



Framingham

GARDENS



Each home at Framingham Gardens is finished to an exceptional standard, showcasing high-quality materials and expert craftsmanship.

STRAND DEVELOPMENT

Framingham Gardens — A rare blend of space, style, and serenity

Nestled within an established and desirable location, Framingham Gardens is an exclusive collection of just four detached family homes. Designed with modern family life in mind, each home offers five generously sized bedrooms and spacious living areas—perfect for both relaxing and entertaining.

Finished to an exceptional standard, these distinctive homes combine elegant design with high-quality craftsmanship, creating a truly special place to call home.

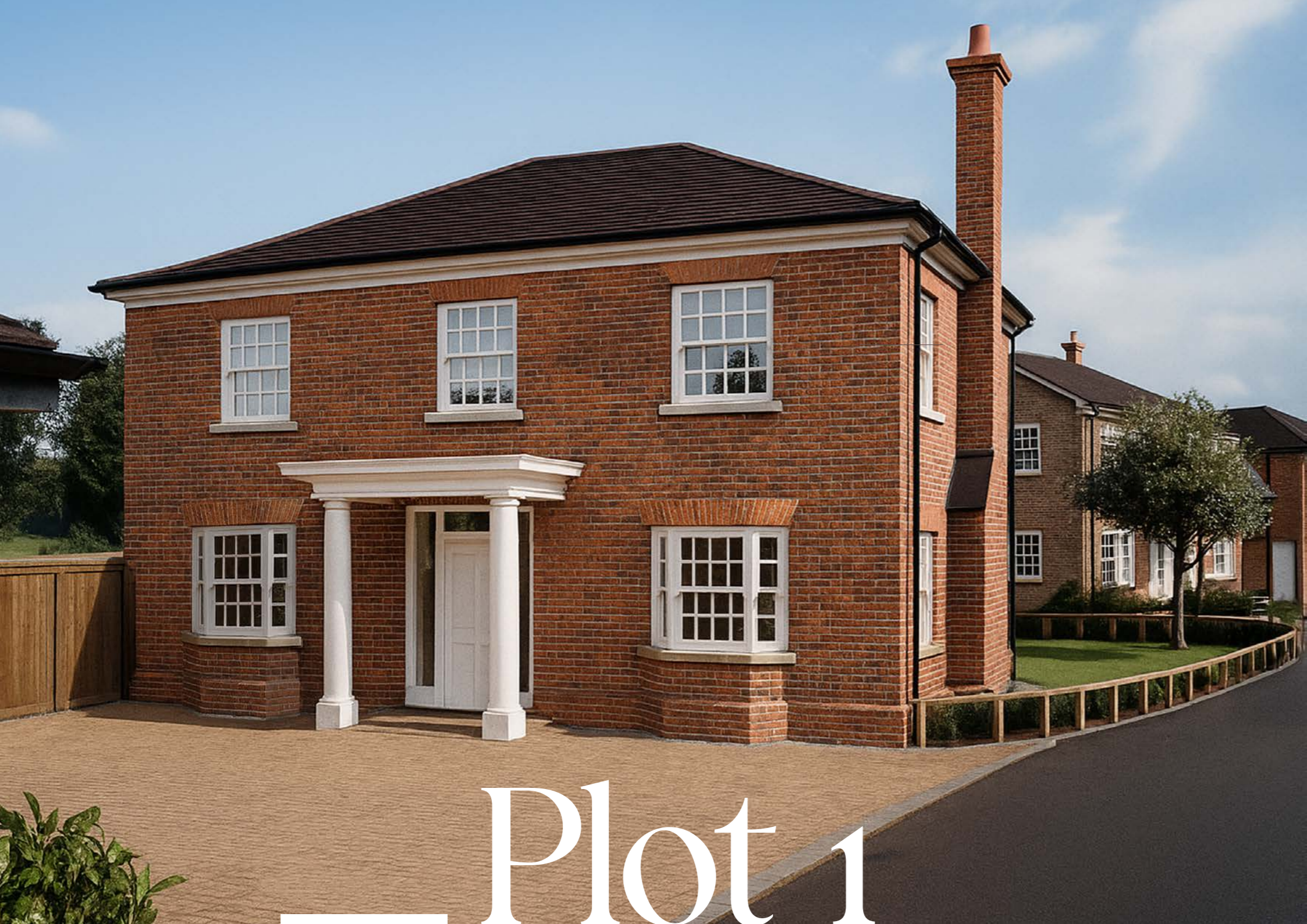
Framingham Gardens—where timeless quality meets contemporary living.



