



ELIJAH & LICHFIELD

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Experience the best of country, and coastal living. This new development has been carefully considered to provide residents with a quality lifestyle. From considered materials and thoughtful design, this small development offers something unique.

Residents here will have ample room to explore the outdoors, with a variety of green open spaces, the broads national park, beach and the village centre all within easy reach.



HBS Developments, renowned for their quality construction, is proud to unveil ELIJAH & LICHFIELD, an exciting new development situated on Lichfield Road.

Designed with families in mind, LICHFIELD offers thoughtfully designed 3-bedroom townhouses, providing ample space for families to thrive. Modern couples and professionals will find perfectly suited havens in the sleek 2-bedroom apartments of ELIJAH. Whilst all residencies offer garage parking.

Perfectly positioned on Lichfield Road, ELIJAH & LICHFIELD offers residents the ideal blend of convenience and tranquility. Close proximity to the heart of Great Yarmouth's amenities ensures easy access to everything you need, while still providing a peaceful haven to call home.



CRAFTING COMFORT: SPECIFICATIONS FOR ELIJAH & LICHFIELD



IMAGES: 1 & 2 Developers typical finish of kitchen & bathroom, 3. Detail view of Lichfield

THE KITCHEN

A symphony of style and functionality, our luxury kitchens feature meticulous attention to detail and the finest materials.

Fully integrated appliances, including an oven, and four-ring hob with extractor, seamlessly blend into the design. Soft-close drawers and doors ensure a smooth and effortless experience.

Discreetly placed under-cabinet LED lighting enhances the workspace while saving energy.

A stainless sink with modern block mixer taps completes the picture of culinary perfection.

UNPARALLELED COMFORT

Embrace the warmth and efficiency of an A-rated air source heat pump powering the underfloor heating system throughout your home.

STYLISH BATHROOMS

Contemporary white sanitaryware creates a sleek and clean aesthetic.

Floor-to-ceiling tiling adds a touch of luxury to the bath and shower enclosures.

SUSTAINABLE LIVING

We're committed to the environment. Double-glazed windows, enhanced insulation, and low-energy lighting throughout the house contribute to a reduced carbon footprint, while A-rated kitchen appliances ensure energy efficiency.

ELEGANT TOUCHES

The warmth of cottage style internal doors complements the crisp white painted stepped architrave and chrome ironmongery throughout.

Fresh, white walls provide a clean canvas for your personal style.

Window boards, door frames, skirtings, and architraves are finished in a gleaming white gloss for a touch of sophistication.

MODERN CONVENIENCE

Low-energy downlighters bathe your kitchen in a warm glow, while other rooms feature pendant or batten light fittings.

Separate study area for home working.

Stay entertained with TV connections in the living room and master bedroom.

Discrete white extractor fans eliminate unwanted odors.

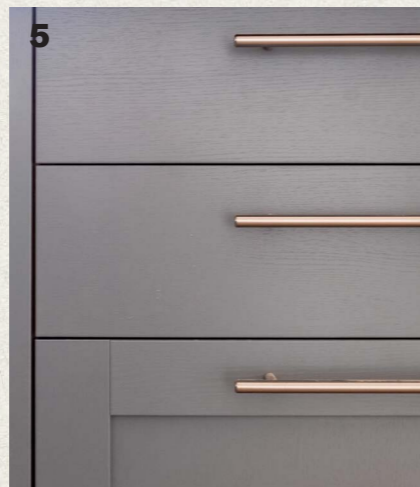
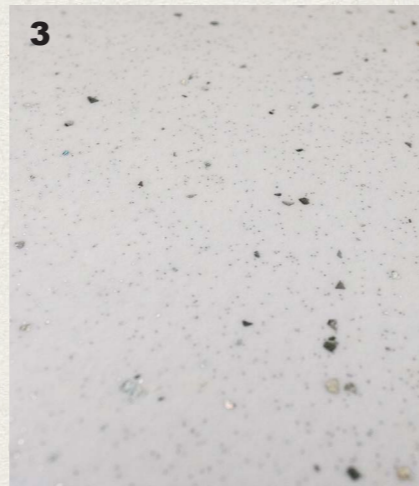
Power and lighting in the garage ensure functionality.

PEACE OF MIND

Relax knowing your home is secure. All external doors come equipped with multipoint locking systems for enhanced security.

Durable PVCu glazed windows and doors boast matching ironmongery and multipoint locking mechanisms.

Mains-operated smoke, heat, and carbon monoxide detectors provide an extra layer of safety.



**DISCOVER THE QUALITY:
FINISHES INCLUDING
TIMBER COUNTERS
AND CERAMIC TILING
ARE DRESSED IN AN
UNDERSTATED MUTED
COLOUR PALETTE**

**MATERIALS Kitchen counters¹
Dark kitchen cabinets² Quartz
vanity³ Internal doors⁴ Light
kitchen cabinets⁵ Vanity units⁶
Kitchen tiling⁷ Flooring⁸ Bath-
room tiles⁹**



THE GATEWAY OF THE BROADS

**Connected,
affordable, evolved.
A location fit for
family life.**

**Whether you're looking
for a family home, or to
retire by the coast Great
Yarmouth is the ideal
location.**

**With excellent educational
facilities, a thriving local
community, access to
nature as well as being in
commutable distance to
Norwich.**

**The area is a popular
visitor destination so you'll
never be short of things to
see and do.**

Positioned in Great Yarmouth, just a short trip from the beach, the broads or the cathedral city of Norwich, residents can enjoy the perfect work-life balance.

There's ample opportunity to unwind and relax, with beautiful coastlines and open countryside.

There is a great selection of places to eat out in the area from well-known eateries to fine dining restaurants. The rich and diverse culture offers new tasting experiences and you will find many hidden gems in the surrounding villages.



