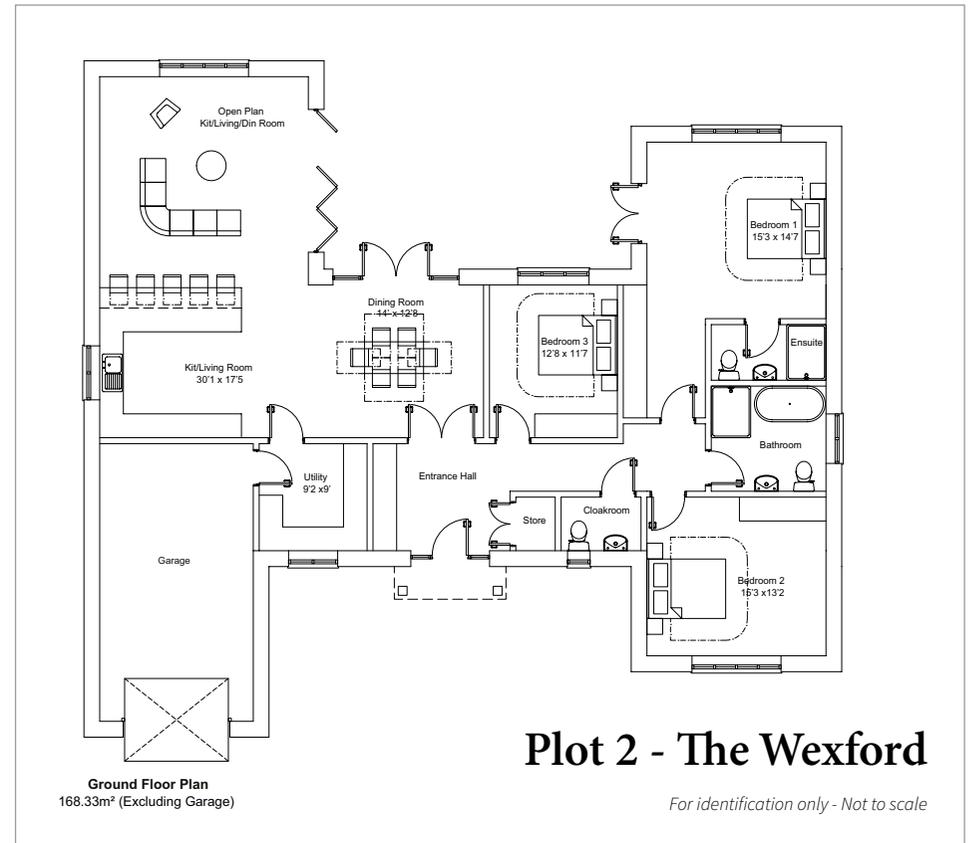
Prism Properties provides eco-friendly residences designed for modern living featuring premium fittings and finishes. Their homes boast state-of-the-art contemporary kitchens with quartz worktops, integrated appliances, underfloor heating, air source heat pumps, sleek bathroom suites, and landscaped outdoor spaces. Established in 2020, Prism Properties Ltd is committed to delivering upscale contemporary residences that not only offer significant cost savings but also contribute to environmental preservation.

