



Pastures Grove Barford, Norfolk

AN EXCLUSIVE DEVELOPMENT BY



GREENGATE
HOMES

*An exclusive development of
7 individually designed homes,
situated in the village of Barford,
brought to you by Norfolk
developers, Greengate Homes.*



Greengate Living

Each property offers comfortable, spacious, contemporary living for you and your family and has been built to a high specification. Greengate Homes pride themselves on delivering exceptional quality and finishes in every home.

These properties offer you the very best of rural life in one of Norfolk's most attractive and desirable areas.





Barford

Tucked away in the South Norfolk countryside, Barford is a quiet, well-connected village around 8 miles west of Norwich.

A well-regarded primary school and the parish church of St Botolph, whose presence in the village stretches back centuries, sit at the heart of the community. The village takes its name from the Old English for “barley ford” (bere-ford), a nod to the agricultural roots that still shape the surrounding landscape today.

Swift access onto the A47 Norwich Southern Bypass provides convenient links south of the city, while Wymondham station, just 4 miles away, offers the nearest rail connections, with Norwich train station and Norwich Airport both around 10 miles away. The village is also close to the University of East Anglia, Norwich Research Park and the Norfolk and Norwich University Hospital, a location that suits families and commuters alike.

NORWICH
9 miles / 20 mins

CAMBRIDGE
62 miles / 1 hr 20 mins

WYMONDHAM
6 miles / 12 mins

LONDON
117 miles / 2 hrs 15 mins

CROMER
26 miles / 50 mins

NORWICH AIRPORT
9.5 miles / 25 mins

BURY ST EDMUNDS
40 miles / 1 hr

STANSTED AIRPORT
81 miles / 1 hr 25 mins

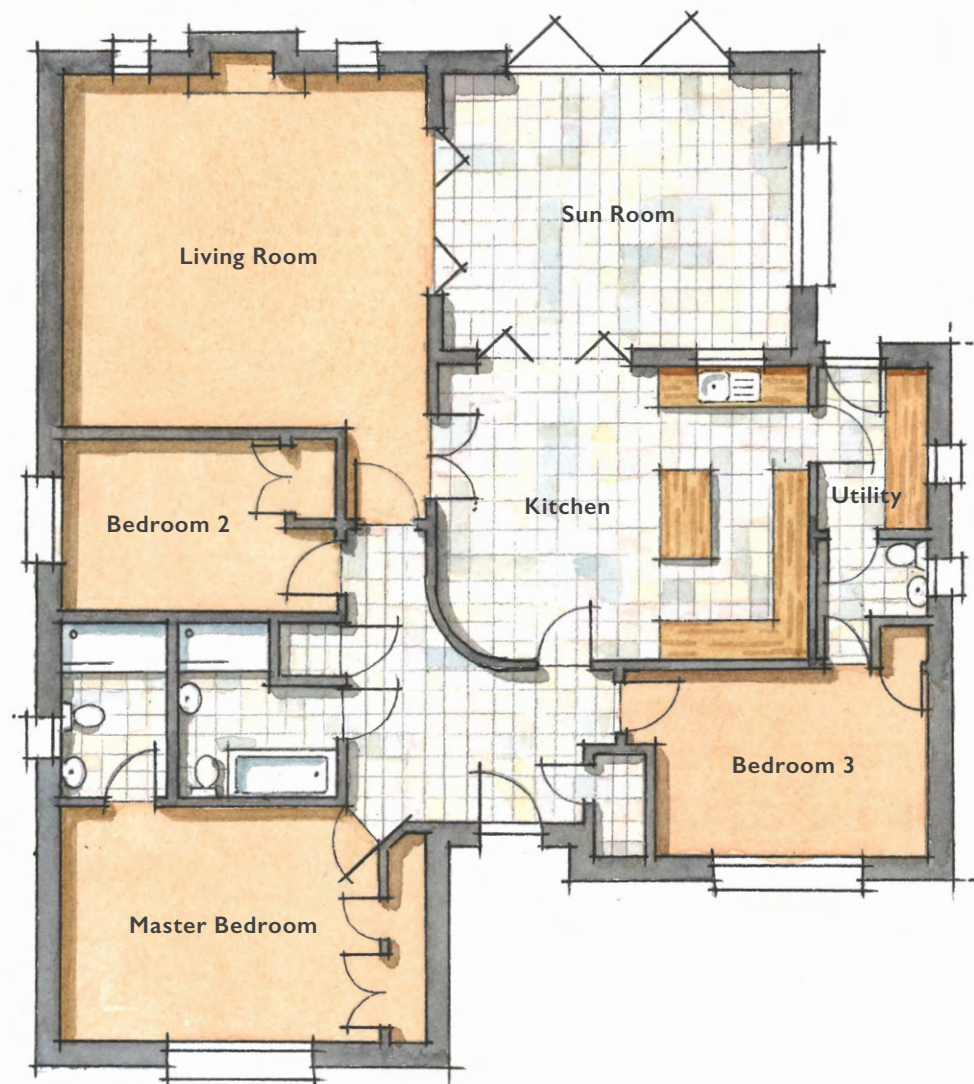
Barford is a charming Norfolk village offering peaceful rural living with excellent road links and everyday amenities close at hand.





