



CHARLES CHURCH



Festival Park

Easton | Norfolk



CHARLES CHURCH

## Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

### We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

### Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



#### Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



#### Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



#### Help to Buy

This Government-backed equity loan scheme enables first-time buyers to move with just a 5% deposit.

If you’re buying in London, Scotland and Wales the schemes are different. See [charleschurch.com/help-to-buy](http://charleschurch.com/help-to-buy) for more information about these schemes.



### Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2022 survey.



## Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

## Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

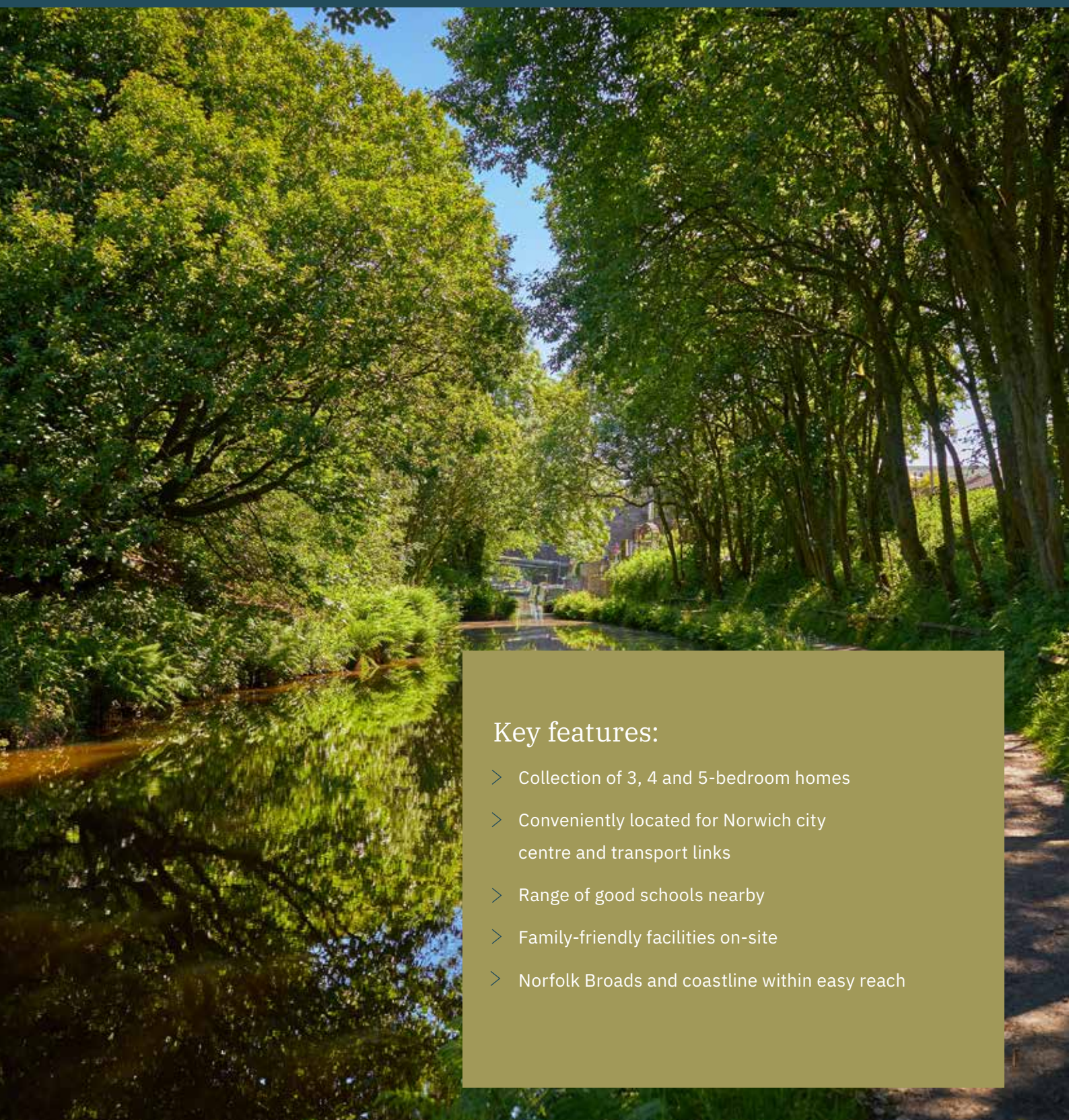
## Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year warranty, which runs alongside a ten-year insurance-backed new homes warranty.



