

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.

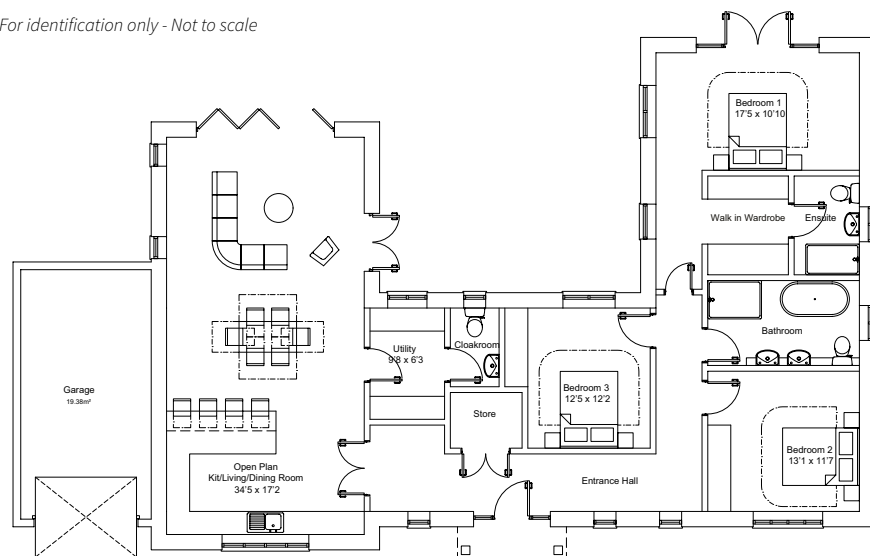
Combining high-quality homes with a sought-after semi-rural location and excellent accessibility, this development offers the best of both worlds: tranquil village living with the convenience of nearby towns and direct access to London.

The Developer

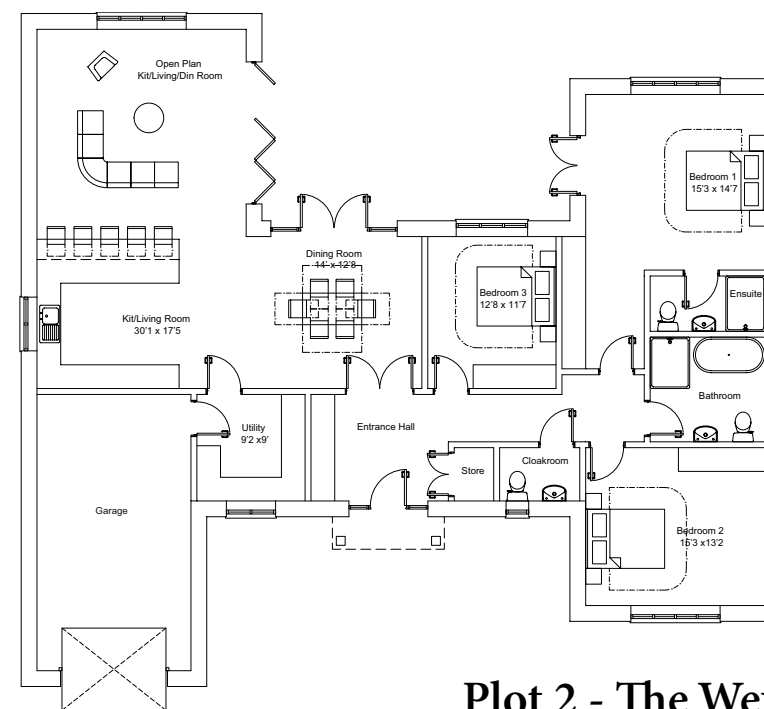
Prism Properties provides eco-friendly residences designed for modern living featuring premium fittings and finishes. Their homes boast state-of-the-art contemporary kitchens with quartz worktops, integrated appliances, underfloor heating, air source heat pumps, sleek bathroom suites, and landscaped 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)



