



EAST WOOD

Beacon Park
Bradwell

Beautifully designed high quality energy efficient homes



WELCOME TO EAST WOOD

Making a house a home is one of life's ambitions, and whether you are a first-time buyer or looking for a forever home to grow your family, you'll find everything you need at East Wood.

These carefully designed two, three, four and five-bedroom homes have been considered specifically for this site, and each have their own unique character.

All homes are rated EPC A for energy efficiency. Built with a fabric first approach to help homeowners keep fuel bills to a minimum, with the inclusion of solar panels, central heating system fuelled by air source heat pump technology as standard, energy saving appliances and EV car charging point. These smart designed homes reduce environmental impact while enhancing comfort and efficiency.

Situated beautifully on the edge of Bradwell and Gorleston, East Wood offers a tranquil location that is in easy reach of the James Paget Hospital, schools, businesses and entertainment/leisure activities. It is also within commutable distance to Norwich and Lowestoft.

Enjoy stunning coastlines with over 15 miles of beautiful beaches to explore, within commutable distance to Norwich and Lowestoft.





SPACIOUS, FLOWING AND UNIQUE HOMES

East Wood 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.



SITE PLAN

-  **The Alder - 2 Bedroom Home**
Plots 18, 19, 26, 37, 38, 40, 41, 57, 58, 59, 60
-  **The Willow - 3 Bedroom Home**
Plots 7, 8, 13, 14, 16, 17, 22, 23, 24, 25, 34, 35, 47, 48, 51, 52
-  **The Oak - 3 Bedroom Home**
Plots 5, 6, 45, 46
-  **The Elm - 3 Bedroom Home**
Plots 9, 15, 44
-  **The Laurel - 3 Bedroom Home**
Plots 42 & 43
-  **The Magnolia - 3 Bedroom Home**
Plots 2 & 3
-  **The Chestnut - 4 Bedroom Home**
Plots 1, 4, 11, 12, 20, 21, 32, 53, 54, 56, 61
-  **The Ash - 5 Bedroom Home**
Plots 10, 33, 36, 39, 55