Plot One

Kitchen 6.09m x 4.74m (19'9 x 15'5)
Sun Room 5.66m x 4.45m (18'5 x 14'6)
Living Room 5.99m x 5.71m (19'6 x 18'7)
Utility 2.61m x 1.74m (8'5 x 5'7)
Master Bedroom 5.25m x 3.81m (17'2 x 12'5)
Bedroom 2 4.56m x 2.80m (14'9 x 9'1)
Bedroom 3 4.41m x 3.03m (14'4 x 9'9)



*Contemporary living,
beautifully connected*



A stylish detached bungalow featuring a spacious kitchen with a striking curved feature wall and a generous living room, both opening into a bright and airy sun room. Bi-fold doors lead to the private rear garden, creating an excellent space for modern living and entertaining.

A double garage and driveway parking further enhance the appeal of this superb home.



3 Bedrooms



Utility room



2 Bathrooms



Double
garage



Open-plan
living



1,960 Square feet



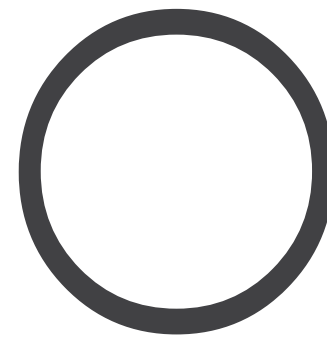
Plot Two

GROUND FLOOR

Kitchen 5.65m x 5.32m (18'5 x 17'4)
Family/Dining Room 7.58m x 3.45m (24'8 x 11'3)
Utility 3.31m x 1.90m (10'8 x 6'2)
Living Room 3.51m x 2.30m (11'5 x 7'5)
Study 4.21m x 4.02m (13'8 x 13'1)

FIRST FLOOR

Master Bedroom 5.32m x 4.01m (17'4 x 13'1)
Bedroom 2 3.71m x 3.51m (12'1 x 11'5)
Bedroom 3 4.01m x 2.75m (13'1 x 9'0)
Bedroom 4 4.03m x 3.31m (13'2 x 10'8)



*Space for family life,
designed with style*



A great family home featuring impressive open-plan living, with a spacious dining area and kitchen opening through large bi-fold doors to the private rear garden.

Further accommodation includes a separate living room and study, while the first floor offers four bedrooms, two with ensuite facilities.