# Plot 1 - The O'Sullivan

For identification only - Not to scale



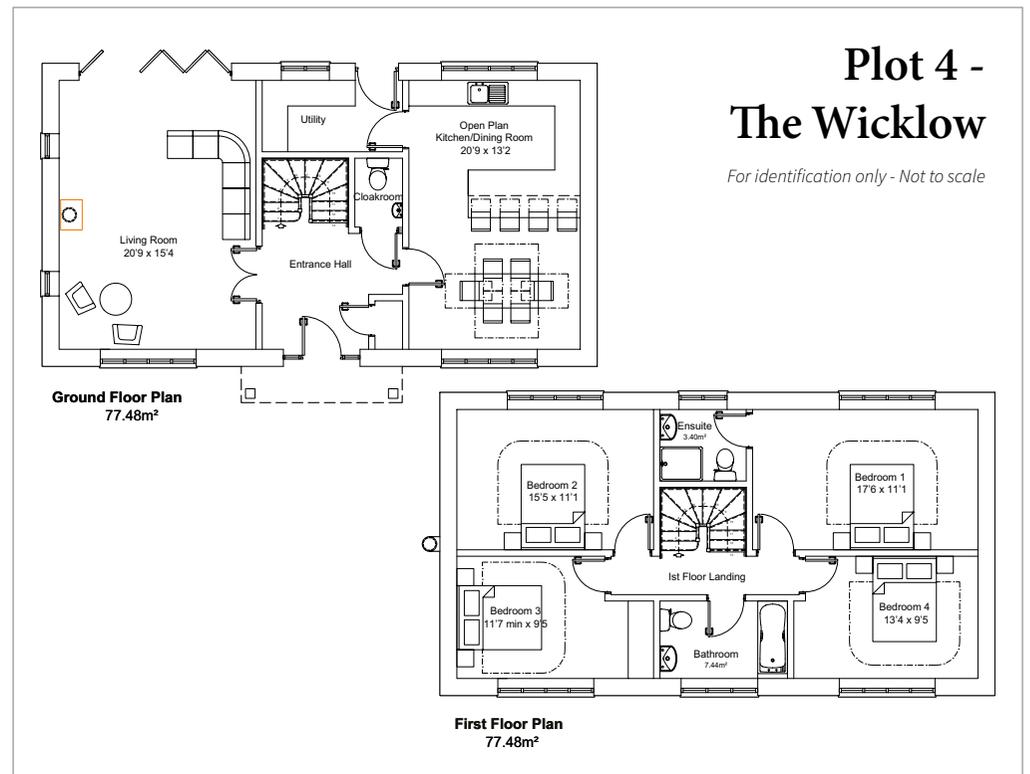
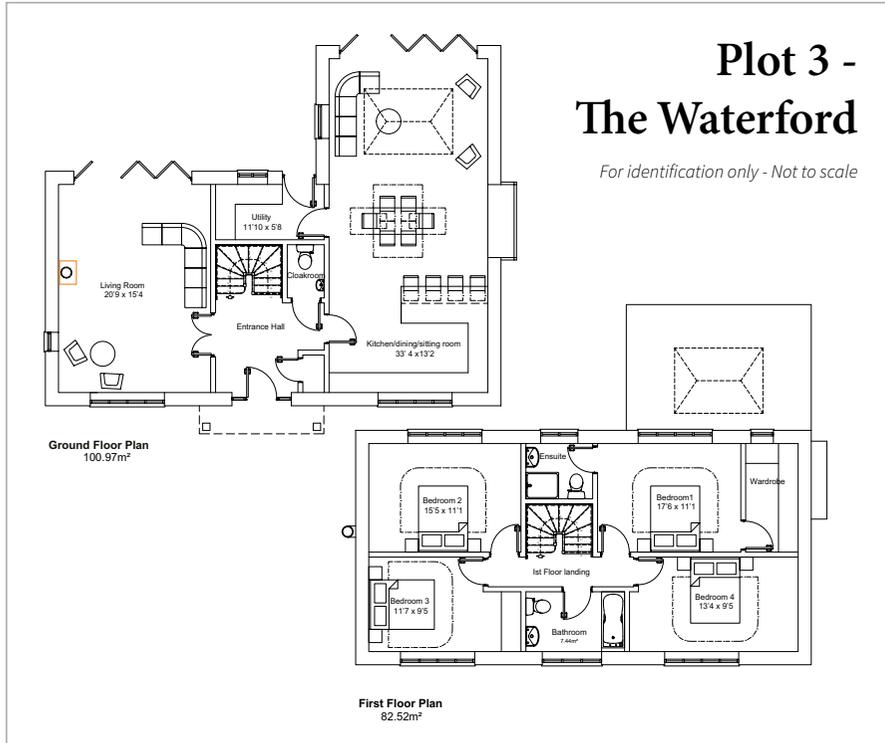
**Ground Floor Plan**  
157.69m (Excluding Garage)