Designed in an elegant Georgian style, each home features classic proportions, symmetrical facades, and refined architectural details that evoke timeless charm.

STRAND DEVELOPMENT

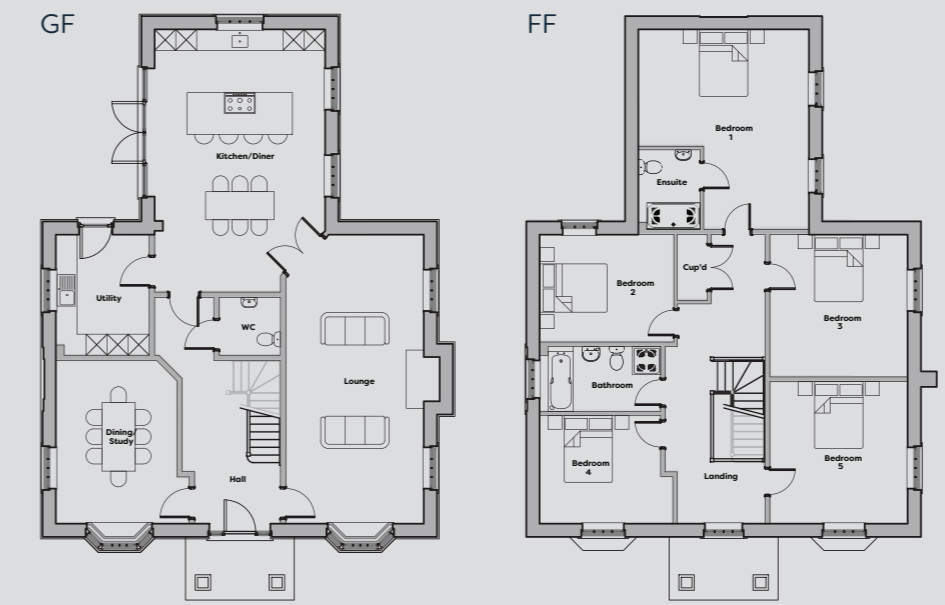




Plot 1

Plot One

An elegant detached family home offering well-balanced living space, featuring a bright double-aspect sitting room, a separate formal dining room, and a spacious open-plan kitchen/family area with French doors leading to the rear garden. A practical utility room adds everyday convenience. Upstairs, the generous principal bedroom benefits from a stylish en suite, complemented by four further well-proportioned bedrooms—perfect for growing families or flexible home working.



Ground Floor

- Lounge** 4m x 8.3m / 13'1 x 27'2
- Study/Dining** 3.8m x 4.7m / 12'4 x 15'4
- Kitchen/Diner** 5.8m (at widest) x 7.4m (overall) / 19' x 24'2
- Utility** 2.7m x 3.5m / 8'8 x 11'4
- WC** 1.8m x 1.7m / 5'9 x 5'5

First Floor

- Bedroom 1** (including en-suite) 5.9m x 4.9m / 19'3 x 16'
- Ensuite** 1.8m x 2.3m / 5'9 x 7'5
- Bedroom 2** 3.9m x 3.1m / 12'7 x 10'1
- Bedroom 3** 4m x 4.1m / 13'1 x 13'4
- Bedroom 4** 3.9m x 2.9m / 12'7 x 9'5
- Bedroom 5** 4m x 4.1m / 13'1 x 13'4
- Bathroom** 2.1m x 3.5m / 6'8 x 11'4