4 Bedrooms



Utility room



3 Bathrooms



Single garage
& carport



Open-plan
living



2,379 Square feet



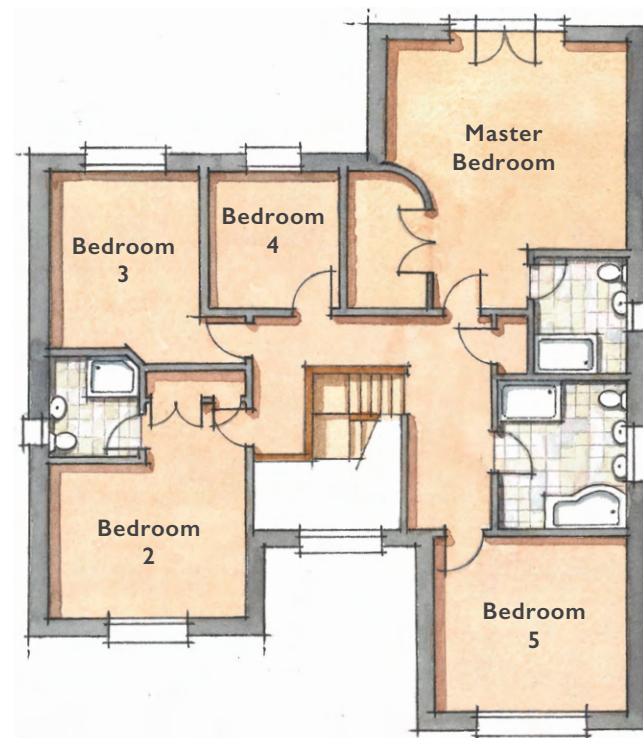
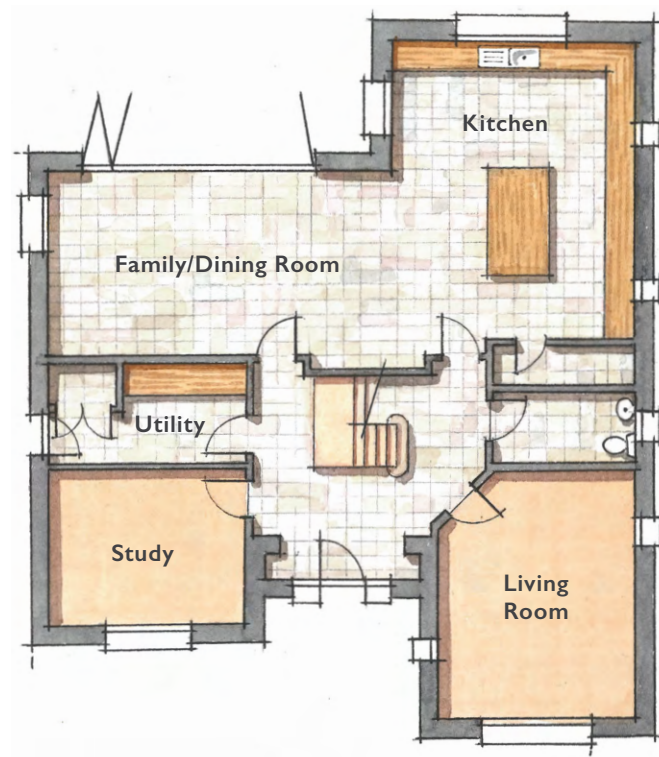
Plot Three

GROUND FLOOR

Kitchen 6.49m x 5.35m (21'3 x 17'5)
Family/Dining Room 7.01m x 4.01m (23'0 x 13'1)
Living Room 5.47m x 4.31m (17'9 x 14'1)
Utility 4.32m x 2.22m (14'1 x 7'2)
Study 4.32m x 3.41m (14'1 x 11'1)

FIRST FLOOR

Master Bedroom 5.35m x 4.64m (17'5 x 15'2)
Bedroom 2 4.32m x 3.44m (14'1 x 11'2)
Bedroom 3 3.94m x 3.31m (12'9 x 10'8)
Bedroom 4 3.11m x 2.96m (10'2 x 9'7)
Bedroom 5 4.31m x 3.65m (14'1 x 11'9)



W
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B
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H

*An exceptionally impressive
space for life to flourish*



This detached five-bedroom home enjoys a generous plot. The heart of the property is an impressive open-plan kitchen and family/dining room which is complemented by a separate living room.

The first floor offers five bedrooms, two with ensuite facilities. Further benefits include a single garage and ample parking.

- | | | | |
|---|------------------|---|-------------------------|
|  | 5 Bedrooms |  | Utility room |
|  | 3 Bathrooms |  | Single garage & carport |
|  | Open-plan living |  | 3,068 Square feet |



