

The Ridings, Poringland,

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Norfolk Homes



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IMPORTANT:

This printed sales brochure is designed to give customers a very good idea of the home specification. However, as we update and improve our designs continuously, it may mean that some amendments have been made since the brochure was printed.

PLEASE ASK OUR SALES NEGOTIATOR FOR A COPY OF THE VERY LATEST PLAN(S) OR VISIT OUR WEBSITE www.norfolkhomes.co.uk

www.norfolkhomes.co.uk

the ridings

PORINGLAND



A fine range of high specification, quality new homes in a superb location.

Norfolk Homes



"I think the homes are the best quality I have seen from all the new builds in the local area."

Miss M. (Poringland)



"The standard of the finishes is outstanding..."

Mr and Mrs N. (Hemsby Village)

"We have been bowled over by the kindness and service."

Mr & Mrs M. (Aylsham)

about us

Norfolk Homes offers you so much more.

Founded in 1985, Norfolk Homes have built over 2900 new homes and have earned the reputation as one of the best house builders in Norfolk. Why? Because we build affordable, high quality, beautiful new homes with superb specifications, in attractive environments where people love to live. And importantly for you, we represent good value too. We listen to customers then design and build our homes to give you what you want. This is why so many of our customers go on to purchase a second or even third home from us.

Each development has a broad range of home types from our huge portfolio of different styles – from a starter property to an executive home or a bungalow, we have something to meet most customers' needs. Norfolk Homes embraces traditional standards with modern methods and innovation, and we are always looking for ways to improve

Before, during and after buying your new home, you will find our sales negotiators and staff are dedicated to providing you with the best possible service and to help make the whole process as stress free as possible. You will find them efficient, affable and helpful.

You can take our word for it, but better still, visit our showhomes and developments, meet our sales team and you'll see for yourself that Norfolk Homes really does offer you so much more!





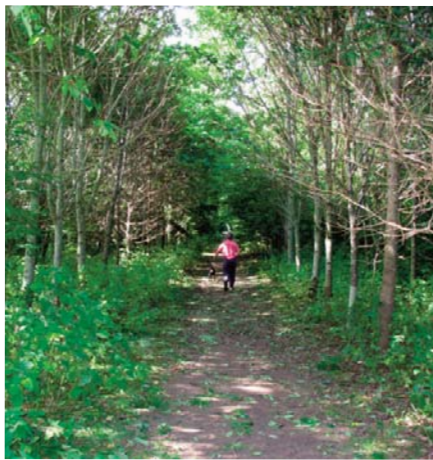
Norfolk Homes are renowned for building homes of the highest quality and The Ridings is no exception. It offers an extensive range of beautiful housestyles for you to choose from, ranging from 1 bedroomed apartments through to the executive 5 bedroomed properties. All are well proportioned and internal layouts are planned with care to give you maximum space and storage - whatever size property you choose - this, along with eye-catching detail features and our exceptional specification, make our homes special and popular with housebuyers.

And it doesn't stop there; The Ridings has been landscaped to include a beautiful 15 acre woodland, a lake, stream, green spaces and childrens play areas. Village amenities are only a short walk away and its close proximity to the city of Norwich means The Ridings provides the best of both worlds.





Poringland is an extremely popular village as for many people it offers the best of many worlds; village life and yet within easy reach of the region's capital city, Norwich, with its huge range of amenities. It's surrounded by beautiful rolling Norfolk countryside, is very close to the stunning waters and rivers of the Broads and the famous beaches of Norfolk and Suffolk are less than an hours drive away.



Poringland woodland walks.



Zaks American Diner



The Ridings open space with play area, leading to community centre, Budgens and the library.



poringland

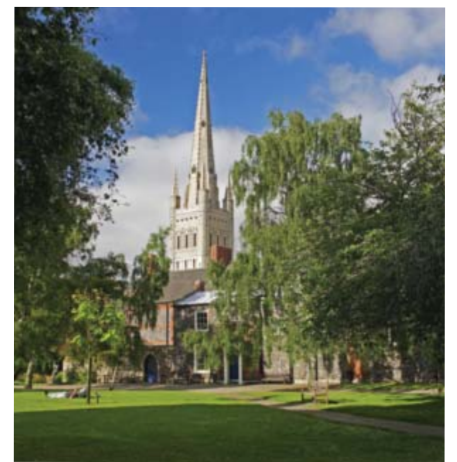
and its surrounding area

Within the village is a range of shops and services, including a good sized supermarket, a post office, pharmacy and a number of local pubs, restaurants and takeaways. The village is served by two doctors surgeries, dental and veterinary practices. There is a primary school that feeds into the high school in the adjoining village of Framingham Earl. There is also an impressive community centre which provides a great focal point for the village and a library. Adjacent to our development is a pretty 15 acre community woodland together with some 20 acres of other public open space. There are a number of other local recreational areas in the village and as Poringland grows, further improvements to amenities are planned. Framingham High School has a floodlit MUGA (Multi User Games Area) which provides daily community use by local organisations and their Community Sports Centre provides a wide range of exercise classes, junior sports and adult club based activities during evenings and at the weekend.

