



Bluebell Rise

BAWDESWELL

Abel
Homes

Contemporary and energy efficient homes designed for modern living

2, 3 and 4 bedroom new homes in Bawdeswell



Bluebells at nearby Foxley Wood

A warm welcome

The Abel Homes Board of Directors:

Tony Abel, Maggie Abel, Paul LeGrice and Chris Abel



At Abel Homes we work hard to maintain our reputation for building contemporary, award-winning homes to a high specification and outstanding quality. Every home is carefully planned by our architects for practical living, low energy consumption and low maintenance.

We are an independent, family-owned, Norfolk business that cares for our customers by providing a personalised service with options to tailor your home to your needs. We pride ourselves on our flexibility to include your personal choices wherever possible. Our Customer Charter goes further, illustrating our commitment to you, and how we'll help you with every step – before, during and after your purchase.

We also care for the environment where we live and work, enhancing our surroundings and bringing new life to neighbourhoods. Our architects are selected on local knowledge and experience, and our Good Neighbour Charter ensures we minimise disruption to the local area while we create new communities. We go to great lengths to be considerate to everyone and everywhere we work.

Thank you for taking an interest in Bluebell Rise at Bawdeswell. We invite you to browse our brochure and will be delighted to answer any questions you may have. Better still, why not visit and view our showhome? You'll be most welcome at Bluebell Rise.

Tony Abel Chairman, Abel Homes



Bluebells, butterflies and the beauty of Bawdeswell



Set centrally in the beautiful and desirable county of Norfolk, Bawdeswell Village is positioned on the northeastern boundary of Breckland district and provides excellent access to the fine cathedral city of Norwich and the Broadland Northway (NDR).

This charming village is situated immediately to the north of the A1067, with Bluebell Rise being conveniently located to benefit from the ease of connectivity to the surrounding area. The attractive village centre has been preserved by the creation of a conservation area and the village is home to a number of essential amenities including a primary school, village store, a variety of shops, village hall, public house and a recreation ground that includes a football pitch, a basketball/short tennis court and a play area.



The local independent Bawdeswell Garden Centre attracts customers from far and wide. As well as providing an extensive range of trees, shrubs, flowers and plants, it also offers a food hall that stocks locally sourced products, a restaurant and coffee shop. An indoor shopping centre houses a number of independent retailers offering a variety of services.

Foxley Wood, located to the northeast of the village, is a Site of Special Scientific Interest and the largest remaining area of ancient woodland in Norfolk. In early spring pale yellow primroses peek out from the banks of the ditches and then give way to an explosion of colour when bluebells carpet the woodland floor.

The stunning Norfolk coastline, with its beautiful scenery, is ideally placed just 20 miles away and can be reached with a 30-minute drive through the stunning Norfolk countryside; this, along with Foxley Wood, is an excellent excuse to visit North-Norfolk and its Areas of Outstanding Natural Beauty.



Travel Distances by Road

- Norwich Ring Road: 12 miles / 22 mins
- Fakenham: 11 miles / 19 mins
- Dereham: 7 miles / 16 mins

- Wells-next-the-Sea: 20 miles / 31 mins
- Cromer: 23 miles / 41 mins
- Reepham: 4 miles / 9 mins
- A47: 6 miles / 13 mins

- Cambridge: 75 miles / 1hr 35 mins
- King's Lynn: 30 miles / 52 mins
- Bury St Edmunds: 51 miles / 1hr 22 mins



*Designed with
modern living
in mind...*

Our development at Bluebell Rise offers a selection of superb new homes; delivering the quality and choice one would expect from an award-winning builder.

Bluebell Rise, aptly named after the magnificent flowers that are a springtime phenomenon in Foxley Wood, nestles towards the edge of this popular, charming Norfolk village.

As part of the development, Abel Homes will create two areas of public open space for residents to enjoy, deliver a small play area and commission a piece of public artwork to provide a focal point for the new community.

All of this, along with the peace of mind that your new home has been thoughtfully designed and built by one of Norfolk's leading independent house builders, ensures that you can enjoy your new home.







Quality in every detail

The Abel Homes Standard

We are proud to provide a friendly, reliable and first class customer service.

Our homes are built and finished to a very high standard, each benefiting from stunning design, energy efficiency and low maintenance. Our specification will make you feel comfortable from the day you move in.

You'll know you've made the right move.



A-Rated Energy Efficiency

Our properties are EPC A-Rated, the most energy efficient band – your new home will help ensure you have low energy bills.



