

The Croft
Shipdham



Wells-next-the-Sea, north Norfolk



The historic market town of Dereham



Holkham, north Norfolk



Surrounded by countryside



The fine city of Norwich



A wonderful blend of historic lanes and shopping

Perfect Norfolk Life

Villages such as Shipdham in the heart of mid Norfolk still feel like a well kept secret, but it's a great location for family life. Close to market towns and villages and just half an hour from the cathedral city of Norwich yet not much further in the other direction to the wonderful north Norfolk coast. The village of Shipdham stretches just over a mile in length and it has a great range of everyday facilities including a doctor's surgery, shops/newsagents, primary school, post office, public house, a local café and even an old airfield, which is now home to Shipdham Aero Club and museum.

The market town of Dereham is just five miles away with its wide range of facilities and amenities, whilst the city of Norwich is approximately twenty miles, with a main line rail link to London's Liverpool Street station. Attleborough is just 9 miles away and also offers regular rail links with Cambridge, London and Stansted airport and the north Norfolk coast is just 45 minutes away with its beautiful sandy beaches, delis and cafés galore and numerous pubs and restaurants.

The Developer



Not only is every development by Clayland unique in character and style, but no two homes are exactly the same. This level of attention to detail and pride in quality is evident. Every home oozes a perfect blend of aesthetics, advanced build quality and the finest materials.

Many of Clayland's highly skilled workforce started through their award winning apprenticeship scheme which has helped craft one of the most skilled workforces in the County . Many apprentices are now in senior positions, keeping their high quality standards in every aspect of the build programme. The Croft is a prime example of their exceptional craftsmanship, resulting in individual homes that are filled with character and style and located within this wonderful Norfolk village.

Founded in 1998 Clayland Homes have built a reputation based on quality and craftsmanship. Traditional design blends with modern technology and a philosophy to build homes where no two are ever exactly alike.

The quality and craftsmanship you can expect from your Clayland home





The Croft

A home at The Croft will not only offer a fantastic mid Norfolk location with all the benefits of living in a village, yet halfway between the bustling city and sublime north Norfolk coast, it also offers a quality of new build that is hard to find.

The care and attention to detail that goes into every Clayland home is evident. Energy efficiency is paramount with air source heat pumps, underfloor heating and very good levels of insulation. Clayland build every new home with the aim of ensuring 'timeless kerb appeal.' In other words, a beautiful, traditional home that stands the test of time.

*We are very passionate about what we do, we want homes to look like they have been there for years.
We design every home as bespoke, so it fits within the landscape of any particular development.*

Chris and Mel Tilley • Clayland Homes



Plot 1

A two storey detached home with three bedrooms. A traditional design both inside and out, this double fronted cottage style home boasts Clayland's trademark oak porch offsetting the beautiful rendered exterior finish.

KEY FEATURES

En-suite to principal bedroom • Kitchen/dining room • Separate utility room • Cloakroom • Single garage & driveway • Gardens to 3 sides • Underfloor heating throughout the ground floor • Air source heating • 10 year warranty • Approximately 1151 Sq Ft

Ground Floor



First Floor



GROUND FLOOR

Kitchen/dining room

5.59m x 3.92m

Lounge

5.59m x 3.30m

FIRST FLOOR

Principal bedroom

4.25m x 3.31m

Bedroom 2

3.93m max x 3.00m

Bedroom 3

3.93m x 2.49m



Plot 2

A two storey chalet style detached home with three bedrooms. A versatile property offering the best of both worlds - double bedroom with en-suite to the ground floor and two further double bedrooms & bathroom to the first floor.

KEY FEATURES

En-suite to principal bedroom (ground floor) • Two double bedrooms & bathroom (first floor) • Kitchen/dining room • Separate utility room • Cloakroom • Single garage & driveway • Underfloor heating throughout the ground floor • Air source heating • 10 year warranty • Approximately 1388 Sq Ft

Ground Floor



First Floor



GROUND FLOOR

Kitchen/dining room	Lounge	Principal bedroom
6.98m x 3.67m max	4.76m x 3.28m	5.53m max x 3.78m max

FIRST FLOOR

Bedroom 2	Bedroom 3
4.70m x 4.03m max	3.79m x 3.66m max



Plot 3

A two storey chalet style detached home with three bedrooms. A versatile property offering the best of both worlds - a double bedroom with en-suite to the ground floor and two further double bedrooms & bathroom to the first floor.