# Festival Park

Easton | Norfolk



## Key features:

- > Collection of 3, 4 and 5-bedroom homes
- > Conveniently located for Norwich city centre and transport links
- > Range of good schools nearby
- > Family-friendly facilities on-site
- > Norfolk Broads and coastline within easy reach

# Build a life you love with a new home in Norfolk.

Close to bustling Norwich and surrounded by the scenic beauty of the Norfolk countryside, Festival Park is our stunning new development of three, four and five-bedroom homes.

Festival Park is situated in Easton, a small village on the main route connecting Norwich to the market town of Dereham. In the other direction you'll find beautiful Norwich with its excellent transport links; beyond are the scenic waterways of the Norfolk Broads and award-winning golden beaches.

Easton is surrounded by a selection of schools rated 'Good' and 'Outstanding' by Ofsted, including St Peter's Church of England Primary School which resides in the village itself. We are making Festival Park even more family-friendly with the addition of new play areas and an extension to the primary school. Other provisions will include a village green, village shop, new allotments and improvements to cycle routes.

The historic heart of Norwich, home to a Norman cathedral, castle, medieval streets and a wealth of shops, restaurants and museums, is just a short drive from Festival Park. Those familiar with the city will already love the daily market, independent shops and the friendly atmosphere it possesses; newcomers will experience these delights for the first time. For more shopping opportunities, Longwater Retail Park is just five minutes from the development.

## Surrounded by scenic countryside

One of the main draws of moving anywhere within Norfolk is the idyllic countryside and coastline. Within 50 minutes of Festival Park you'll find sandy beaches, attractive coastal towns and the Norfolk Broads; over 125 miles of scenic waterways on which you can enjoy a peaceful day of boating.



## Whilst for travel further afield

Easton is conveniently located a few minutes from the A47, providing easy access to other centres in the region including Dereham, Swaffham and King's Lynn. Continuing on the A47 past Norwich you can join the A140 leading to Ipswich and Colchester.

Norwich train station, 20 minutes from Easton, enables access to the rest of the UK, while for travel further afield there's Norwich International Airport.



## Approximate travel distance by car to:

- > Norwich city centre: 6 miles
- > Norwich International Airport: 6.5 miles
- > Norfolk Broads: 13.6 miles
- > Blickling: 15.2 miles
- > Wells-Next-The-Sea: 33.5 miles

# Festival Park

## Site plan



Norfolk Showground

### KEY

- The Whitehall (3)
- The Downing (4)
- The Mayfair (4)
- The Marlborough (4)
- The Strand (5)
- The Oxford (5)