Integrated Appliances

As well as your choice of units, worktops and handles, kitchens are equipped with fully integrated Bosch ovens, hobs, cooker hoods and A-Rated dishwashers and fridge/freezers.



Solar PV to Every Home

Buyers will own their Photovoltaic (PV) system, enjoying the free and clean energy generated.



Floor Coverings Throughout

We like to think of this as 'Ready for Living' - all rooms fitted with quality floor coverings.



Fibre to Your Home

Every home is equipped with 'Fibre to the Premises' – up to 40 times faster than copper broadband.



Triple-glazed Windows

High performance, premium quality triple glazing to every home, helping to increase energy efficiency whilst reducing levels of noise.



Remote Electric Garage Doors

Garages, with remote operated electric doors, electrical supply and internal light, to most properties.



Underfloor Heating

On the ground floor of all homes. Powered by an Air Source Heat Pump for comfort, convenience and energy efficiency.

Our commitment to you

Our comprehensive Customer Charter sets out our commitment to provide you with excellent service and clear information at every step of your purchase – even after you have moved in.

During the purchase and construction phases we are on hand to clarify choices and options, making sure you have access to a personalised service with diligent, caring employees to advise you.

Our homes are covered by a NHBC warranty for ten years and we will undertake certain remedial works for the first two years as defined by the NHBC guidelines.



Our satisfied customers

“ Just wanted to write a note to say how happy I am with my new home. ”

“ We weren't looking for an energy efficient house but we are very pleased with the air source heating, solar panels and under floor heating. ”

“ Having just moved into our new build home from Abel Homes we can honestly say what a great experience we have received from start to finish. ”

“ The overall quality of the build is fantastic, we have a beautiful kitchen and the quality of the bathrooms is great too! We feel privileged to have been able to buy an Abel Home. ”

“ We were very impressed by the quality of our Abel Homes build and the beautiful Norfolk village location. The friendly Abel Homes team work with you and support you through the process of moving home. We had looked at other developments in the area but they didn't match up to the standard and community feel we were looking for. The longevity of an eco-friendly design is a huge plus and we know we have purchased a home that will look after us for many years to come. ”

“ A lot of thought has gone into designing a modern family home that suits our requirements exactly. ”



Raising our standards

At Abel Homes we pride ourselves in offering excellent customer service throughout the home buying process and, ultimately, a superb home at the end of this journey.

We are proud that several members of the same family may live on an Abel development, or indeed, we find customers living in their second or third Abel property. Our 'Recommend a friend' scheme has proved very popular, as our customers love their homes and cannot wait to recommend us to their friends and family. As a result, we have given away thousands of pounds to happy customers who have recommended a friend or family member, who has then bought one of our properties. You too could take advantage of this scheme.

We are not the only ones who feel that Abel Homes offer a superior buying service and build quality. Our testimonials speak for themselves and the awards our Site Managers have won from the NHBC (National House Building Control) recognise the high standards we are so proud to achieve.

The NHBC are the UK's leading warranty and insurance provider for UK house-building for new homes. Their stated purpose is to give homeowners confidence in the quality of new homes.

"The NHBC awards reflect exceptional performance on site, which is the backbone of our philosophy as a local house builder. It is a reflection of the efforts we put into all of our developments to ensure that we are producing the very highest quality new homes in Norfolk.

The NHBC awards are given following a 'Michelin Guide' style inspection by an NHBC inspector, who assesses site managers against 38 strict criteria, including workmanship, excellent leadership skills, technical expertise, the ability to turn the designer's intentions into reality, good health and safety standards and a commitment to raising standards."

Tony Abel Chairman,
Abel Homes



Our champions

Tim Walsingham

2009 Pride in Job and a Seal of Excellence
- Gardeners Green, Hingham

2017 Pride in Job – Swans Nest, Swaffham

2018 Pride in Job and a Seal of Excellence
– Swans Nest, Swaffham

2019 Pride in Job, Seal of Excellence and Eastern Regional
Winner (pictured above) – Swans Nest, Swaffham

Danny Pinner

2012 Pride in Job – Hus46, Watton

2018 Pride in Job – Walnut Tree Fields, Mattishall

2019 Pride in Job – Walnut Tree Fields, Mattishall

Alan Read

2017 Pride in Job – The Limes, Little Melton



Choice of kitchen units, worktops and handles from our extensive range* (with 'soft close' doors)

Low energy light fittings including under wall units

Integrated A-Rated Bosch appliances including stainless steel electric oven, dishwasher and fridge freezer

Floor coverings included in all homes, with underfloor heating to the ground floor

Choice of ceramic wall tiles for specified areas to bathrooms and en suites from our selected range of Johnson Tiles*

Choice of **vinyl flooring***

Roca sanitaryware, chrome-finish taps, and shower fittings throughout

Chrome heated towel rails to bathrooms and en suites

Home Specification



A-Rated for energy efficiency – the most energy efficient band.

