

# The Hawthorns

NECTON • NORFOLK

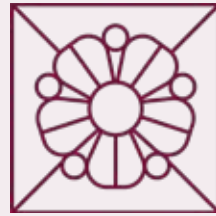


ESMERA









# Welcome to THE HAWTHORNS

Set within Norfolk's picturesque countryside just off the A47, The Hawthorns is an exclusive collection of three and four bedroom detached homes. These thoughtfully designed properties combine contemporary architecture with the timeless character of traditional materials, creating homes which feel both modern and rooted in their rural surroundings.

Inside, each home features spacious open-plan layouts, high-specification finishes, and eco-conscious touches such as EV charging points and air source heat pumps. These features not only elevate daily living but also help future-proof each home for generations to come.

The Hawthorns offers a lifestyle which is calm, connected, and considered. Whether it's the generous gardens, far-reaching views or the strong sense of community, this is a place where modern life slows down — without compromising on comfort or convenience.





# Village life in Norfolk

Set between Swaffham and Dereham, just off the A47 main route between King's Lynn and Norwich, Necton offers the best of both traditional, rural living in the heart of the Brecklands along with easy access to every point of the county compass. A commuter's idyllic hideaway definitely, but with Thetford Forest just 30 minutes away, there's plenty of adventuring to be had for those who love to explore the great outdoors – load up the bikes to enjoy the cool of the forest trails on a hot summer's day, challenge yourselves on the high wires at Go Ape, or simply unpack a picnic under the towering trees and reconnect with nature.

Historically, Necton appears in the Domesday Book as Nechetuna, meaning 'town or settlement by a neck of land' as it sits at the foot of a ridge, and Grade I listed All Saints' church has a vast hammer beam and arch braced roof with carved angels which is a fabulous place to sit and contemplate.

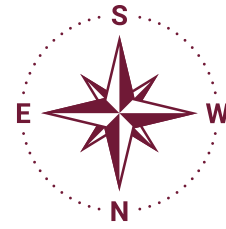
Follow Tuns Road a little further and turn into Mill Street which once was a centre of industry when a five-storey windmill ground flour from crops grown in surrounding farmland. Enjoy a glass and a home cooked meal at the local pub, the appropriately named The Windmill Inn. Looking to the future, just outside Necton a new sub-station will harness energy from off-shore wind farms on the east coast, once again putting this thriving village community on the map.







## Distances from Necton:

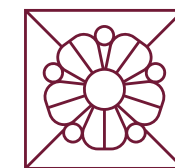
Swaffham	4.5 miles
Dereham	8.3 miles
Kings Lynn	19.9 miles
Norwich Airport	25.5 miles
Norwich & Train Station	29.8 miles





# The Development

Key	Plot(s)	Name	Bedrooms	Internal Area
	1 & 9	The Thurne	4	1,808 sq. ft.
	2 & 6	The Yare	3	1,227 sq. ft.
	3 & 7	The Wissey	3	1,216 sq. ft.
	4 & 5	The Wensum	4	2,260 sq. ft.



# The Hawthorns

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# The Wissey

(Plots 3 & 7)



- Three bedroom detached family home
- Kitchen/dining room overlooking the garden
- Separate utility room
- Spacious principal bedroom with en-suite and fitted wardrobes
- Two further bedrooms
- Family bathroom and a ground floor cloakroom
- Garage and driveway parking
- South-facing garden to plot 7



## GROUND FLOOR

- Sitting Room  
17'9" x 10'6" (5.41m x 3.20m)
- Kitchen/Dining Room  
18'6" x 17'3" (5.63m x 5.25m)

## FIRST FLOOR

- Bedroom 1  
14'1" x 12'8" (4.29m x 3.86m)
- Bedroom 2  
12'8" x 10'0" (3.86m x 3.04m)
- Bedroom 3  
9'5" x 8'0" (2.87m x 2.51m)

# The Yare

(Plots 2 & 6)



- Three bedroom detached family home
- Kitchen/dining room overlooking the garden
- Separate utility room
- Spacious principal bedroom with en-suite and fitted wardrobes
- Two further bedrooms
- Family bathroom and a ground floor cloakroom
- Garage and driveway parking
- South-facing garden to plot 6



GROUND FLOOR

- Sitting Room  
15'1" x 11'9" (4.59m x 3.58m)
- Kitchen/Dining Area  
18'6" x 13'8" (5.63m x 4.16m)