IMAGES: 1. Amusements on the Golden Mile, 2. Boating on the Norfolk Broads, 3. Fun at the beach.

There's a rhythm to living in a Town: routines are established and commutes are set; favorite local spots are frequented again and again, until familiar faces become friends; explorations off the beaten path yield exciting discoveries that make the neighborhood feel brand new.

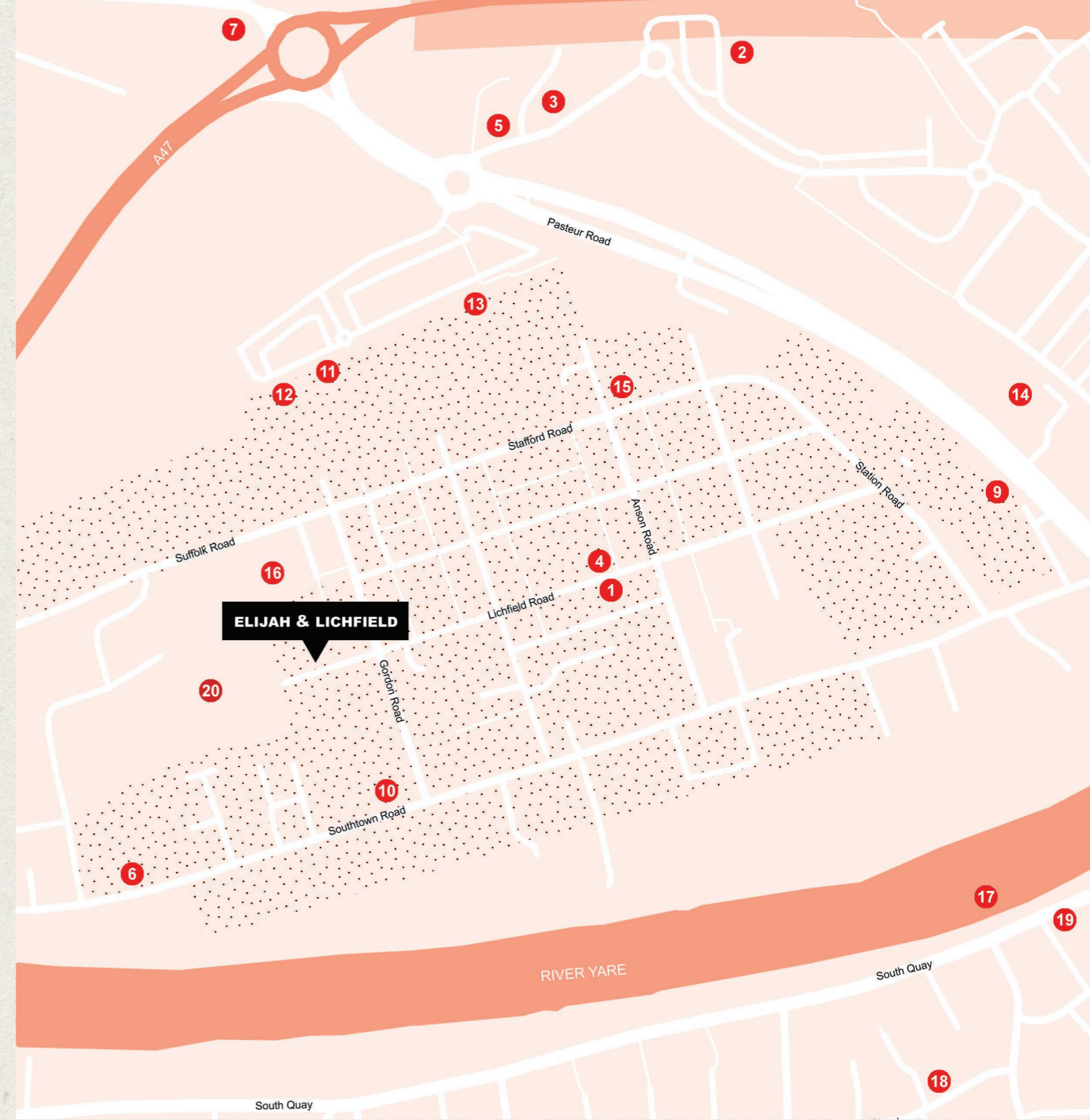
From your morning coffee at a local shop to a sunset stroll; from the last call to adventures beyond, Elijah & Lichfield will bring vibrancy and comfort to your daily life.



IMAGES: 1. Lichfield chip shop, 2. St Georges Theatre, 3. Lydia Eve, 4. Gorleston Promenade, 5. The Tolgate Museum, 6. Great Yarmouth Town Hall, 7. Lichfield Arms PH



EAT Lichfield Chippy¹ The Grayling⁵ Frankie & Bennys³ Pizza Hut⁷ McDonalds⁸
SHOP Tesco² Lidl⁹ B&Q¹³ Home Bargains¹¹ **DRINK** Lichfield Arms⁴ The Rumbold Arms⁶ **HEALTH NR** Health & Fitness¹⁰ Pure Gym¹² The Gym Group¹⁴ **LEARN** Southtown Primary School¹⁵ East Coast College²⁰ Edward Worledge Ormiston Academy¹⁶ **CULTURE** Elizabethan House¹⁹ Tolhouse Museum¹⁸ Lydia Eve¹⁷



TERMS

Available upon request.

AGENTS

Larkes

Edward Larke

01493 330 299

MORTGAGE ADVICE

Yellow Brick

James Taylor

07733012001

A DEVELOPMENT BY HBS

CREDITS

Design by Larkes

PLEASE NOTE

All images are indicative only.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.

The developer reserves the right to make minor adjustments to the specifications

LARKES