Energy Performance Certificate – A-Rating. Our new homes at Bluebell Rise have an EPC 'A' Rating, the most energy efficient band, so you have peace of mind that your new home will help you to achieve low energy bills.

An Energy Performance Certificate (EPC) shows the current and potential energy rating of a property, known as a 'SAP' rating. 'SAP' stands for Standard Assessment Procedure and is the Government's recommended system for producing a home energy rating.



A bespoke solar PV system is installed on every home. The system consists of monocrystalline black panels and highly efficient inverters. Buyers will own their PV system and enjoy the free electricity it will generate.



- ✓ Choice of kitchen units, worktops and handles from our extensive range* (with 'soft close' doors)
- ✓ Stainless steel A-rated Bosch electric oven (double oven for 4 bedroom homes)
- ✓ Bosch Electric hob and integrated extractor hood.
- ✓ Fully integrated Bosch A+ rated fridge/freezer
- ✓ Fully integrated Bosch A+ rated dishwasher
- ✓ Choice of ceramic floor tiles from our selected range of Johnson Tiles*
- ✓ Choice of wall tiles from our selected range of Johnson Tiles* or upstand to match the worktop
- ✓ Space and plumbing provided for washing machine
- ✓ Low energy lighting fitted, including under-kitchen wall units
- ✓ Waste recycling bins (where possible)



- ✓ White 'Roca' sanitaryware
- ✓ Chrome-finish taps and shower fittings
- ✓ 'Merlyn' shower enclosure
- ✓ Choice of ceramic wall tiles for specified areas to bathrooms and en suites from our selected range of Johnson Tiles*
- ✓ Hand held shower attachment to bath
- ✓ Thermostatically controlled showers
- ✓ Chrome heated towel rails to bathrooms and en suites
- ✓ Choice of vinyl flooring

*Please remember that choices on kitchens, flooring and other finishes are only available up to certain points in construction. The earlier you reserve, the more choice you will have.



CONSTRUCTION

- ✓ Triple-glazed windows as standard
- ✓ High-performance 150mm cavity wall construction
- ✓ Highly insulated ground floors with 200mm insulation and lofts with 400mm of insulation providing comfort and excellent efficiency
- ✓ Sustainably sourced cedar cladding and through coloured white render (on certain plots)
- ✓ Magnesium galvanised steel guttering and downpipes to all plots



ELECTRICAL

- ✓ Generous number of sockets with flexibility on location, subject to build stage
- ✓ Power socket with integrated USB port fitted to each bedroom and in the kitchen
- ✓ Audio visual faceplate in the lounge (including CAT 6 connection point)
- ✓ Low energy LED light fittings to kitchen, bathrooms, W.C and en suites
- ✓ Intruder alarm security system
- ✓ Mains smoke detectors with battery backup
- ✓ Engraved kitchen appliance switches
- ✓ TV aerial within the loft space with booster
- ✓ Wiring to take advantage of Sky TV (if signal available, equipment not included) in the lounge
- ✓ High speed broadband via 'Fibre to the Premises'



INTERNAL DECORATION & FINISHES

- ✓ Floor coverings throughout; choice of carpet and vinyl flooring. Tiled floor to the kitchen and W.C.
- ✓ All rooms decorated in a neutral matt emulsion
- ✓ Square profile skirting and architraves painted in white satin
- ✓ Painted flush fire-grade doors
- ✓ Brushed chrome ironmongery



HEATING SYSTEM

- ✓ Central heating via thermostatically controlled underfloor heating to the ground floor and via thermostatically controlled radiators to the first floors
- ✓ Immersion heater
- ✓ Myson select compact radiators
- ✓ Heatmiser touch screen programmable room thermostats



EXTERNAL

- ✓ Composite front doors that combine high thermal insulation with minimal maintenance, fitted with multi-locking points
- ✓ Landscaping of front gardens, including shrubs and planting
- ✓ Willow hurdle panelling to 'roadside' boundaries
- ✓ External Passive Infrared Sensor (PIR) lighting to the front and rear
- ✓ Electric supply and internal light to all garages
- ✓ Automatic electric garage doors with remote control
- ✓ Outside tap
- ✓ MEFA Numbered post box
- ✓ Front door bell
- ✓ Habitat creation and enhancement measures, including integrated bird/bat boxes on selected plots



Columbus

Housetype H-4P

Plots 12 & 19



4 Bedrooms



3 Bathrooms



4 Toilets



Utility Room



Double Garage



The Columbus is a spacious detached four bedroom home with double garage.