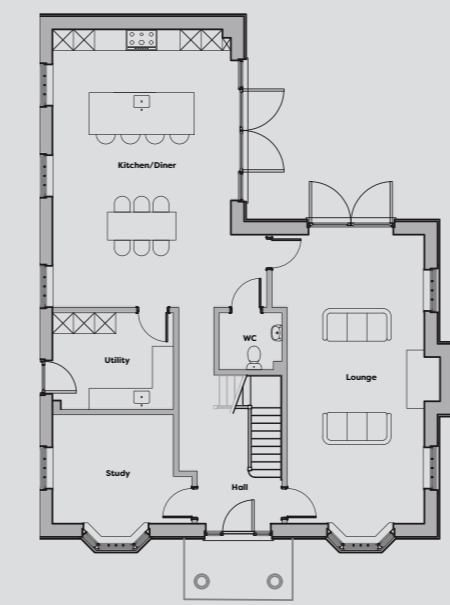
Plot 2

Plot Two

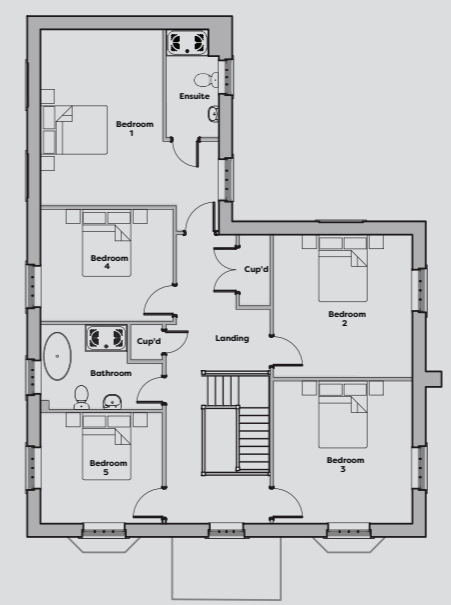
A refined detached family home offering generous and versatile living space, featuring a bright double-aspect sitting room with doors leading to the rear garden, a separate dining room, and a spacious open-plan kitchen/family area that also opens onto the garden. A dedicated study provides an ideal space for working from home, while a practical utility room adds convenience. Upstairs, the principal bedroom boasts a stylish en suite, complemented by four further well-proportioned bedrooms—perfectly suited for family living.



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Ground Floor

- Lounge** 4m x 8.3m / 13'1 x 27'2
- Study** 3.5m x 3.2m / 11'4 x 10'4
- Kitchen/Diner** 5.1m (at narrowest) x 8m / 16'7 x 26'2
- Utility** 2.8m x 3.6m / 9'1 x 11'8
- WC** 1.7m x 1.8m / 5'6 x 5'9

First Floor

- Bedroom 1** (including en-suite) 5.1m x 5.1m / 16'7 x 16'7
- Ensuite** 1.6m x 3.2m / 5'2 x 10'4
- Bedroom 2** 4m x 4.1m / 13'1 x 13'4
- Bedroom 3** 4m x 4.1m / 13'1 x 13'4
- Bedroom 4** 3.2m x 3.85m / 10'4 x 12'6
- Bedroom 5** 3.6m x 3.3m / 11'8 x 10'8
- Bathroom** 2.6m x 3.85m / 8'5 x 12'6

The kitchens at Framingham Gardens combine sophisticated design with exceptional quality, featuring high-spec appliances, sleek finishes, and thoughtfully crafted details.

STRAND DEVELOPMENT





Plot 3

Plot Three

A classic detached family home offering spacious and adaptable living areas, including a bright double-aspect sitting room with doors opening to the rear garden a generous open-plan kitchen/family space that also opens onto the garden. A dedicated study provides the perfect spot for working from home, complemented by a practical utility room for added convenience. Upstairs, the principal bedroom features a stylish en suite, alongside four further well-sized bedrooms.

Ground Floor

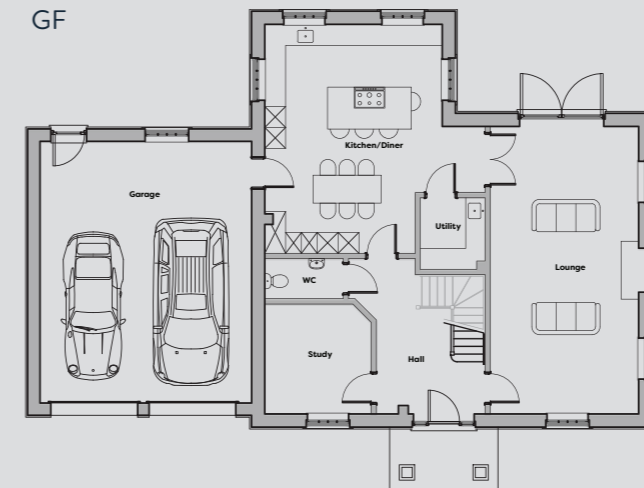
- Lounge** 4.3m x 8.3m / 14'1 x 27'2
- Study** 3.1m x 3.2m / 10'1 x 10'4
- Kitchen/Diner** 5m x 6.6m / 16'4 x 21'6
- Utility** 1.9m x 2.1m / 6'2 x 6'8
- WC** 2.3m x 1.2m / 7'5 x 3'9
- Garage** 6.1m x 7.5m / 20' x 24'