(3) indicates number of bedrooms





Development by  
Persimmon Homes

Development by  
Persimmon Homes

Development by  
Persimmon Homes

Development by  
Persimmon Homes

Existing Housing

Play Area

Lagoon

Car Park

Sub Station

Pump Station

Development by  
Persimmon Homes

Existing Housing

Norwich  
A47/Dereham

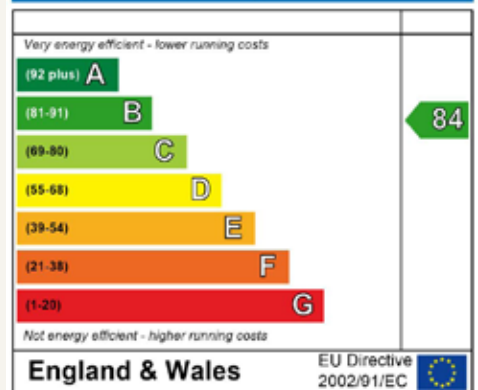
# The Whitehall



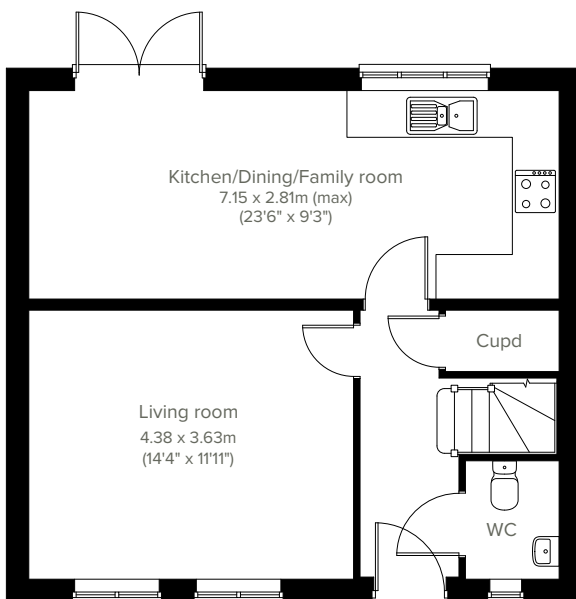
## THE WHITEHALL

Three bedroom home

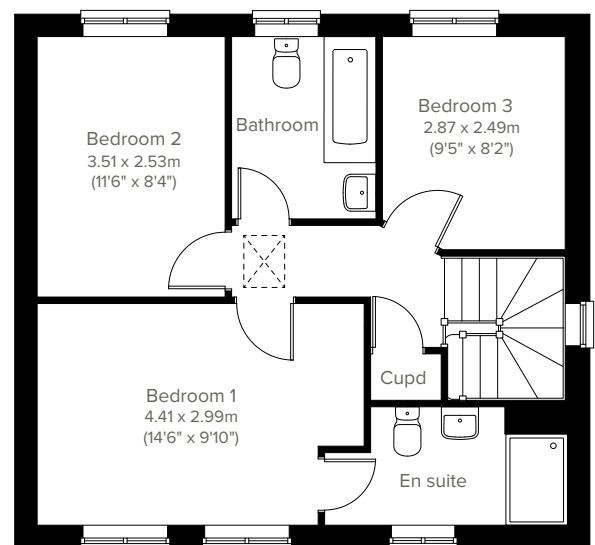
### Energy Efficiency Rating



Stylish yet practical, the Whitehall is a three-bedroom detached home perfectly designed for modern family living. Its features include a bright front aspect living room, an open plan kitchen/dining/family room with French doors leading into the garden, downstairs WC and en suite to bedroom one.