The ground floor comprises an entrance hall, leading through to an open plan family kitchen, dining room and large living room. There's also a downstairs cloakroom, utility room and study.

Upstairs features four double bedrooms – The master bedroom and bedroom 2 benefit from en suite shower rooms whilst the remaining two double bedrooms share the family bathroom.

Total Floor Area: 167m² / 1797 ft²



GROUND FLOOR

Kitchen /Breakfast Area

6.4m x 3.9m max (21'1 x 12'11 max)

Dining Area

4.3m x 3.8m (14'3 x 12'7)

Utility Room

2.3m x 1.7m (7'7 x 5'7)

Lounge

4.7m x 4.7m (15'7 x 15'5)

Study

3.2m x 2.0m (10'7 x 6'6)

FIRST FLOOR

Bedroom 1

4.7m max x 4.6m max (15'6 max x 15'3 max)

Bedroom 2

4.3m max x 3.6m max (14'2 max x 11'9)

Bedroom 3

4.5m x 3.1m max (14'10 x 10'4 max)

Bedroom 4

3.4m x 3.1m (11'1 x 10'2)



Greenburg

Housetype H-4B

Plots 1, 13, 18, 20, 31 & 35

 4 Bedrooms

 2 Bathrooms

 3 Toilets

 Double Garage

(Single Garage to Plots 13, 18 & 20)



An attractive detached four bedroom home offering well-proportioned accommodation affording a light and airy feel. The generous entrance hall, with useful storage cupboard, leads to the open plan living/dining room, kitchen and to the cloakroom.

On the first floor the master bedroom benefits from an en suite shower room with the further three bedrooms being served by the family bathroom.

Total Floor Area: 124m² / 1335 ft²

GROUND FLOOR

Kitchen

5.0m x 3.7m max / 2.6m min
(16'6 x 12'1 max / 8'5 min)

Dining Area

4.0m x 3.1m (13'0 x 10'2)

Lounge

4.9m max x 3.5m
(16'1 max x 11'5)

FIRST FLOOR

Bedroom 1

3.5m x 3.4m (11'7 x 11'2)

Bedroom 2

4.0m x 2.6m (13'2 x 8'7)

Bedroom 3

3.4m x 3.0m (11'2 x 9'11)

Bedroom 4

3.1m max x 2.9m (10'2 max x 9'5)



Horizon

Housetype H-3G

Plots 11 & 24

 3 Bedrooms  2 Bathrooms  2 Toilets  Utility Room  Double Garage



The Horizon is a three bedroom chalet-style home with bedrooms on the ground and first floor. The home benefits from a good sized garden and double garage.

The entrance hall leads through to an open plan kitchen/ dining room with a separate utility room. A triple aspect living room is accessed from the entrance hall.

Also on the ground floor is the master bedroom with double doors to the garden, next to a shower room. Upstairs a family bathroom sits between two further double bedrooms, both with velux roof windows.

Total Floor Area: 120m² / 1292 ft²

GROUND FLOOR

Kitchen

4.6m x 3.1m (15'2 x 10'1)

Utility Room

2.5m x 1.8m (8'3 x 6'1)

Dining Area

3.6m x 3.3m (12'0 x 11'0)

Lounge

6.4m x 4.0m (21'1 x 13'0)