First Floor

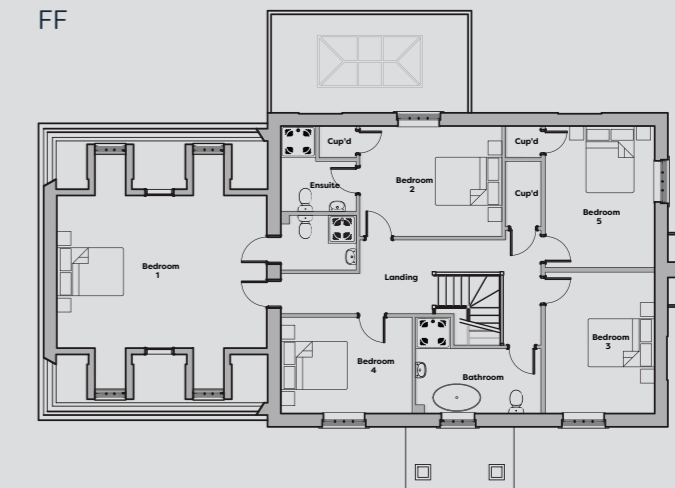
- Bedroom 1** 6.1m x 7.1m / 20' x 23'2
- Ensuite** 2.2m x 1.7m / 7'2 x 5'5
- Bedroom 2** 4.2m x 3.2m / 13'7 x 10'4
- Ensuite** 2.2m x 1.5m / 7'2 x 4'9
- Bedroom 3** 3.2m x 4.1m / 10'4 x 13'4
- Bedroom 4** 3.8m x 2.8m / 12'4 x 9'1
- Bedroom 5** 3.2m x 4.1m / 10'4 x 13'4
- Bathroom** 3.7m x 1.9m / 12'1 x 6'2



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Plot Four

A stylish detached family home offering spacious and adaptable living areas, including a bright double-aspect sitting room with doors opening to the rear garden, and a generous open-plan kitchen/family space complete with a stunning lantern ceiling that floods the room with natural light. A dedicated study provides the perfect spot for working from home, complemented by a practical utility room for added convenience. Upstairs, the principal bedroom features a stylish en suite, alongside four further well-sized bedrooms—ideal for comfortable family living.

Ground Floor

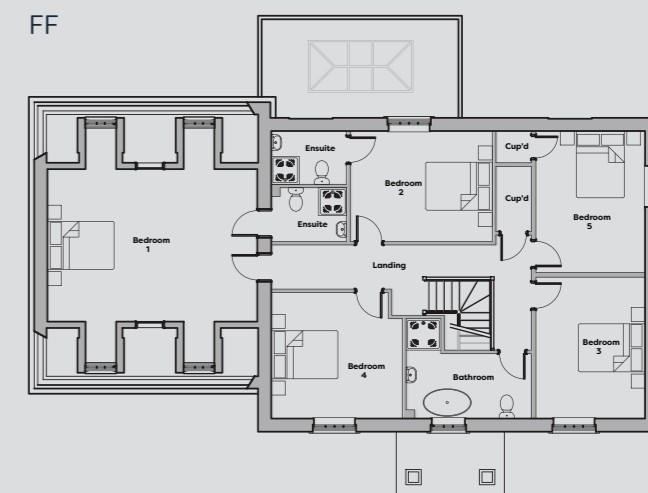
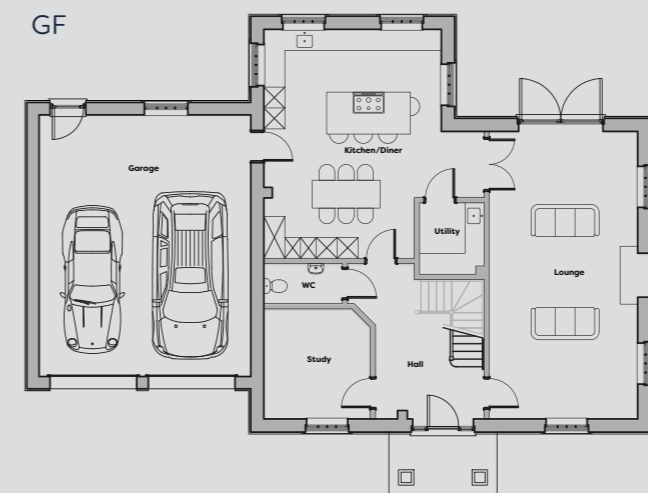
- Lounge** 4.3m x 8.3m / 14'1 x 27'2
- Study** 3.1m x 3.2m / 10'1 x 10'4
- Kitchen/Diner** 5m x 6.6m / 16'4 x 21'6
- Utility** 1.9m x 2.1m / 6'2 x 6'8
- WC** 2.3m x 1.2m / 7'5 x 3'9
- Garage** 6.1m x 7.5m / 20' x 24'