KEY FEATURES

En-suite to principal bedroom (ground floor) • Two double bedrooms & bathroom (first floor) • Kitchen/dining room • Separate utility room • Cloakroom • Single garage & driveway • Underfloor heating throughout the ground floor • Air source heating • 10 year warranty • Approximately 1280 Sq Ft

Ground Floor



First Floor



GROUND FLOOR

Kitchen/dining room	Lounge	Principal bedroom
6.03m x 3.63m max	4.44m x 3.42m	4.70m max x 3.76m max

FIRST FLOOR

Bedroom 2	Bedroom 3
4.76m x 4.03m max	3.55m x 3.77m



Plot 4

A two storey chalet style detached home with three bedrooms. A versatile property with an open plan layout and offering the best of both worlds - a double bedroom with en-suite to the ground floor and two further double bedrooms & bathroom to the first floor.

KEY FEATURES

En-suite to principal bedroom (ground floor) • Two double bedrooms & bathroom (first floor) • Kitchen/dining room • Separate utility room • Cloakroom • Single garage & driveway • Underfloor heating throughout the ground floor • Air source heating • 10 year warranty • Approximately 1280 Sq Ft

Ground Floor



First Floor



GROUND FLOOR

Kitchen/dining room	Lounge	Principal bedroom
6.03m x 3.63m max	4.44m x 3.42m	4.70m max x 3.76m max

FIRST FLOOR

Bedroom 2	Bedroom 3
4.76m x 4.03m max	3.55m x 3.77m



Plot 5

A beautiful detached bungalow with three double bedrooms. This spacious bungalow is designed to meet the needs of all ages and features a super-sized kitchen/dining room with doors in to the rear garden.

KEY FEATURES

En-suite to principal bedroom • Field views to the rear • Kitchen/dining room • Separate utility room • Cloakroom • Single garage & oak cart lodge • Spacious driveway • Underfloor heating throughout • Air source heating • 10 year warranty • Approximately 1291 Sq Ft



GROUND FLOOR

Kitchen/dining room	Lounge
5.89m max x 4.91m max	4.69m x 3.60m

FIRST FLOOR

Principal bedroom	Bedroom 2	Bedroom 3
4.85m max x 3.90m	3.60m x 2.96m	3.60m max x 2.96m



Plot 6

A three bedroom detached family home. Beyond the beautiful oak porch are many sought after features such as the spacious kitchen dining room, detached garage, ample driveway and field views to the rear.

KEY FEATURES

En-suite to principal bedroom • Field views to the rear • Kitchen/dining room • Separate utility room • Cloakroom • Single garage • Spacious driveway • Underfloor heating throughout the ground floor • Air source heating • 10 year warranty • Approximately 1248 Sq Ft

Ground Floor



First Floor



GROUND FLOOR

Kitchen/dining room	Lounge
6.10m x 4.55m	4.38m x 3.65m

FIRST FLOOR

Principal bedroom	Bedroom 2	Bedroom 3
4.23m x 3.58m	3.58m x 3.17m	3.04m x 2.41m



Plot 7

A three bedroom detached family home. Beyond the beautiful oak porch are many sought after features such as the spacious kitchen dining room, detached garage, ample driveway and field views to the rear.

KEY FEATURES

- En-suite to principal bedroom
- Field views to the rear
- Kitchen/dining room
- Separate utility room
- Cloakroom
- Single attached garage
- Spacious driveway
- Underfloor heating throughout the ground floor
- Air source heating
- 10 year warranty
- Approximately 1205 Sq Ft

Ground Floor



First Floor



GROUND FLOOR

Kitchen/dining room	Lounge
6.10m x 4.55m	4.40m x 3.58m

FIRST FLOOR

Principal bedroom	Bedroom 2	Bedroom 3
4.23m x 3.58m	3.58m x 3.17m	3.04m x 2.41m



Plots 8 and 9

Plots 8 and 9 are three bedroom semi-detached homes. Both with kitchen/breakfast room, separate lounge and WC to ground floor; three bedrooms, bathroom and en-suite to the first floor, garage, cart lodge and driveway.