**Ground Floor Plan**  
168.33m² (Excluding Garage)

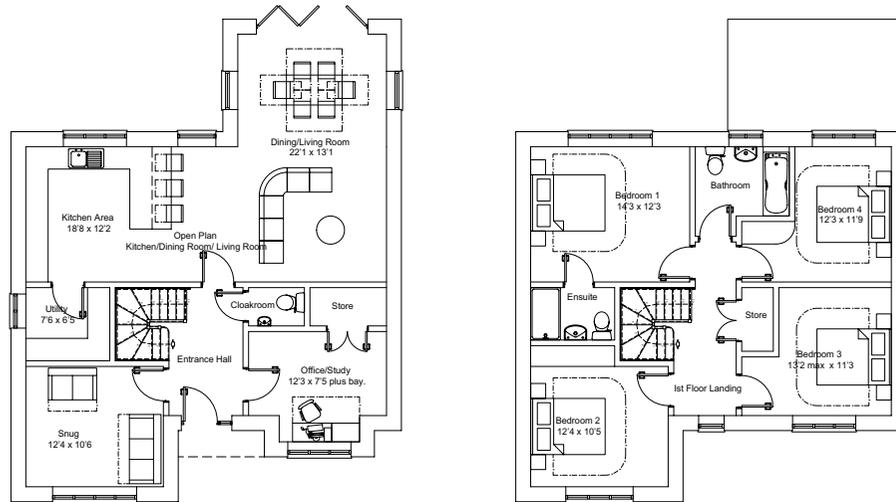
# Plot 2 - The Wexford

For identification only - Not to scale



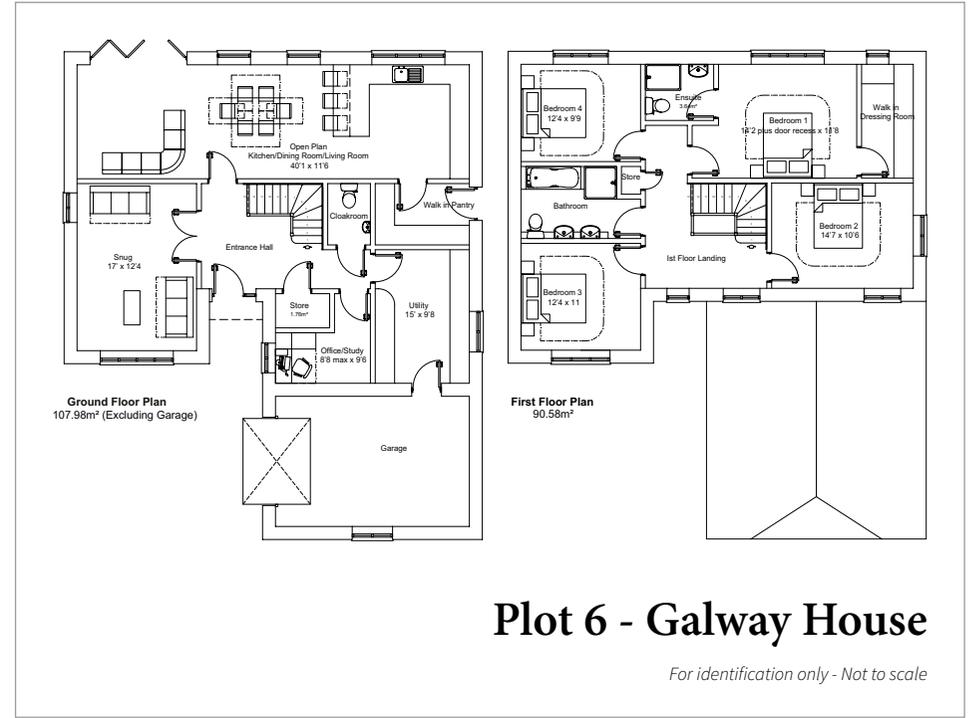
# Plot 5 - The Longford

For identification only - Not to scale



**Ground Floor Plan**  
90.20m<sup>2</sup>

**First Floor Plan**  
79.56m<sup>2</sup>



**Ground Floor Plan**  
107.98m<sup>2</sup> (Excluding Garage)

**First Floor Plan**  
90.58m<sup>2</sup>

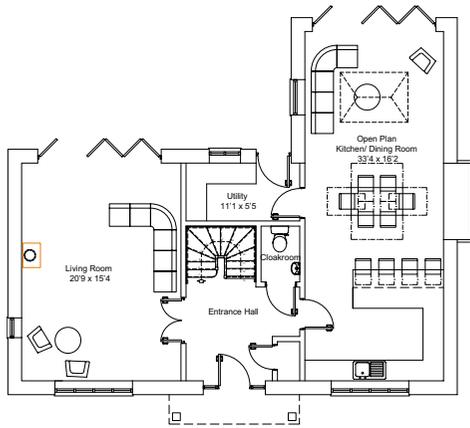
# Plot 6 - Galway House

For identification only - Not to scale

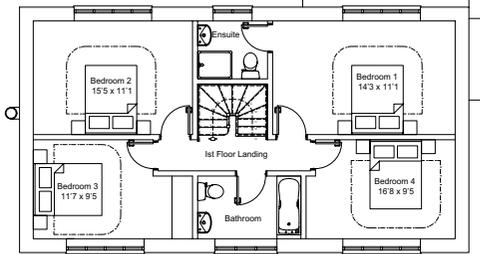


## Plot 7 - Cork House

*For identification only - Not to scale*



**Ground Floor Plan**  
92.68m<sup>2</sup>



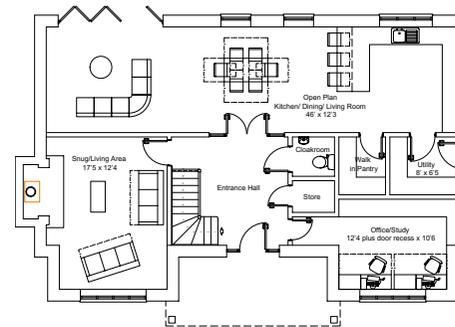
**First Floor Plan**  
77.48m<sup>2</sup>