FIRST FLOOR

Bedroom 1

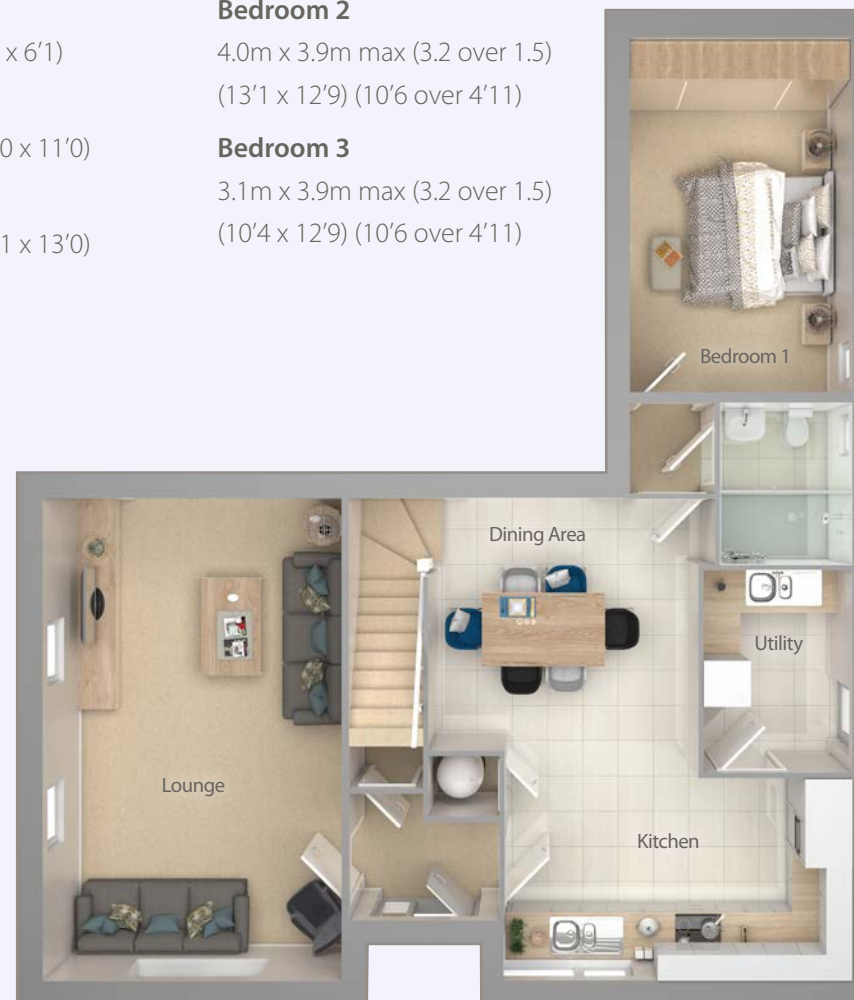
4.6m x 3.0m (15'3 x 9'8)

Bedroom 2

4.0m x 3.9m max (3.2 over 1.5)
(13'1 x 12'9) (10'6 over 4'11)

Bedroom 3

3.1m x 3.9m max (3.2 over 1.5)
(10'4 x 12'9) (10'6 over 4'11)



Bramling

Housetype H-3H

Plots 14 & 34

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage



A detached three bedroom home with single garage. The hallway leads through to the kitchen and a spacious living/dining room.

Upstairs, the master bedroom has an en suite shower room and there are two further bedrooms and a family bathroom.

Total Floor Area: 95m² / 1020 ft²

GROUND FLOOR

Kitchen

3.0m x 2.6m (9'10 x 8'7)

Dining Area

4.1m x 2.9m (13'7 x 9'8)

Lounge

5.2m x 3.0m (17'0 x 9'10)

FIRST FLOOR

Bedroom 1

4.1m x 3.0m (13'7 x 9'10)

Bedroom 2

3.8m max x 3.0m
(12'5 max x 9'10)

Bedroom 3

2.8m x 2.1m (9'4 x 6'11)



Opal

Housetype H-3E

Plots 2, 17, 21 & 26

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage



The Opal is a spacious three bedroom detached home with single garage.

The ground floor has a large lobby entrance linking the generous kitchen and open plan living/dining room.

Upstairs has a master double bedroom with en suite shower room, a further two bedrooms plus family bathroom.

Total Floor Area: 96m² / 1033 ft²



GROUND FLOOR

Kitchen

4.1m x 3.2m (13'7 x 10'6)

Dining Area

3.0m x 2.4m (9'8 x 8'1)

Lounge

5.0m x 3.0m (16'5 x 9'8)

FIRST FLOOR

Bedroom 1

4.0m max / 3.2m min x 2.9m
(13'3 max / 10'8 min x 9'7)

Bedroom 2

3.7m max / 3.3m min x 3.0m
(12'0 max / 10'9 min x 9'9)

Bedroom 3

2.9m x 2.4m (9'7 x 7'11)





The Goldings is a detached three bedroom home with good sized garden and single garage.

The entrance hall leads to a generous sized living room and on the opposite side of the hallway is an open-plan kitchen/dining room.

Upstairs the master bedroom has an en suite shower room and storage area. There are two further double bedrooms and a family bathroom.