A couple of bus routes run frequently through the village and provide access to Norwich and beyond. For those who need to travel further afield, Poringland is less than 3 miles from the main Norwich bypass (A47) for major road links. Trains run regularly from Norwich to London, Cambridge and the rest of the country. Norwich International Airport offers domestic, European and (indirectly) intercontinental flights.

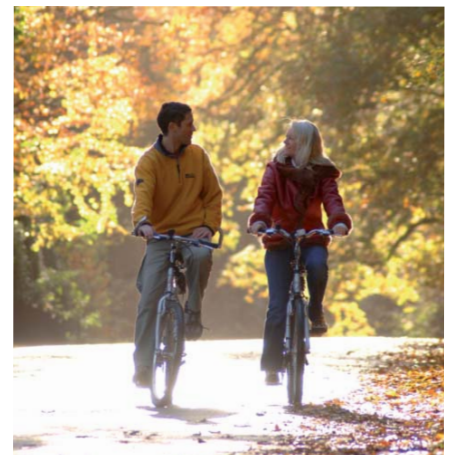
Norwich and surrounding area. Only 5 miles from Poringland is Norwich which remains the main commercial, cultural, retail, entertainment and transport link for the county. It is the most complete medieval city in England, bursting with cultural vibrancy; museums, art and music festivals, theatre, art-house cinema. Norwich is regularly voted as one of the UK's top ten shopping destinations. There are also numerous sporting facilities; swimming pools, golf courses, gyms, tennis courts, fishing, sailing, most sports are catered for. See www.visitnorwich.co.uk for more info.

Norwich is a great neighbour!



Norwich

Poringland pond and lakes.







the finishing touches

key features

When you buy a new home you need to know exactly what is included in the cost of the property. We build our homes using quality products, fittings and finishes, that will save you time and money in future maintenance. Customers tell us that when they compare our specification, the quality and finish of our build, against other housebuilders, they are impressed. We think you will be too.

Here are just a few of the included features that make our homes that extra bit special:

Houses have energy efficient, space saving gas-fired underfloor central heating to the ground floor; (radiators to other floors) with condensing boiler

An extensive choice of luxury kitchens with pelmet lights and cornice to most kitchens

Sleek and elegant brushed steel finish appliance pack, consisting of fan assisted electric double oven and chimney style extractor hood with curved glass and gas hob on a glass base. 5 burner hob to larger properties with eye level oven.

A choice of high quality chrome kitchen mixer taps – one with a useful retractable rinse hose.

An extensive choice of tiles from our top quality range for your kitchen, utility*, bathroom and en-suite. (Full height to bath and showers). *Where applicable.





Elongated shower cubicles to en-suite fitted with a thermostatic pressurised shower

Semi countertop vanity unit for storage with concealed cisterns to most bathrooms and ensuites.

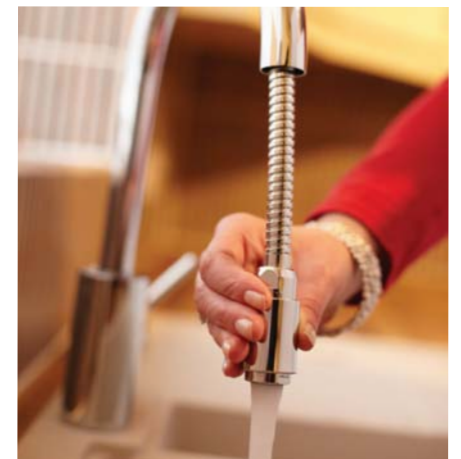
Space saving built in mirror fronted wardrobes providing essential storage to all bedrooms of most home styles

Attractive, solid core, oak effect, flush internal doors with complementary chrome finish door furniture.

An elegant granite fire surround and hearth with an inset electric fire in larger homes

There are so many more features that we include in the cost of your new home. Please ask our sales negotiator for the full specification and see for yourself that Norfolk Homes really does...

offer you so much more...



For full details of our specification, see our separate 'features in your new home' brochure.

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FOR THE VERY LATEST SPECIFICATION, PLEASE ASK OUR SALES NEGOTIATOR. ALTERNATIVELY, PLEASE VISIT OUR WEBSITE www.norfolkhomes.co.uk

location

Satellite Navigation

Postcode: NR14 7WA

Address: The Ridings, off Devlin Drive, Poringland.

Directions

from Norwich

Take the A146 signposted Lowestoft and Beccles.

Just past the A47 Norwich by-pass junction, keep right and take the B1332 signposted to Bungay.

After approx. 2.5 miles you will enter the village of Poringland.

At the first roundabout go straight on.

At the second roundabout, turn right onto Devlin Drive leading you to

The Ridings development.

Follow our on site signs to our Sales Office.