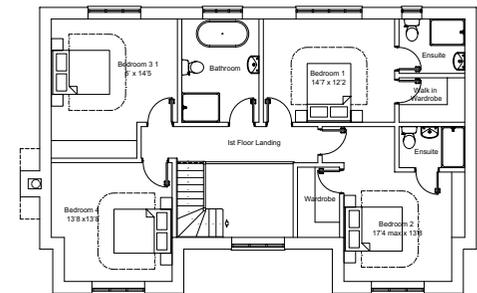
PLOT 8

## Plot 8 - Kerry House

*For identification only - Not to scale*



**Ground Floor Plan**  
116.77m<sup>2</sup>



**First Floor Plan**  
116.77m<sup>2</sup>



PLOT 7



**PLANNING**

PLANNING	
Plot 1	Plot 2
Plot 3	Plot 4
Plot 5	Plot 6
Plot 7	Plot 8

AYAN STUDIOS

## The Setting

This exclusive development comprises just eight homes.

The mix of property types not only adds character and visual interest to the development but also caters to a variety of needs and lifestyles. With its appealing setting, intelligent design, and strong local connections, St Peters Gardens offers a fantastic opportunity for a diverse range of buyers—from growing families and professionals to those looking to downsize without compromise.

## Specification

Specification highlights include:

- Agate grey flush casement windows
- Agate grey composite front door
- Underfloor heating
- Air source heat pump
- Solar Panels
- High-end kitchens/bathrooms
- Quartz worktops
- LVT herringbone/ carpet throughout properties
- Car chargers
- Bifold doors
- Sky lanterns
- EPC A rating
- Bosch Appliance
- Mains Drainage
- Fibre Optic Broadband

## Postcode

NR15 2HE

## Agents Note

Prism Properties offer a programme of continuous improvement and specifications are offered as a guide only. Internal and external design and finish, including fixtures and fittings are subject to change without prior notice to the agent and interested parties are advised to check at the time of viewing. (The images are indicative of style and finish).

## Health & Safety

The properties are under construction on a working building site and under no circumstances are interested parties to visit the site without an appointment, entry will be refused. Any unattended access is strictly forbidden. Viewers should be careful and vigilant whilst on the property, suitable footwear should be worn when viewing. Neither the

Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

**IMPORTANT NOTICES:** Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in June 2025. Brochure by wordperfectprint.com.

# Plot Measurements

## PLOT 1 - 1697SQFT 157 SQM

- Entrance Hall
- Open Plan Kitchen/Living/Dining Room 34'5 x 17'2 10.4 m x 5.23 m
- Utility 9'8 x 6'3 2.94 m x 1.9 m
- Cloakroom
- Bedroom 1 17'5 x 10'10 5.3 m x 3.3 m
- Walk in Wardrobe
- Ensuite
- Bedroom 2 13'1 x 11'7 3.98 m x 3.52 m
- Bedroom 3 12'5a x 12'2 3.78 m x 3.7 m
- Bathroom

## PLOT 2 - 1808SQFT 167SQM

- Entrance Hall
- Cloakroom
- Open Plan Kitchen/Living/Dining Room
- Kitchen/Living Room 30'1 x 17'5 9.1 m x 5.30
- Dining Room 14' x 12'8 4.26 m x 3.86 m
- Utility 9'2 x 9' 2.79 m x 2.74 m
- Bedroom 1 15'3 x 14'7 4.64 m x 4.44 m
- Ensuite
- Bedroom 2 15'3 x 13'2 4.64 m x 4.01 m
- Bedroom 3 12'8 x 11'7 3.86 m x 3.53 m
- Bathroom

## PLOT 3 - 1829SQFT 169SQM

- Entrance Hall
- Cloakroom
- Living Room 20'9 x 15'4 6.32 m x 4.67 m
- Kitchen/Dining/Sitting Room 33' 4 x 13'2 10.16 m x 4.01 m
- Utility 11'10 x 5'8 3.60 m x 1.72 m
- 1st Floor Landing
- Bedroom 1 17'6 x 11'1 5.33 m x 3.37 m
- Ensuite
- Bedroom 2 15'5 x 11'1 4.69 m x 3.37 m
- Bedroom 3 11'7 x 9'5 3.53 m x 2.87 m
- Bedroom 4 13'4 x 9'5 4.06 m x 2.87 m