Plot Four

GROUND FLOOR

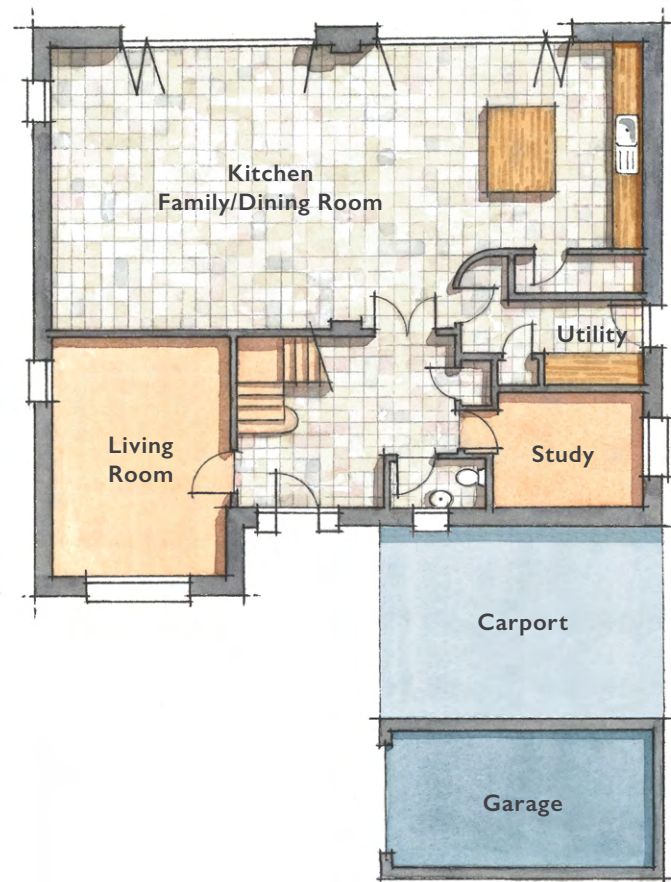
Kitchen Family/Dining Room

13.26m x 6.35m (43'5 x 20'8)

Living Room 5.41m x 4.01m (17'7 x 13'1)

Utility 4.11m x 1.90m (13'4 x 6'2)

Study 3.43m x 2.61m (11'2 x 8'5)



FIRST FLOOR

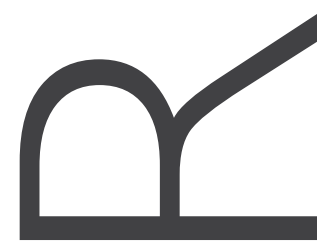
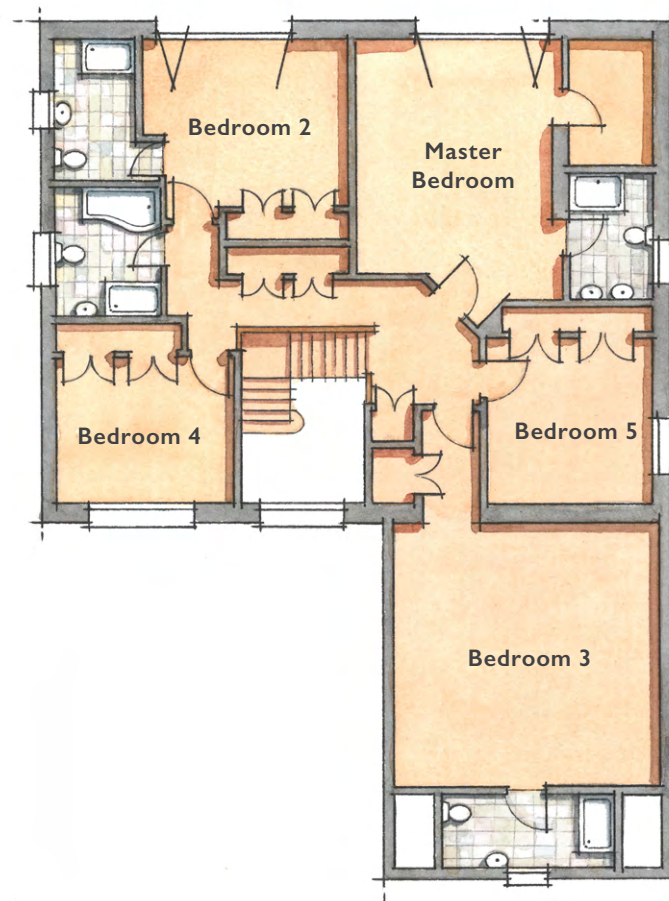
Master Bedroom 5.85m x 4.56m (19'1 x 14'9)

Bedroom 2 4.67m x 3.19m (15'3 x 10'4)

Bedroom 3 6.05m x 5.98m (19'8 x 19'6)

Bedroom 4 4.01m x 3.31m (13'1 x 10'8)

Bedroom 5 3.71m x 3.71m (12'1 x 12'1)



A substantial home designed for grand living and entertaining



An impressive detached home offering five bedrooms, three with ensuite facilities, including a superb master bedroom with large dressing room.