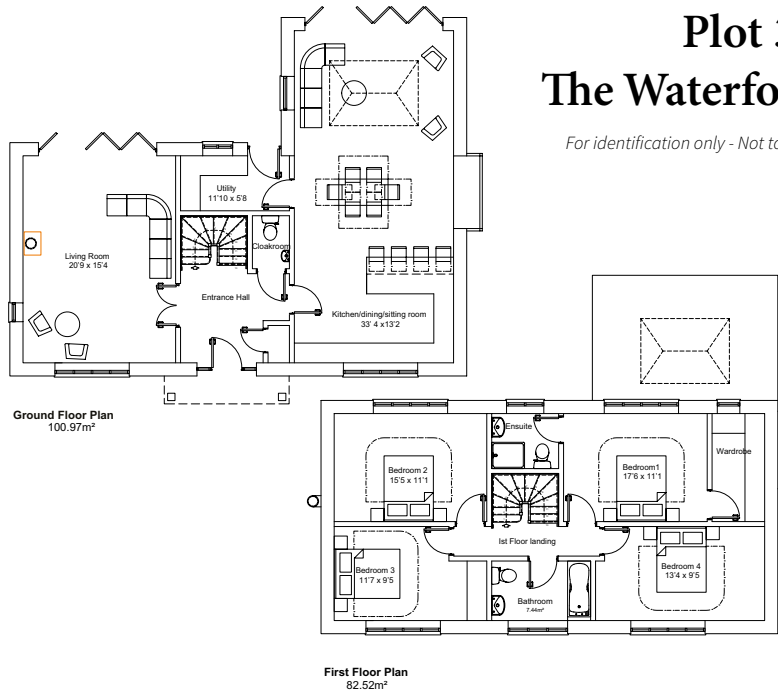
Ground Floor Plan
168.33m² (Excluding Garage)

Plot 2 - The Wexford

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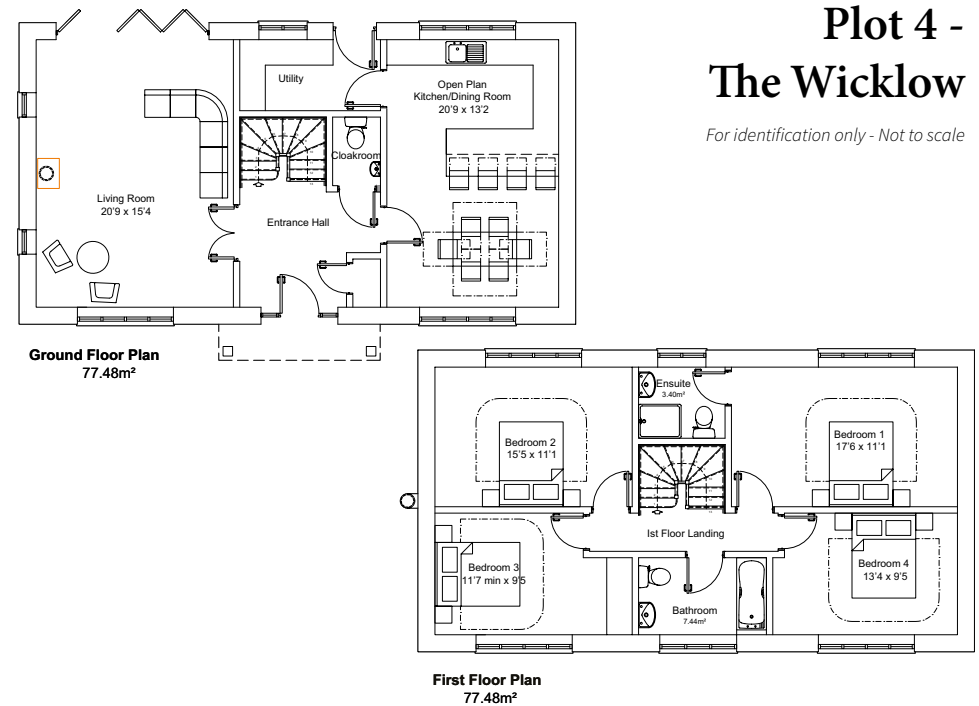
Plot 3 - The Waterford

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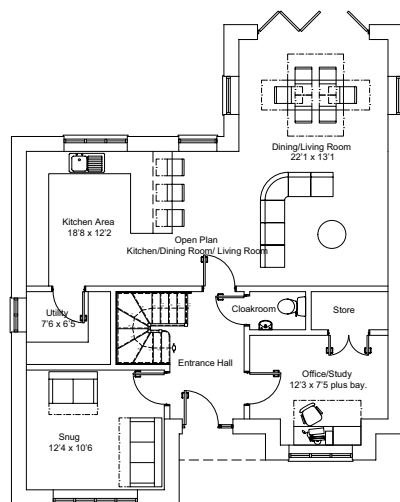
Plot 4 - The Wicklow