## PLOT 4 - 1657SQFT 153SQM

- Entrance Hall
- Living Room 20'9 x 15'4 6.32 m x 4.67 m
- Open Plan Kitchen/Dining Room 20'9 x 13'2 6.32 m x 4.01 m
- Utility
- Cloakroom
- 1st Floor Landing
- Bedroom 1 17'6 x 11'1 5.33 m x 3.37 m
- Ensuite
- Bedroom 2 15'5 x 11'1 4.69 m x 3.37 m
- Bedroom 3 11'7 min x 9'5 3.53 m x 2.87 m
- Bedroom 4 13'4 x 9'5 4.06 m x 2.87 m

## PLOT 5 - 1819SQFT 168SQM

- Entrance Hall
- Snug 12'4 x 10'6 3.75 m x 3.20 m
- Office/Study 12'3 x 7'5 plus bay. 3.73 m x 2.26 m
- Open Plan Kitchen Area 18'8 x 12'2 5.68 m x 3.70 m
- Dining/Living Room 22'1 x 13'1 6.73 m x 3.98 m
- Utility 7'6 x 6'5 2.28 m x 1.95 m
- Cloakroom
- 1st Floor Landing
- Bedroom 1 14'3 x 12'3 4.34 m x 3.73 m
- Ensuite
- Bedroom 2 12'4 x 10'5 3.75 m x 3.17 m
- Bedroom 3 13'2 max x 11'3 4.01 m x 3.42 m
- Bedroom 4 12'3 x 11'9 3.73 m x 3.58 m
- Bathroom

### **PLOT 6 - 2131SQFT 197SQM**

- Entrance Hall
- Cloakroom
- Office/Study 8'8 max x 9'6 2.64 m x 2.89 m
- Snug 17' x 12'4 5.18 m x 3.75 m
- Open Plan Kitchen/Dining Room/Living Room 40'1 x 11'6 12.21 m x 3.5 m
- Walk in Pantry
- Utility 15' x 9'8 4.57 m x 2.94 m
- 1st Floor Landing
- Bedroom 114'2 plus door recess x 11'8 4.31 m x 3.55 m
- Ensuite
- Walk in Dressing Room
- Bedroom 2 14'7 x 10'6 4.44 m x 3.20 m
- Bedroom 3 12'4 x 11 3.75 m x 3.35 m
- Bedroom 4 12'4 x 9'9 3.75 m x 2.97 m
- Bathroom

### **PLOT 7 - 1969SQFT 182SQM**

- Entrance Hall
- Cloakroom
- Living Room 20'9 x 15'4 6.32 m x 4.67 m
- Open Plan Kitchen/ Dining Room 33'4 x 16'2 10.16 m x 4.92 m
- Utility 11'1 x 5'5 3.37 m x 1.65 m
- 1st Floor Landing
- Bedroom 1 14'3 x 11'1 4.34 m x 3.37 m
- Walk in Wardrobe 11'1 x 5'1 3.37 m x 1.54 m
- Ensuite
- Bedroom 2 15'5 x 11'1 4.69 m x 3.37 m
- Bedroom 3 11'7 x 9'5 3.53 m x 2.87 m
- Bedroom 4 16'8 x 9'5 5.08 m x 2.87 m

### **PLOT 8 - 2507SQFT 232SQM**

- Entrance Hall
- Snug/Living Area 17'5 x 12'4 5.3 m x 3.75 m
- Office/Study 12'4 plus door recess x 10'6 3.75 m x 3.20 m
- Cloakroom
- Open Plan Kitchen/ Dining/ Living Room 46' x 12'3 14.02 m x 3.73 m
- Walk in Pantry
- Utility 8' x 6'5 2.43 m x 1.95 m
- 1st Floor Landing
- Bed 1 14'7 x 12'2 4.44 m x 3.70 m
- Walk in Wardrobe
- Ensuite
- Bed 2 17'4 max x 13'8 5.28 m x 4.16 m
- Bed 3 16' x 14'5 4.87 m x 4.39 m
- Bed 4 13'8 x 13'8 4.16 m x 4.16 m
- Bathroom

**BROWN & CO**

The Atrium  
St George's Street  
Norwich  
Norfolk NR3 1AB

**01603 629871**  
**[norwich@brown-co.com](mailto:norwich@brown-co.com)**

[brown-co.com](http://brown-co.com)