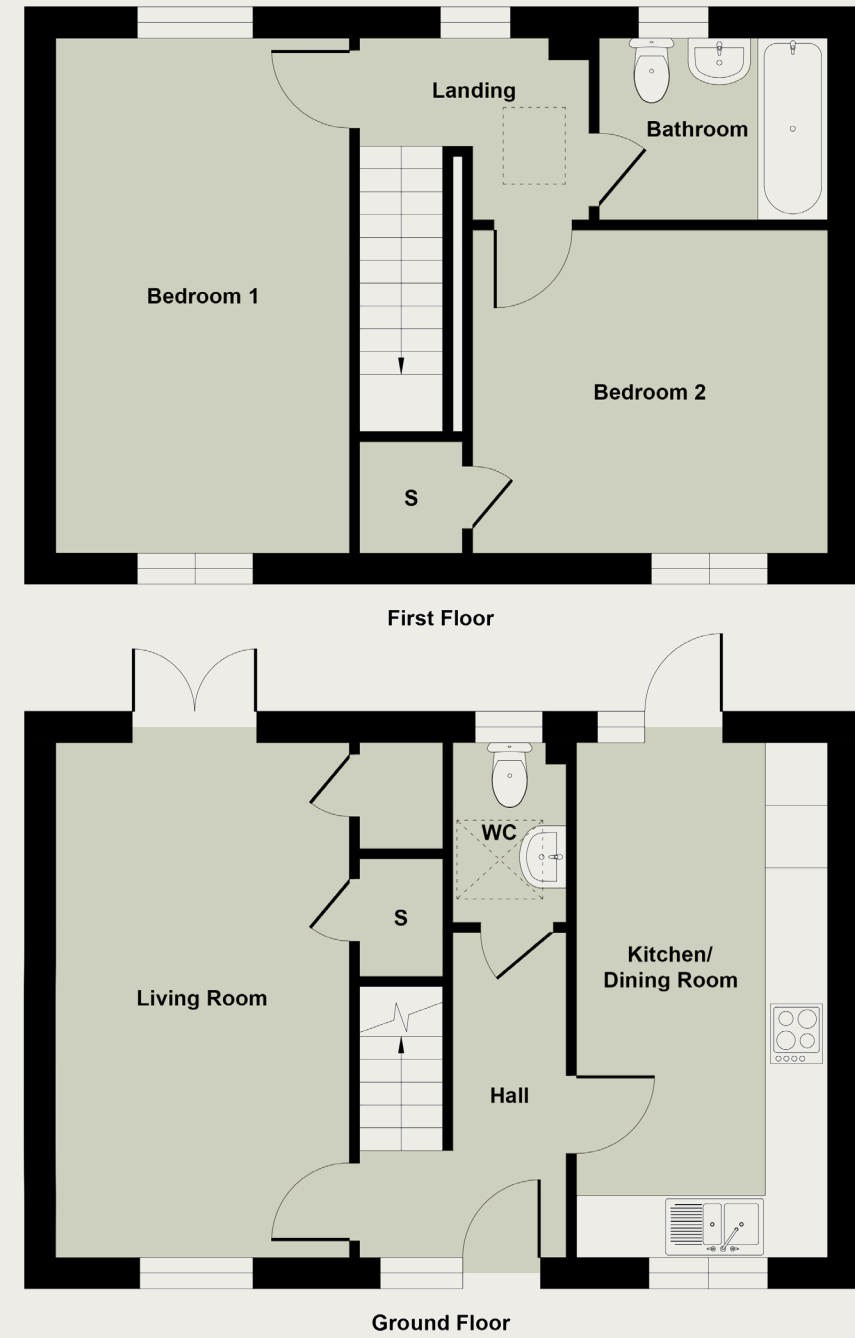
ALDER

PLOTS 18-19, 26, 37-38, 40-41, 57-60

A spacious semi-detached house, The Alder offers two double bedrooms and a bright, dual aspect living room with patio doors providing access to the rear garden.

The stylish kitchens are equipped with integrated appliances including a cooker, ceramic hob, fridge/freezer and slimline dishwasher.

A cloakroom and built in storage at ground floor add practicality while the first-floor bathroom includes a thermostatic shower over bath as standard.



Living Room	4.9m x 2.8m	16'0" x 9'1"
Kitchen/Dining Room	4.9m x 2.4m	16'0" x 7'8"
Bedroom 1	4.9m x 2.8m	16'0" x 9'1"
Bedroom 2	3.2m x 3.4m	10'4" x 11'1"
Bathroom	2.2m x 1.7m	7'2" x 5'5"

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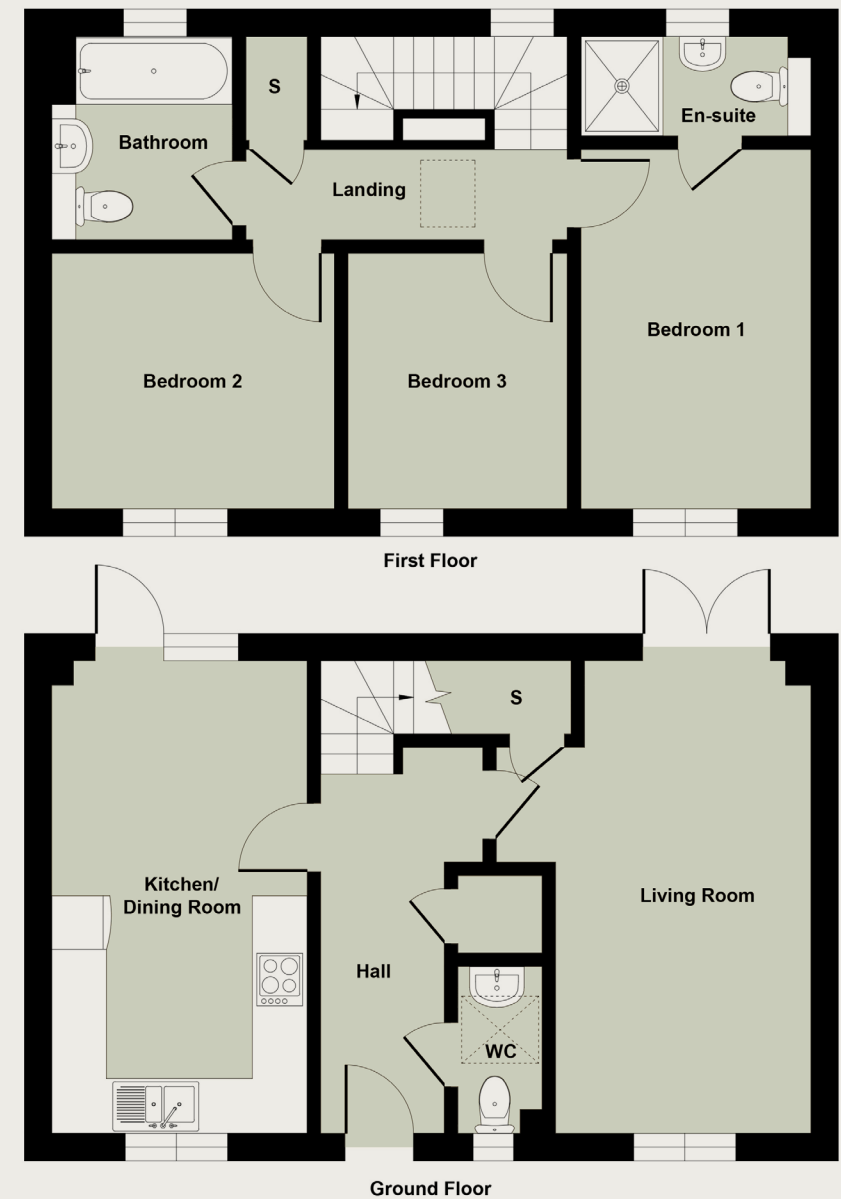
WILLOW

PLOTS 7-8, 13-14, 16-17, 22-25, 34-35, 47-48, 51-52

Step into The Willow, a three-bedroom home designed for contemporary living.

