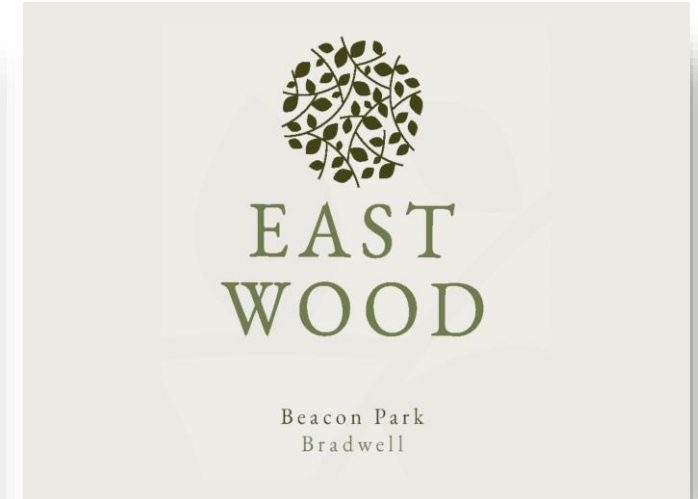




Eastwood Peacock Drive, Bradwell Great Yarmouth NR31 9BG

welcome to

Eastwood Peacock Drive, Bradwell Great Yarmouth

Plot 18, The Alder -This beautifully proportioned home features an open-plan kitchen/dining room equipped with integrated appliances & an equally impressive living room. The ground floor benefits from a handy W.C and under stair-storage. To the first floor, 2 spacious bedrooms, & family bathroom.



Spacious & Unique Homes

The East Wood development has been designed and built to offer quality homes on spacious plots designed for 21st century living. Well thought-out both internally and externally, each home incorporates 'A' Rated energy efficiency features to help each home stay affordably warm. Coupled with unique living spaces, and generous garden space for outdoor living, East Wood creates spacious, flowing and practical homes that work for modern lifestyles and families.

With all homes receiving the utmost attention to detail, internal spaces have been designed to enable families to spend time together, couples to entertain and for all to take time to simply sit back and relax.

Set in a beautiful location between Bradwell and Gorleston, the Equinox East Wood development has been purposefully planned to provide a generous spatial layout with ample parking adjacent to each home and a good choice of home designs. All homes come with two parking spaces and an EV charging point ensuring both convenience and forward-thinking design.

Each home has a contemporary Symphony kitchen offering the buyer a choice of modern finishes. Kitchens are equipped with integrated appliances as standard on all homes including a cooker, ceramic hob, fridge freezer and dishwasher plus a spacious utility room and garages provided for the 4 and 5 bedroom executive homes.

A key component of an Equinox home is quality design inside and outside. This includes feature brickwork, paved driveways and large rear gardens through to the quality of doors, double glazed windows and high-performance insulation.

East Wood homes are of extremely high quality and specification. The contemporary design and rigorous build standards allow for you to surround yourself with modern day comfort. The smart design, and renewable technology reduces energy consumption

and lowers utility bills.

For peace of mind, all homes come with the benefit of a 10 year Build-Zone New Home Warranty.

Living Room

16' x 9' 1" (4.88m x 2.77m)

Kitchen/Dining Room

16' x 7' 8" (4.88m x 2.34m)

Bedroom 1

16' x 9' 1" (4.88m x 2.77m)

Bedroom 2

10' 4" x 11' 1" (3.15m x 3.38m)

Family Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)

Agents Notes

*Please note dressed photos maybe of an alternative show home/plot and CGI's are for illustration only. For plot specific details please speak to our sales representative.

A site management charge has been set up to cover the upkeep and maintenance of the specified shared areas within the development. Further information can be obtained from the sales representatives.

*Green Mortgages are subject to individual qualification. Ask your mortgage advisor for further information.

Directions

what3words: hands.national.songbirds

From Norwich, start by heading southeast on the A47 towards Great Yarmouth. Continue on the A47 for about 22 miles. As you approach Great Yarmouth, take the slip road exit towards A143/A12/Gorleston-on-Sea. Merge onto A143, following signs for Gorleston, then keep left to continue on A12 towards Gorleston-on-Sea/Lowestoft. Take the slip road exit and follow signs for Gorleston-on-Sea, leading you to NR31 9AG.

From London, get on the M25 motorway heading northeast. Exit onto the M11 towards Cambridge.

Continue until the M11 transitions into the A11. Follow the A11 to the junction for the A47, then head east. Once on the A47, use the directions from Norwich to reach NR31 9AG.

For public transport from Norwich, take a train to Great Yarmouth station. From there, a local bus or taxi can take you to Gorleston-on-Sea. If traveling from London, take a train from London Liverpool Street to Norwich, then follow the public transport directions from Norwich.



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welcome to

Eastwood Peacock Drive, Bradwell Great Yarmouth

- BRAND NEW High Quality Energy Efficient Semi-Detached Family Home with Two Bedrooms
- Fully Integrated Symphony Kitchen/Diner Including Ceramic Hob, Fridge Freezer, Oven, Extractor & Dishwasher
- Cloakroom & Family Bathroom. Off Road Parking for upto two cars
- Air Source Heating, Solar Panels & EV Car Charging Point
- Green Mortgages available on this home*

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108022 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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