The heart of the home is a spacious open-plan kitchen and family/dining room area, featuring two sets of bi-fold doors opening onto the large rear garden. Further benefits include an attached garage and carport.



5 Bedrooms



Utility room



4 Bathrooms



Single garage & carport



Open-plan living



3,047 Square feet



Plot Five

GROUND FLOOR

Kitchen/Dining Room 7.92m x 5.62m (25'9 x 18'4)

Living Room 5.70m x 4.11m (18'7 x 13'4)

Utility 2.41m x 1.76m (7'9 x 5'7)

Study 3.01m x 2.30m (9'8 x 7'5)

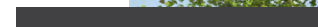
Bedroom 2 4.91m x 3.60m (16'1 x 11'8)

FIRST FLOOR

Master Bedroom 5.80m x 3.60m (19'0 x 11'8)

Bedroom 3 4.54m x 3.60m (14'9 x 11'8)

Bedroom 4 4.35m x 3.60m (14'2 x 11'8)



*Flexible living with
character and style*



An attractive and versatile 1½ storey detached home offering flexible accommodation throughout. The property features an open-plan kitchen/dining room, separate living room and study, together with a ground floor bedroom with ensuite facilities.

The first floor provides three further bedrooms, including a master bedroom with ensuite and walk-through dressing area. Outside, the property benefits from a single garage and carport.