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

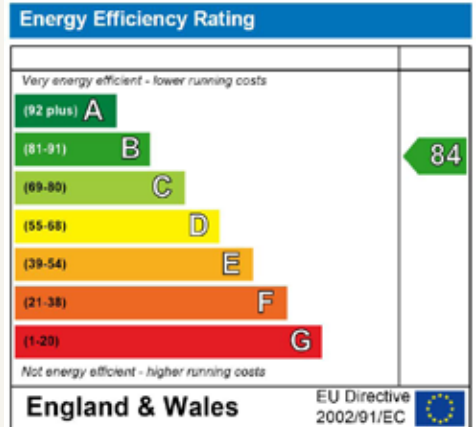


# The Downing

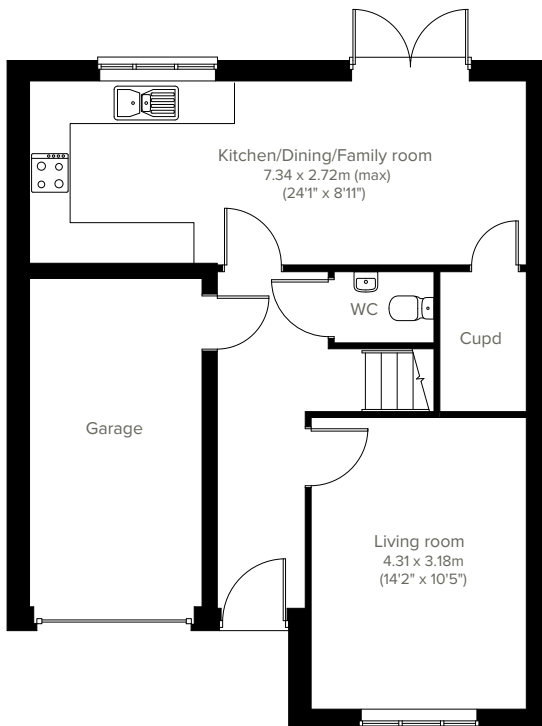


## THE DOWNING

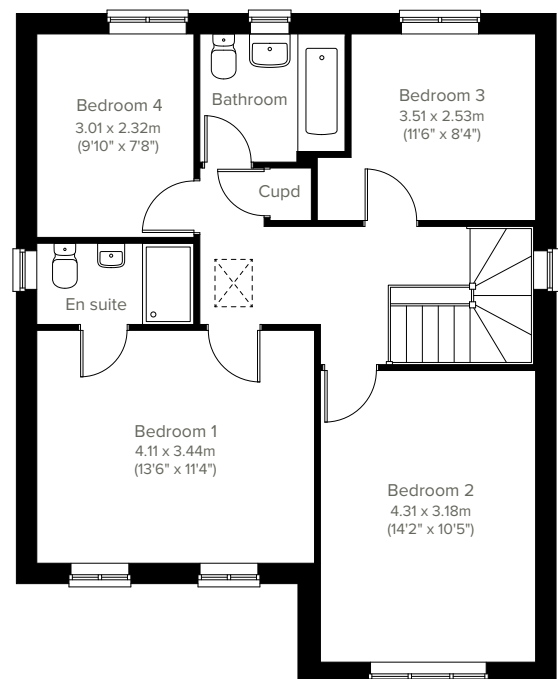
Four bedroom home



The Downing is a superb detached home with an integral garage, a generous-sized living room and a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too with a downstairs WC and two storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



Ground floor



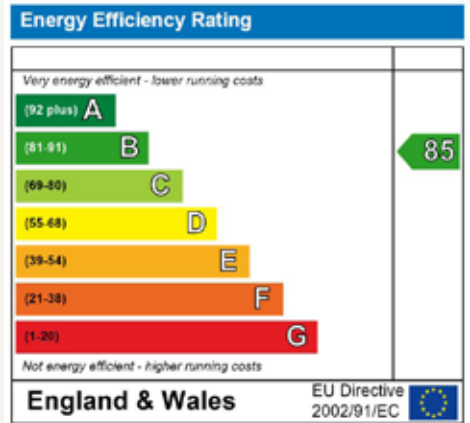
First floor

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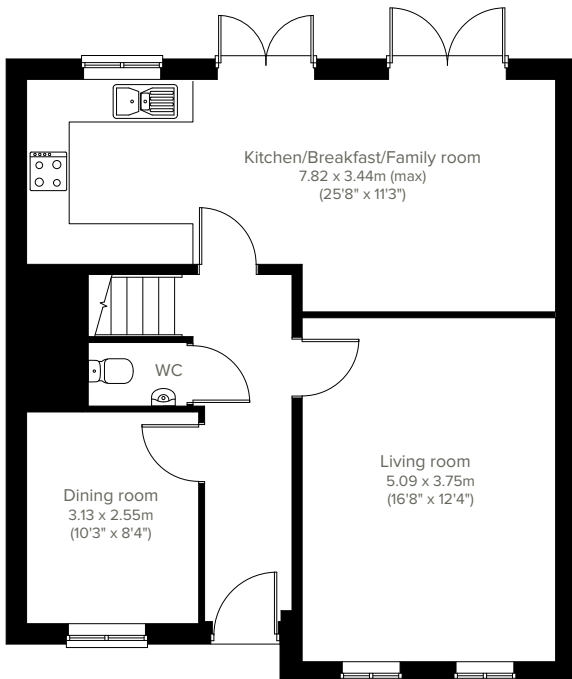
# The Mayfair