First Floor

- Bedroom 1** 6.1m x 7.1m / 20' x 23'2
- Ensuite** 2.2m x 1.7m / 7'2 x 5'5
- Bedroom 2** 4.2m x 3.2m / 13'7 x 10'4
- Ensuite** 2.2m x 1.5m / 7'2 x 5'2
- Bedroom 3** 3.2m x 4.1m / 10'4 x 13'4
- Bedroom 4** 3.8m x 3.7m / 12'4 x 12'1
- Bedroom 5** 3.2m x 4.1m / 10'4 x 13'4
- Bathroom** 3.7m x 1.9m / 12'1 x 6'2



Plot 4



The generously sized bedrooms are bright and airy, each thoughtfully designed to offer comfort and privacy, with luxurious en suite bathrooms enhancing the sense of space.

STRAND DEVELOPMENT



Specification

Kitchen

Shaker style Kitchens and utilities
Quartz worktops throughout
30mm
Bosch Appliances fully integrated including full height larder fridge and freezer units
1.5 bowl sink
Breakfast Bar/ Islands

Internal

Oak Veneer Internal doors
Skirting and architrave throughout
Washer/Dryer
Solid Oak handrail and newel cap to stairs

Bathrooms and ensuites

Half height tiling to bathrooms plus full height to wet areas – TAU
Ceramica
Lit niches to showers
High spec sanitary ware
Vanity units
Wall mounted electric towel rails

Flooring

Ceramic tiled floors to halls / kitchens / wc / bathrooms – TAU
Ceramica
Premium carpets to living rooms / bedrooms / Stairs

Heating, lighting and electrical

Air Source Heat Pump
Underfloor heating to ground floor
Radiators upstairs
Doorbell
External sockets
Data points to habitable rooms
External tap
Outside LED lights to front and rear of properties

External

Lawn turfed to front and rear gardens
Electric car charging point
Red/Buff handmade brick traditional construction
Generous Patio
Black gutters and downpipe
Bifold doors / French doors (where applicable)
Electrically operated garage roller doors (where applicable)

Services

Mains Sewage
Mains Electric
Air Source Heat Pump

EPC All B's

Warranty Advantage 10 year



Framingham Earl

Nestled in the picturesque Norfolk countryside, Framingham Earl offers the perfect blend of tranquil rural living and modern convenience. This charming village is steeped in natural beauty, with leafy lanes, open fields, and a strong sense of community. Its peaceful surroundings provide an idyllic setting for families and professionals alike, while still being just a short drive from the vibrant city of Norwich. Renowned for its rich history, cultural attractions, and exceptional shopping and dining, Norwich is easily accessible, making Framingham Earl an ideal base for both work and leisure.

Adding to its appeal, Framingham Earl also enjoys enviable proximity to the Norfolk coast. Within a short journey, residents can escape to some of the region's most breathtaking beaches, from the expansive sands of Holkham to the charming seaside towns of Southwold and Cromer. Whether you seek countryside calm, coastal retreats, or the energy of a historic city, Framingham Earl offers a rare opportunity to enjoy the best of all worlds, making it not just a place to live, but a place to truly belong.

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What3words: news.vision.vans

All images in this brochure are indicative of style and design and room measurements are taken from the working plans.



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