4 Bedrooms



Utility room



3 Bathrooms



Single garage
& carport



Open-plan
living



2,261

Square feet



Plot Six

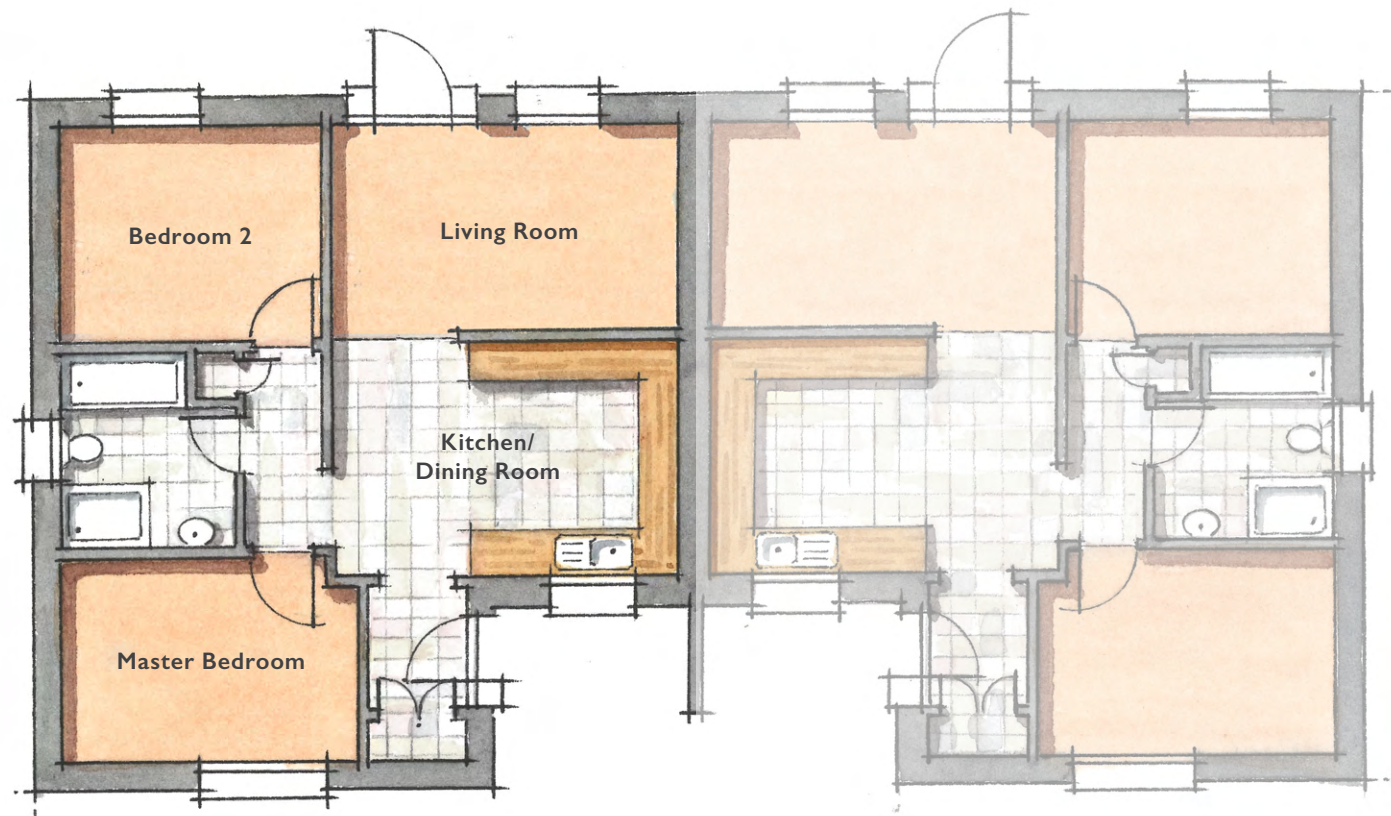
GROUND FLOOR

Kitchen/Dining Room 4.92m x 3.32m (16'1" x 10'8")

Living Room 4.92m x 3.02m (16'1" x 9'9")

Master Bedroom 4.23m x 2.95m (13'8" x 9'6")

Bedroom 2 3.78m x 3.12m (12'4" x 10'2")



*Single-level living
with space to enjoy*



Enjoying a spacious open-plan layout, this attractive semi-detached bungalow offers two bedrooms, and a well-appointed kitchen/dining room area which flows through into the living room. The property also benefits from off-road parking.