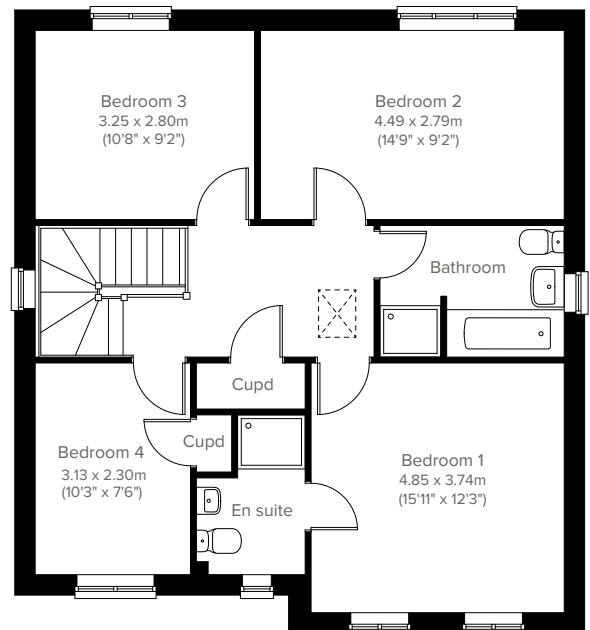
**THE MAYFAIR**  
Four bedroom home



Perfect for family life, the Mayfair is an attractive four-bedroom detached home. The open plan kitchen/breakfast/family room is spacious and bright with double French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC, separate dining room, two storage cupboards and en suite to the bedroom one.



Ground floor



First floor

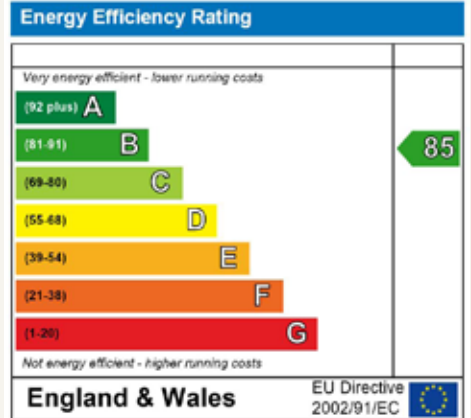
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# The Marlborough