Total Floor Area: 94m² / 1012 ft²



GROUND FLOOR

Kitchen

5.5m x 3.1m (18'2 x 10'4)

Lounge

5.5m x 3.1m (18'2 x 10'2)

FIRST FLOOR

Bedroom 1

4.0 x 3.1m (13'1 x 10'2)

Bedroom 2

3.1m x 2.9m (10'4 x 9'8)

Bedroom 3

3.1m x 2.3m (10'2 x 7'5)



Harmony

Housetype H-3C

Plots 15, 16, 32, 33 & 37

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage



A semi-detached three bedroom home with single garage. The ground floor comprises a hallway which leads through to the kitchen and open plan living/ dining room with understairs storage.

Upstairs the master bedroom has an en suite shower room and there are two further bedrooms plus a family bathroom.

Total Floor Area: 86m² / 927 ft²



GROUND FLOOR

Kitchen

3.5m x 2.7m max / 2.1m min
(11'7 x 8'11 max / 6'11 min)

Lounge / Diner

5.2m max / 4.6m
(17'2 max x 15'1)

FIRST FLOOR

Bedroom 1

3.9m x 3.0m (12'10 x 9'9)

Bedroom 2

3.0m x 2.7m (9'9 x 8'9)

Bedroom 3

2.7m x 2.1m (8'9 x 7'1)

Perle

Housetype H-2C

Plots 27, 28 & 29

 2 Bedrooms  2 Bathroom  3 Toilets  Single Garage



The Perle is a two bedroom terrace home with single garage.

The hallway leads through to the kitchen and open plan living/dining room with patio doors to the garden.

Upstairs the master bedroom has an en suite shower room and there is a second double bedroom plus a family bathroom.

Total Floor Area: 76m² / 818 ft²



GROUND FLOOR

Kitchen

3.9m x 2.3m max / 1.7m min
(12'10 x 7'8 max / 5'7 min)

Lounge / Diner

4.7m x 4.0m (15'6 x 13'1)

FIRST FLOOR

Bedroom 1

3.8m max / 3.2m min x 3.5m max / 2.8m min
(12'5 max / 10'6 min x 11'7 max / 9'3 min)

Bedroom 2

3.5m x 3.3m max (11'8 max x 10'9 max)



A semi-detached two bedroom home with 2 car parking spaces. The entrance hall leads to the kitchen and living/dining room. Upstairs there are two bedrooms and a family bathroom.

Total Floor Area: 76m² / 818 ft²



GROUND FLOOR

Kitchen

3.9m x 2.4m max / 1.9m min
(12'10 x 8'0 max / 6'4 min)

Lounge / Diner

4.7m x 4.0m (15'6 x 13'1)

FIRST FLOOR

Bedroom 1

4.7m x 3.4m max / 2.5m min
(15'6 x 11'2 max / 8'2 min)

Bedroom 2

3.5m x 3.2m (11'8 x 10'4)

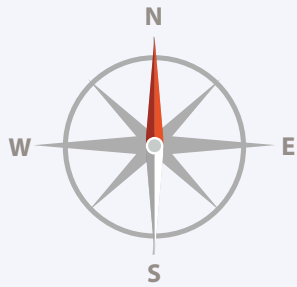
Building a reputation for quality

Our previous and current developments across Norfolk and Suffolk:



- 1 The Woodcutters** Great Ellingham **2 The Pastures** Attleborough **3 Southacre** Attleborough **4 St Andrew's Court** Mildenhall **5 Crown House** Thetford
6 Hannant's Piece Castle Acre **7 Greenfield** Tacolneston **8 Lark's Meadow** Dereham **9 Briar Gardens** Attleborough **10 The Hatchery** Swaffham
11 Gardener's Green Hingham **12 Hus22** Drayton **13 The Dairy** Old Catton **14 Hus46+** Watton **15 Oak Meadow** Shipdham **16 Swan's Nest** Swaffham
17 The Hops Hingham **18 The Limes** Little Melton **19 Walnut Tree Fields** Mattishall **20 Hare's Green** Watton Green **21 FIVE** Gressenhall **22 Bluebell Rise** Bawdeswell