KEY FEATURES

- En-suite to principal bedroom
- Field views to the rear
- Kitchen/breakfast room
- Separate utility room
- Cloakroom
- Single attached garage
- Spacious driveway
- Underfloor heating throughout the ground floor
- Air source heating
- 10 year warranty
- Approximately 947 Sq Ft

Ground Floor



First Floor



GROUND FLOOR

Kitchen/breakfast room	Lounge
5.38m x 3.10m	5.48m x 3.45m

FIRST FLOOR

Principal bedroom	Bedroom 2	Bedroom 3
3.87m x 3.23m	3.33m x 3.23m	2.68m x 2.14m

Specification

Construction & Exterior Finish

- Traditional brick & block, pantile roof, decorative/scalloped soffits & fascia's
- Charleston grey weatherboarding & black downpipes/gutters
- Anthracite grey uPVC double glazing, black composite exterior front door
- Permeable block paved driveways
- Central heating by air source heat pump, underfloor heating to ground floor (radiators first floor)
- Mains water and mains sewage
- Outside tap, doorbell and outside lighting
- Close board fencing and metal 'estate style' fencing to some plots
- Front lawns turfed with some landscaping

Interior - Kitchen

- Siemens eye level double oven
- Siemens integrated 50/50 fridge freezer & Siemens integrated dishwasher
- Siemens 800mm induction hob with Caple extractor above
- Stainless steel 1.5 bowl sink & integrated waste bin
- Units and worktops specific to each plot (please ask for details) *
- Upstands and backsplash specific to each plot (please ask for details) *
- Handles/ironmongery specific to each plot *

Interior - Bathroom

- Shaving points
- Heated towel rails
- Off-white tiling with accent tiles, full height to showers, 600mm to baths, splashbacks to basins
- White sanitary ware throughout
- Taps & fittings plot specific

Interior - General

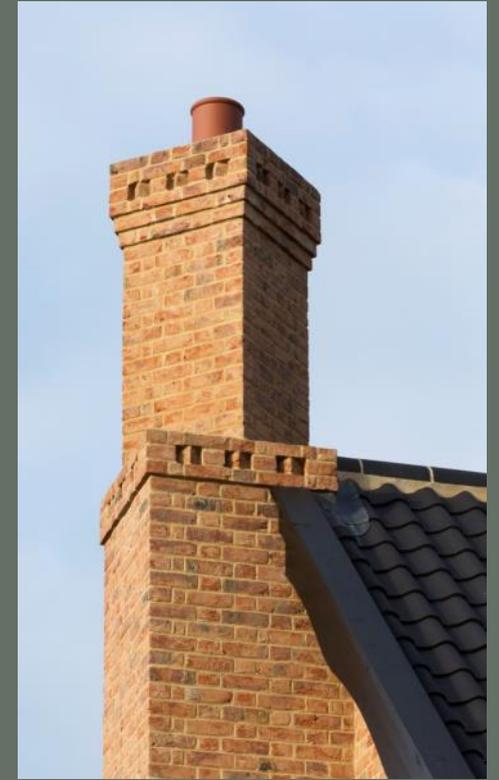
- Staircases, skirtings, architraves - painted wood
- Oak interior doors with brushed stainless steel ironmongery
- TV, telephone, broadband points in white, also with white electrical sockets
- Smoke detection system to all floors
- Flooring included throughout
- Carpet to reception rooms, landing, bedrooms (Cormar Apollo Plus)
- Luxury vinyl to kitchen, utility, bathroom, WC, en-suite, hallway

Guarantees

- 10 year Build-Zone new home warranty (recognised by lenders and complies with the UK Finance Initiative)
- 2 year warranty to central heating
- 1 year manufacturers warranty to appliances (can be extended by purchaser directly with manufacturer)

* Denotes where a choice of finish may be available if exchange of contracts has concluded prior to internal plastering

The specification you can expect from a Clayland home



Previous Clayland homes



The development

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