NB Floorplan is of Plot 2, Plot 6 (pictured) is mirrored

FIRST FLOOR

- Bedroom 1  
13'8" x 11'9" (4.16m x 3.58m)
- Bedroom 2  
13'8" x 10'7" (4.16m x 3.22m)
- Bedroom 3  
13'8" x 7'6" (4.16m x 2.28m)

# The Thurne

(Plots 1 & 9)



- Four bedroom detached family home
- Dual aspect kitchen/dining room overlooking the garden
- Separate study and utility room
- Spacious principal bedroom with en-suite and fitted wardrobes
- Three further double bedrooms
- Family bathroom and a ground floor cloakroom
- Garage and driveway parking
- West-facing garden to plot 9



First Floor



Ground Floor

## GROUND FLOOR

Kitchen/Dining Area  
23'0" x 13'8" (7.01m x 4.16m)

Sitting Room  
23'0" x 14'1" (7.01m x 4.29m)

Study  
7'9" x 7'5" (2.36m x 2.26m)

NB Floorplan is of Plot 1, Plot 9 (pictured) is mirrored

## FIRST FLOOR

Bedroom 1  
15'7" x 12'5" (4.74m x 3.78m)

Bedroom 2  
14'1" x 12'5" (4.29m x 3.78m)

Bedroom 3  
15'7" x 10'2" (4.74m x 3.09m)

Bedroom 4  
14'1" x 10'2" (4.29m x 3.09m)



# The Wensum

(Plots 4 & 5)



- Four bedroom detached family home
- L-Shaped triple aspect kitchen/dining/family room overlooking the garden
- Sitting room with bi-fold doors into the garden
- Spacious principal bedroom with en-suite and fitted wardrobes
- Three further double bedrooms
- Separate study and a utility room
- Double garage and driveway parking
- South-facing garden to plot 5



First Floor



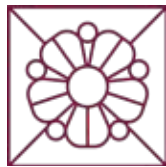
Ground Floor

## GROUND FLOOR

Kitchen/Dining Room 24'0" x 17'1" (7.31m x 5.20m)	Bedroom 1 17'1" x 14'5" (5.20m x 4.39m)
Family Room 10'6" x 8'2" (3.20m x 2.48m)	Bedroom 2 14'5" x 12'5" (4.39m x 3.78m)
Living Room 22'7" x 13'8" (6.88m x 4.16m)	Bedroom 3 13'8" x 12'0" (4.16m x 3.65m)
Study 13'7" x 7'5" (4.14m x 2.26m)	Bedroom 4 13'8" x 10'2" (4.16m x 3.09m)

## FIRST FLOOR





# Specification

## KITCHEN

- High-end kitchens with silestone worktops
- High level double oven and an induction hob
- Down draft extractors, excluding Plots 1 & 9, which have overhead extractors
- Integrated dishwasher and fridge freezer

## BATHROOMS & EN-SUITES

- En-suites to all principal bedrooms
- White sanitaryware and chrome hardware

## FLOORING

- Flooring included throughout

## JOINERY & DOORS

- UPVC double-glazed windows
- Built-in, sliding mirrored wardrobes (plot & room specific)
- Aluminium double glazed bi-fold doors

## HEATING

- Air source heat pump with underfloor heating to ground floor
- Multi-zone control heating

## EXTERNAL

- EV charging point
- Outside tap
- External double socket
- Outside lighting to front and rear
- Landscaped front garden

## WARRANTY

- 10 year Build-Zone new build warranty

## AGENT'S NOTES

- There is an estate management fee of £513 per annum, per household.
- Viewings strictly by appointment with Sowerbys Estate Agents, Dereham
- Some photos have been virtually staged and are for representative purposes only







## About the Developer

### Their Vision

“To be an ethical housebuilder, creating exceptional spaces and making a positive difference to the lives of our homeowners and the communities we impact.”

### ‘Remarkable Homes Crafted With Love’

Esmera are dedicated to designing and building properties that are not only beautiful and functional, but also shaped by your needs and the place they’re built in. They work meticulously to ensure every aspect of an Esmera home, from the outside façade to the inner design and surrounding gardens, works together harmoniously to create a truly stunning finished product.

### ‘Built On 60 Years’ Experience’

As part of the EJT Group, Esmera boast decades of experience in building quality homes and inspiring spaces. Working with EJT Construction, they pride themselves on completing every detail of their properties, from planning stages to handover and aftercare, to the highest standard.




Some images used have been virtually staged/renovated to show how the property could look once furnished and are for representative purposes only. These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



NORFOLK





# The Hawthorns

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Land & New Homes Specialists



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