2 BEDROOM

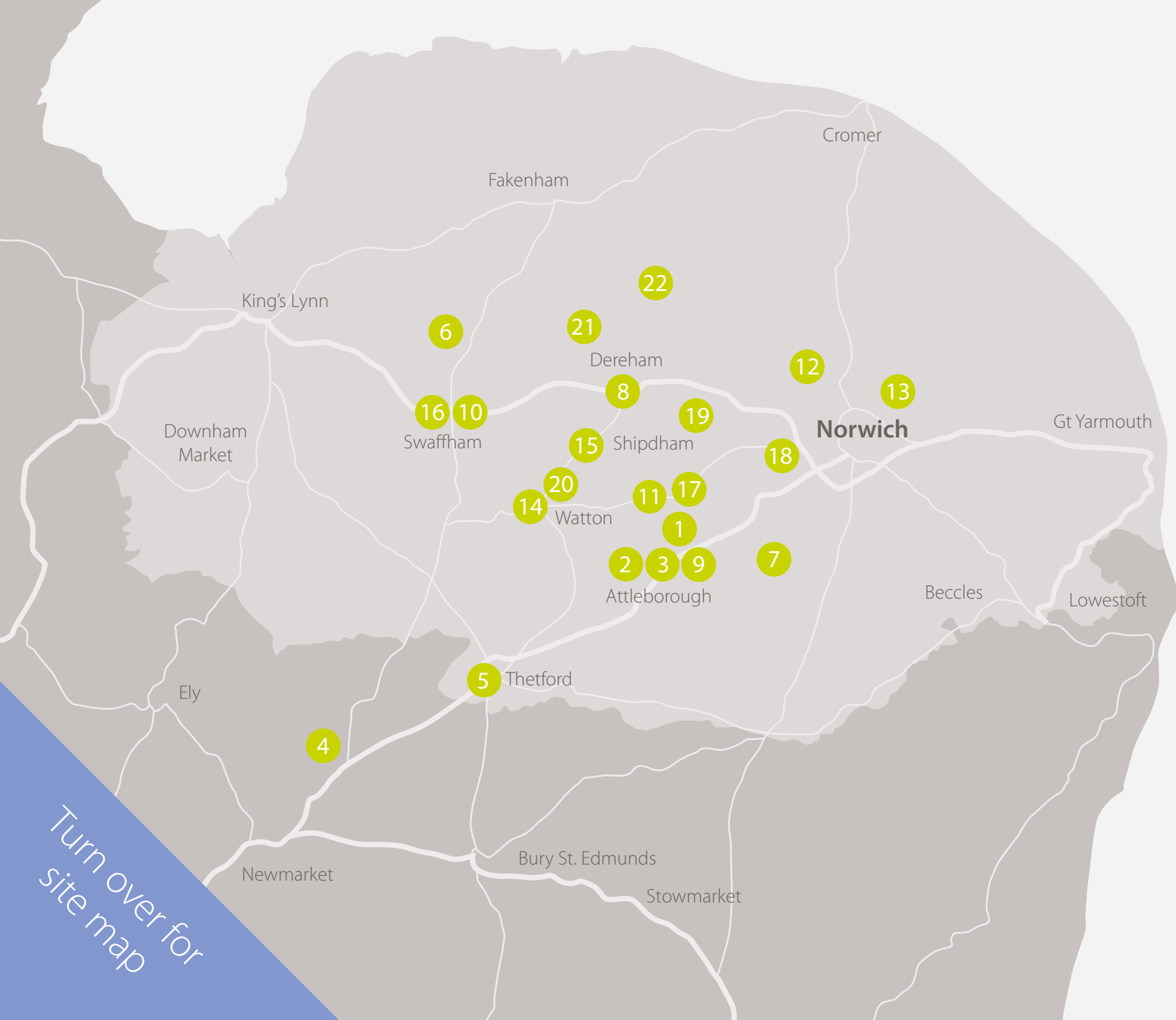
- Equinox (H-2AW)
Plots 3, 4 & 5
- Perle (H-2C)
Plots 27, 28 & 29