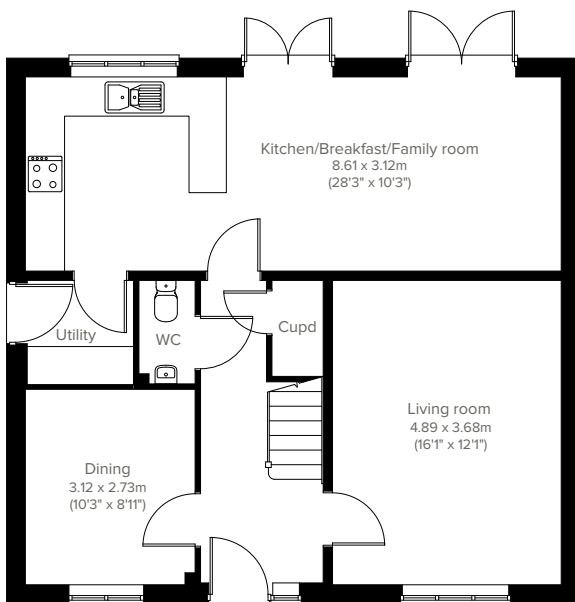


## THE MARLBOROUGH

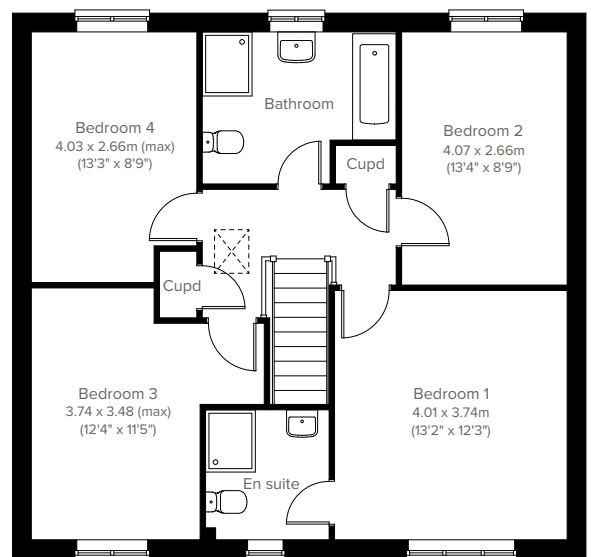
Four bedroom home



A superb detached family home, the Marlborough has a spacious living room and open plan kitchen/breakfast/family room with double French doors leading to the garden. Upstairs there are four generous bedrooms, one with an en suite, and a modern bathroom. There's also a separate dining room, utility with outside access and three handy storage cupboards.



Ground floor



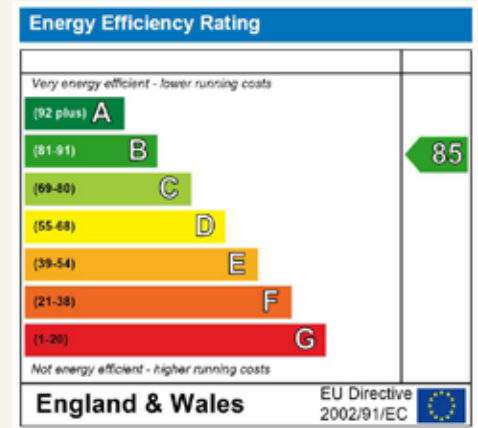
First floor

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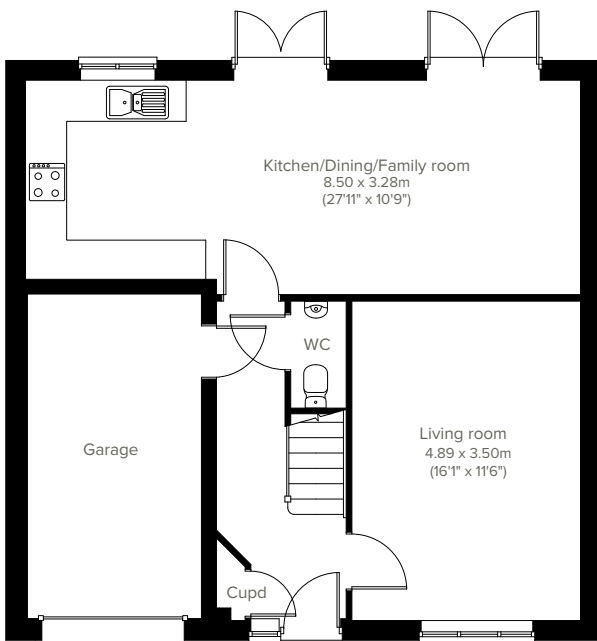
# The Strand