For identification only - Not to scale

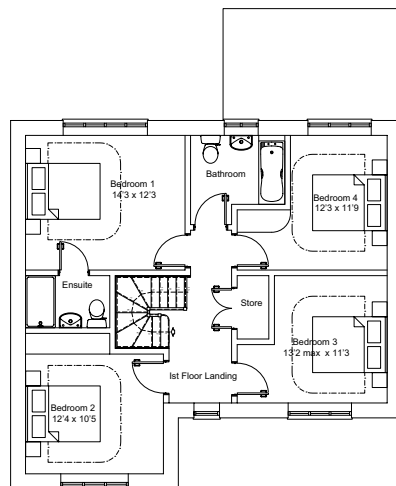


Plot 5 - The Longford

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Ground Floor Plan
90.20m²



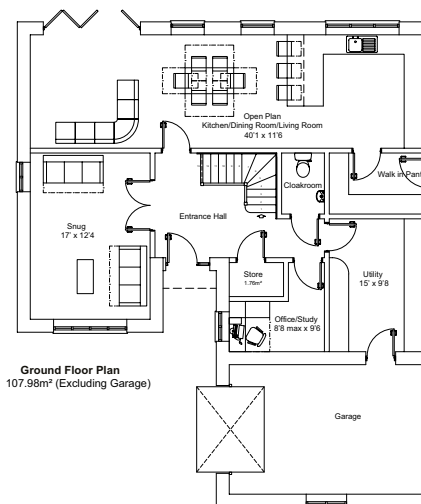
First Floor Plan
79.56m²



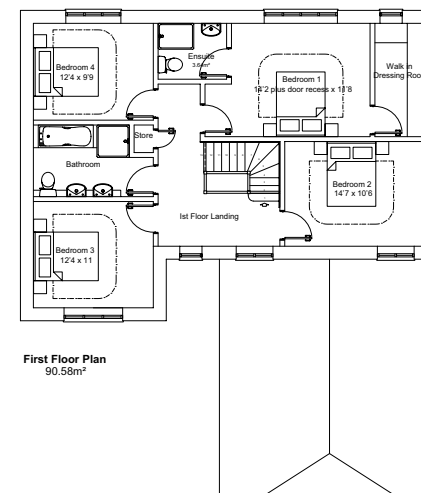
PLOT 5



PLOT 6



Ground Floor Plan
107.98m² (Excluding Garage)



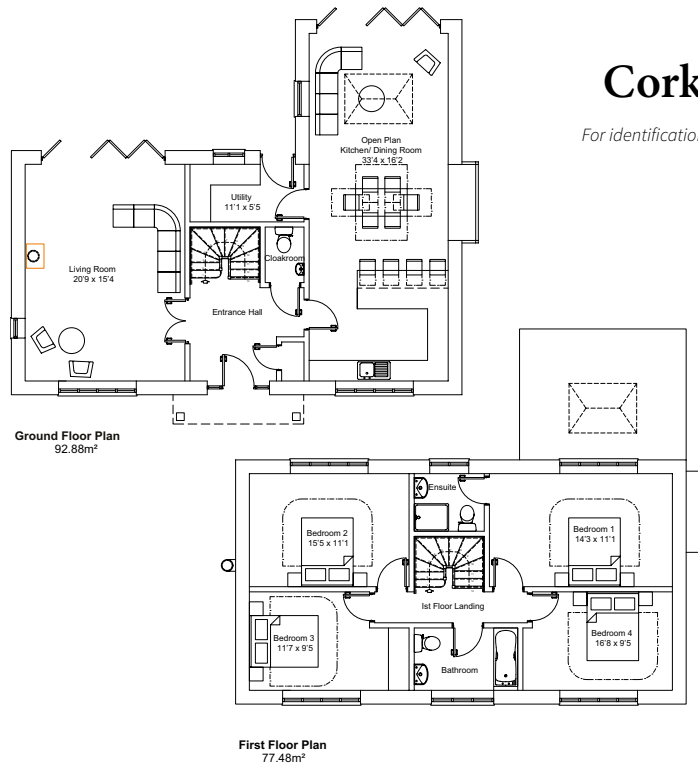
First Floor Plan
90.58m²

Plot 6 - Galway House

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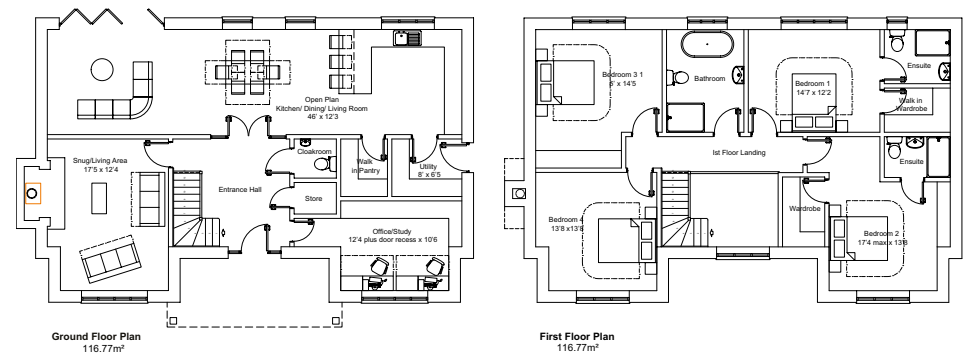
Plot 7 - Cork House

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Plot 8 - Kerry House

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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.

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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
- Ist 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
- Ist 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
- Ist 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
- Ist 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
- Ist 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
- Ist 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



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