3 BEDROOM

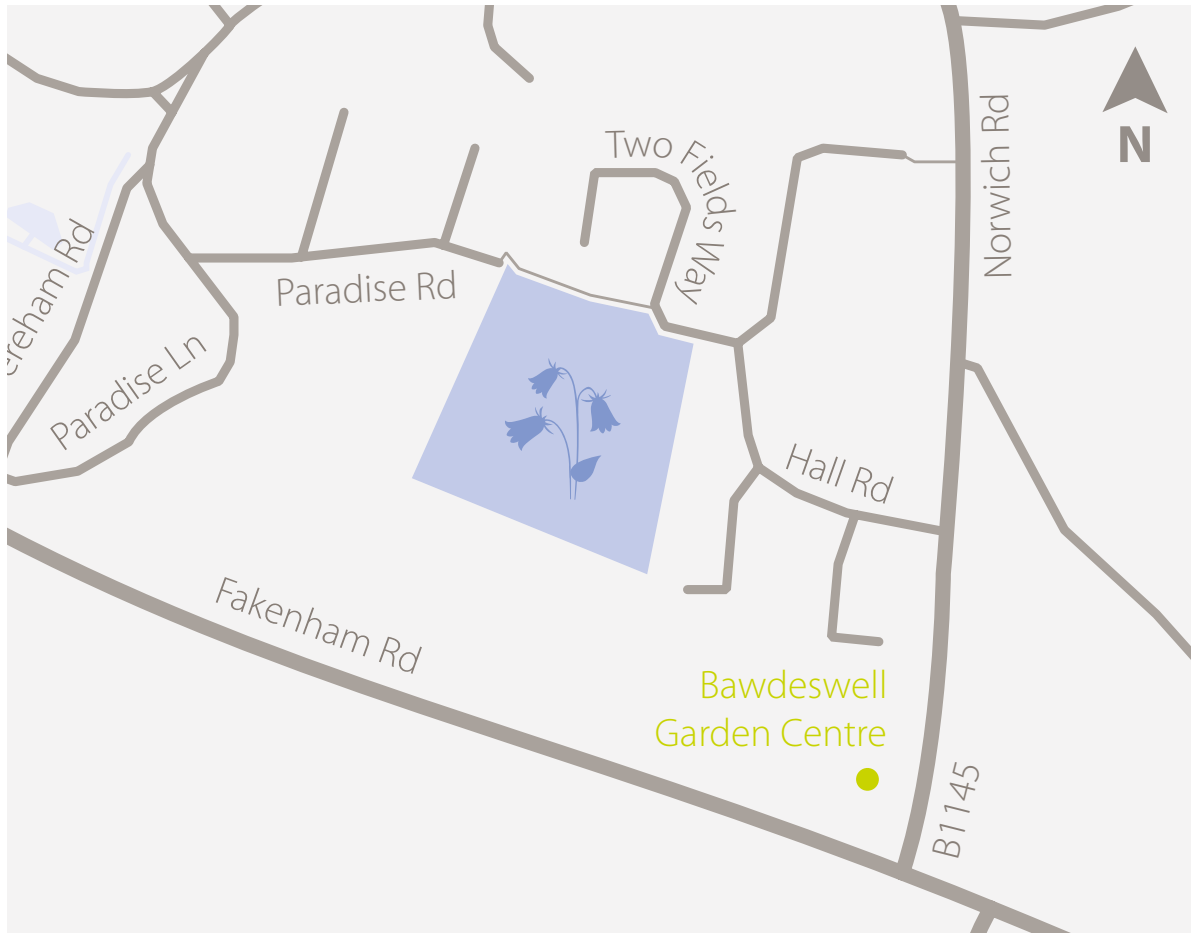
- Goldings (H-3B)
Plots 22, 23, 25, 30 & 38
- Harmony (H-3C)
Plots 15, 16, 32, 33 & 37
- Opal (H-3E)
Plots 2, 17, 21 & 26
- Horizon (H-3G)
Plots 11 & 24
- Bramling (H-3H)
Plots 14 & 34

4 BEDROOM

- Greenburg (H-4B)
Plots 1, 13, 18, 20, 31 & 35
- Columbus (H-4P)
Plots 12 & 19
- Affordable Housing



Turn over for
site map



Travel by road:	Wells-next-the-Sea:	Cambridge:
	20 miles / 31 mins	75 miles / 1hr 35 mins
Norwich:	Cromer:	King's Lynn:
12 miles / 22 mins	23 miles / 41 mins	30 miles / 52 mins
Fakenham:	Reepham:	Bury St Edmunds:
11 miles / 19 mins	4 mile / 9 mins	51 miles / 1hr 22 mins
Dereham:	A47:	
7 miles / 16 mins	6 miles / 13 mins	

Times and distances are estimated using theaa.com/route-planner

Viewing Information

Bluebell Rise

Show House & Marketing Suite
Two Fields Way
Bawdeswell
Norfolk
NR20 4TQ

Opening times: Thursday to Monday, 10am-4pm

T: 07957 573664
E: bluebell@abelhomes.co.uk
www.abelhomes.co.uk



Abel Homes

Neaton Business Park (North), Norwich Road, Watton IP25 6JB

T: 01953 884486 | E: sales@abelhomes.co.uk
Open Monday-Friday, 9am-5.30pm