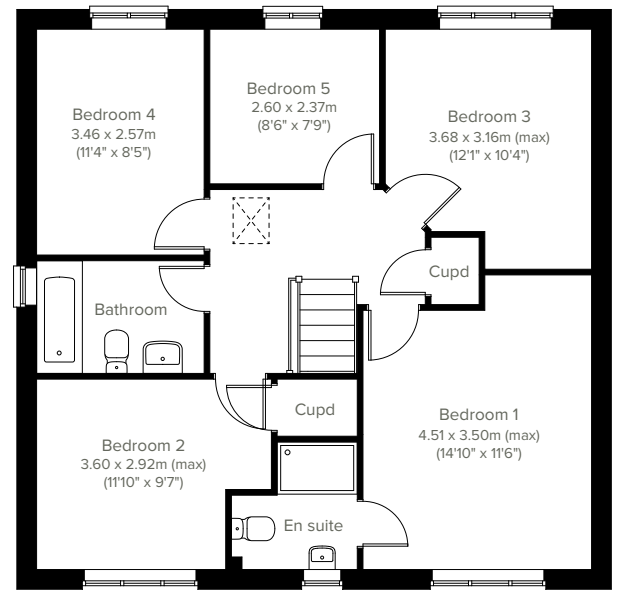
**THE STRAND**  
Five bedroom home



The Strand is a stunning five-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with double French doors leading onto the garden. There's also a spacious front aspect living room, integral single garage and downstairs WC. The first floor benefits from five bedrooms - bedroom one with an en suite - a large family-sized bathroom and two handy storage cupboards.



Ground floor



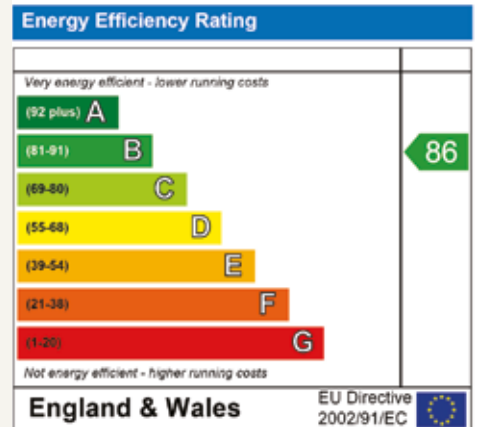
First floor

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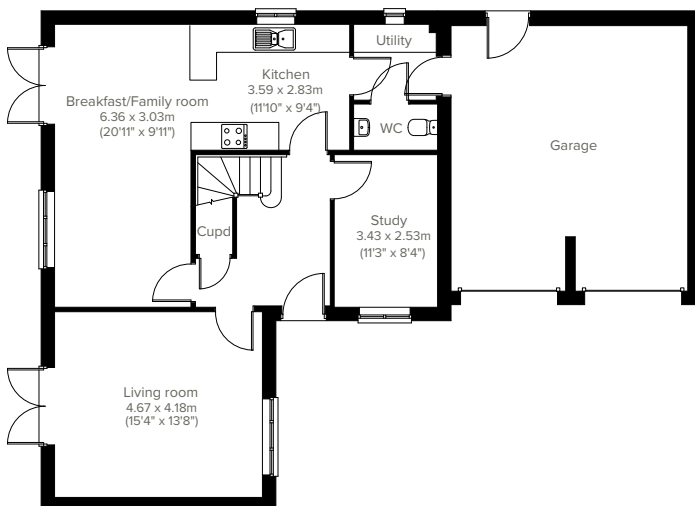
# The Oxford