2 Bedrooms



Off-road
parking



1 Bathroom



765 Square feet



Open-plan
living



Plot Seven

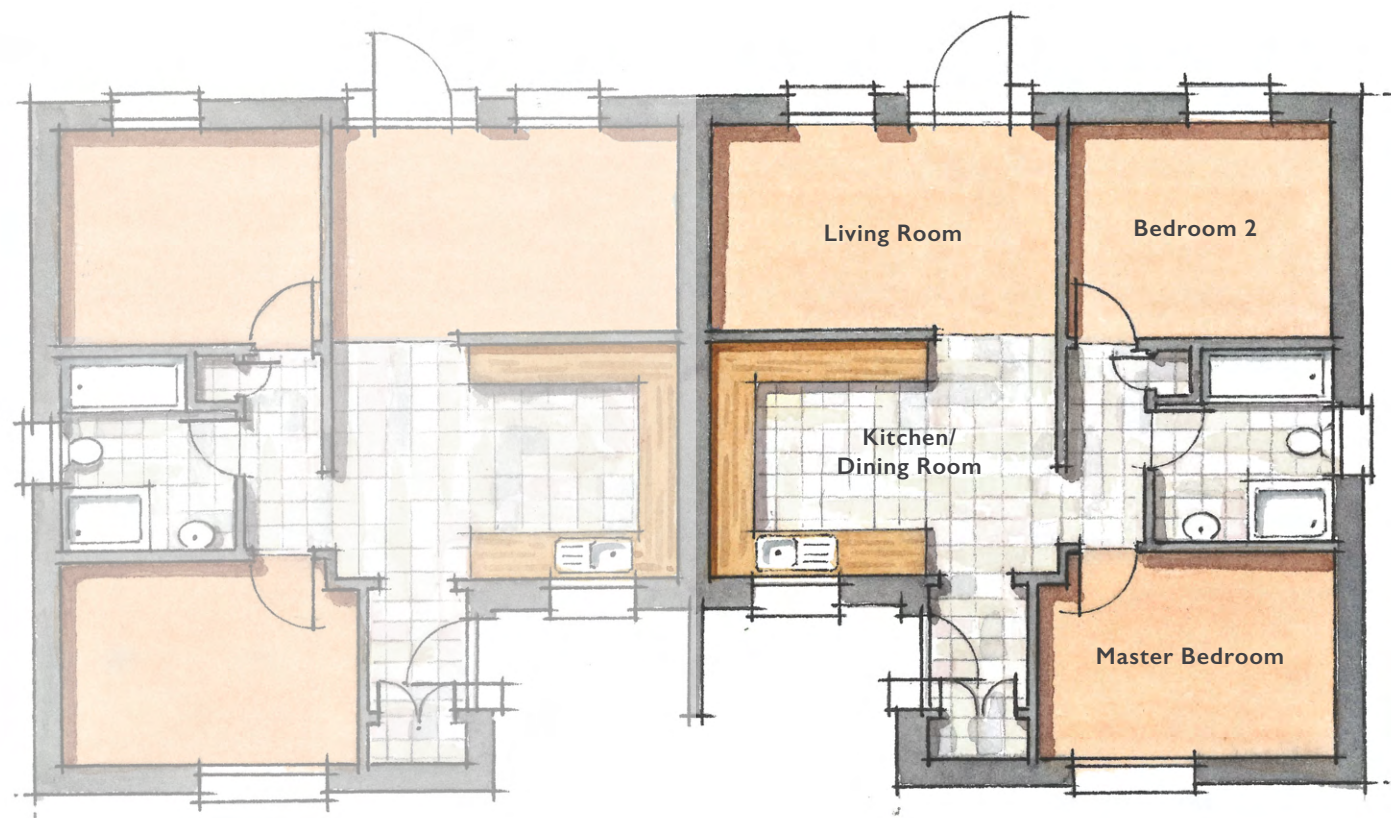
GROUND FLOOR

Kitchen/Dining Room 4.92m x 3.32m (16'1" x 10'8")

Living Room 4.92m x 3.02m (16'1" x 9'9")

Master Bedroom 4.23m x 2.95m (13'8" x 9'6")

Bedroom 2 3.78m x 3.12m (12'4" x 10'2")



*Bungalow living, balanced
with comfort and style*



Enjoying a spacious open-plan layout, this attractive semi-detached bungalow offers two bedrooms, and a well-appointed kitchen/dining room area which flows through into the living room. The property also benefits from off-road parking.



2 Bedrooms



Off-road
parking



1 Bathroom



765 Square feet



Open-plan
living



Specifications

Flexible living space. High-quality fixtures and fittings. The best of modern technology.

The light and spacious homes at Pastures Grove offer the comfort and convenience of modern living in a peaceful rural setting. Each property individually designed and finished to the highest standard.

All properties benefit from the exceptional quality and craftsmanship you would expect from traditional builders, and the most modern finishes and specifications offered by an innovative developer.



ENVIRONMENTAL

- Air source heat pumps
- Underfloor heating to ground floor and radiators to 1st floor
- 2 zone heating controls
- Water softeners

KITCHEN

- Individually designed stylish and contemporary kitchen units with soft close door mechanisms
- Induction hob
- Integrated oven
- Combination microwave oven
- Integrated dishwasher
- Integrated fridge/freezer
- Bi-fold doors
- Solid Quartz worktops with undermounted sink, recessed drainer and upstands
- Recessed downlighters to ceiling
- Large porcelain tiles throughout

UTILITY

- Built in cupboards to compliment the kitchen
- Solid Quartz worktops with undermounted sink and upstands
- Large porcelain tiles throughout
- Recessed downlighters to ceiling
- Space for washing machine and tumble dryer

BATHROOMS, ENSUITE SHOWER ROOMS & CLOAKROOMS

- Contemporary sanitary ware throughout
- Wall and floor tiling
- Thermostatically controlled showers
- Recessed downlighters to ceiling
- Electric mirrors with lighting and shaving sockets to bathrooms

FINISHES

- Oak wooden doors throughout
- Fitted wardrobes as per plan
- Quality door furniture
- Walls and ceilings finished with white paint
- Little Greene painted woodwork

GENERAL

- Fibre to the property with integrated internet ports
- Electric car chargers
- Mains water, electricity and drainage
- TV points and plug sockets
- Smoke detectors

EXTERNAL

- Outside taps

WARRANTY

- 10 year ICW warranty



About Greengate Homes

Exceptional homes, thoughtfully built since 2016.

In order to ensure excellence, each of our developments are hand-picked with location, individuality and exclusivity in mind. Each home is independently designed to complement its position and provide new owners with a truly unique living experience. Exceptional craftsmanship compliments the modern finishes and detailed design specifications that we build into each Greengate Home.

Our partnership with Bescon Bespoke Construction means that each home is treated as an individual project, ensuring only the highest quality work is produced throughout the build.

At Greengate Homes we are committed to continual development and designing exceptional homes that will continue to be desired for years to come.

greengatehomes.co.uk

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All the pictures within this brochure are taken from previous completed developments by Greengate Homes. Kitchens are for illustration purposes only. The external images and site plan are CGI artistic impressions and for illustration purposes only.



PASTURES GROVE – BARFORD, NORFOLK



HOME FARM CLOSE – SWANTON MORLEY, NORFOLK

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