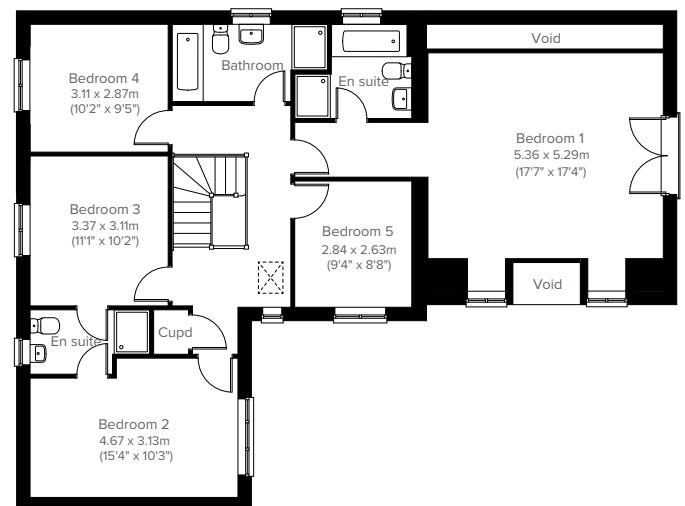
**THE OXFORD**  
Five bedroom home



The Oxford is an impressive five-bedroom detached home which features a separate living room with French doors leading outside and an open plan kitchen/breakfast/family room with access to the garden, a perfect place to host dinners and gatherings. A utility room with access to the double integral garage, a study and a convenient downstairs WC. The first floor holds the Oxford's five generously sized bedrooms and family bathroom with modern fixtures and fittings. Bedroom one features an en suite and bedrooms two and three benefit from a Jack and Jill en suite.



Ground floor



First floor

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# Specifications

- ⊗ Traditional cavity walls (Inner: stud partitions & dry-lined walls. Outer: brick and block construction, style suited to planned architecture)
- ⊗ Tile or slate-effect with PVCu rainwater goods
- ⊗ Double glazed low E-glass windows in PVCu frames
- ⊗ GRP-skinned external doors with PVCu frames. French doors to garden (where applicable)
- ⊗ External light to the front of the property
- ⊗ Pendant or batten fittings with low-energy bulbs
- ⊗ Staircase painted white
- ⊗ White pre-finished doors with white hinges
- ⊗ Gas-fired combi boiler with radiators in all main rooms (most with thermostatically-controlled valves)
- ⊗ Insulated loft and hatch to meet current building regulations
- ⊗ Individual circuit breakers to consumer unit and double electric sockets to all main rooms
- ⊗ Homehub television and TV point in media plate and phone extension point in living room
- ⊗ Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
- ⊗ Stainless steel bowl sink with mixer tap to kitchen only
- ⊗ Plumbing for washing machine and dishwasher (where applicable)
- ⊗ Stainless steel single electric oven, gas hob and stainless steel cooker hood
- ⊗ Downlighters to kitchen, utility, WC, bathroom and en suite (Chrome to kitchen)
- ⊗ Soft closures door and drawers in kitchen
- ⊗ White bathroom suites with chrome-finished tap
- ⊗ Extractor fan to bathroom and en suite (where applicable)
- ⊗ Thermostatically-controlled shower to en suite
- ⊗ Half height tiling to sanitaryware walls
- ⊗ Splashback to basin in WC
- ⊗ Three-point locking to front and rear doors, locks to all windows (except escape windows)
- ⊗ Smoke detectors wired to the mains with battery back-up, & carbon monoxide detector
- ⊗ Garage with up-and-over door; or car ports or parking space
- ⊗ 1.8m x 1.8m Patio Slab to rear garden.
- ⊗ Power and light to all garages
- ⊗ Doorbell
- ⊗ External tap
- ⊗ Personnel doors included in house types with an integral garage (where applicable) and all external garages (where applicable)
- ⊗ Front lawn turfed or landscaped (where applicable)
- ⊗ 1.8 metre close-boarded fence to rear garden, plus gate









# Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

## The choice is all yours.

Your choices from the **Select Options** range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

## Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



# Top 10 reasons to buy a new home.



## 1 Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

## 3 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

## 5 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

## 7 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

## 9 Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

## 2 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

## 4 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

## 6 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

## 8 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

## 10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.

# #CharlesChurchLife

Charles Church



We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurch\\_homes](https://www.instagram.com/charleschurch_homes)



## Snap. Share. Win.

Upload your own photos with the hashtag [#CharlesChurchLife](https://www.instagram.com/charleschurchlife) and you could be one of the three lucky winners we pick every month to receive a **£100** John Lewis voucher. We've included a few past winners on this page so you can check out the competition.

Visit our Instagram page for terms and conditions.

Good Luck

CONSUMER  
CODE FOR  
HOME BUILDERS

www.consumercode.co.uk



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## Festival Park

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