At ground floor the well-proportioned living room features French doors that lead into the garden, perfect for seamless indoor-outdoor living. The stylish kitchen is equipped with integrated appliances including a cooker, ceramic hob, fridge/freezer and dishwasher. The ground floor benefits from a handy WC and under-stair storage.

Upstairs, you'll find three generously sized bedrooms, including a master bedroom with an en-suite, and a well-appointed family bathroom with thermostatic shower over bath fitted as standard.



Living Room	5.1m x 2.8m (max)	17'7" x 9'1" (max)
Kitchen/Dining Room	5.1m x 2.8m	18'4" x 9'1"
Bedroom 1	4.0m x 2.5m	13'1" x 8'2"
Bedroom 2	2.8m x 3.1m	9'1" x 10'1"
Bedroom 3	2.8m x 2.4m	9'1" x 7'8"

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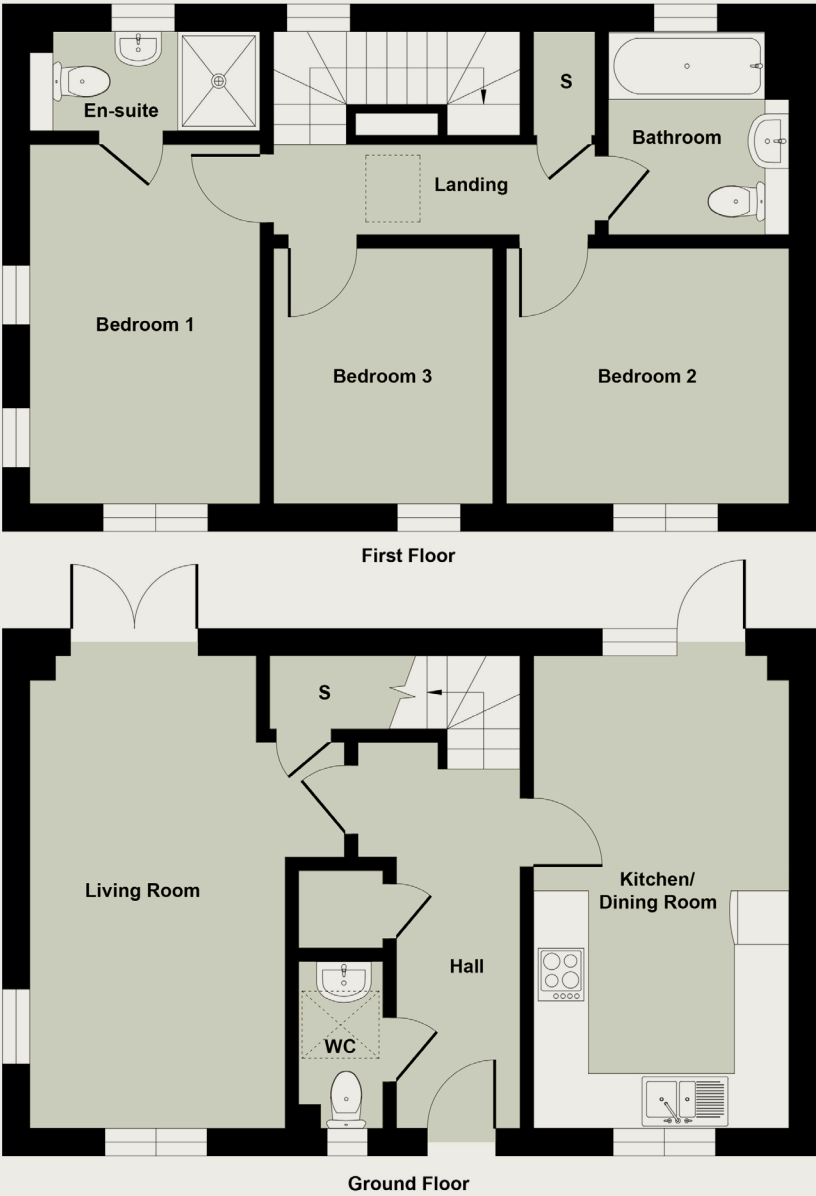


OAK

PLOTS 5-6, 45-46

This beautifully proportioned three bedroom home features an open-plan kitchen/dining room equipped with integrated appliances including a cooker, ceramic hob, fridge/freezer and dishwasher and an equally impressive living room with French doors opening onto the garden. The ground floor benefits from a handy WC and under-stair storage.

To the first floor, you'll find a spacious master bedroom with en-suite, two further bedrooms, a family-sized bathroom with thermostatic shower over bath fitted as standard and additional storage space.



Living Room	5.1m x 2.8m (max)	17'7" x 9'1" (max)
Kitchen/Dining Room	5.1m x 2.8m	18'4" x 9'1"
Bedroom 1	4.0m x 2.5m	13'1" x 8'2"
Bedroom 2	2.8m x 3.1m	9'1" x 10'1"
Bedroom 3	2.8m x 2.4m	9'1" x 7'8"

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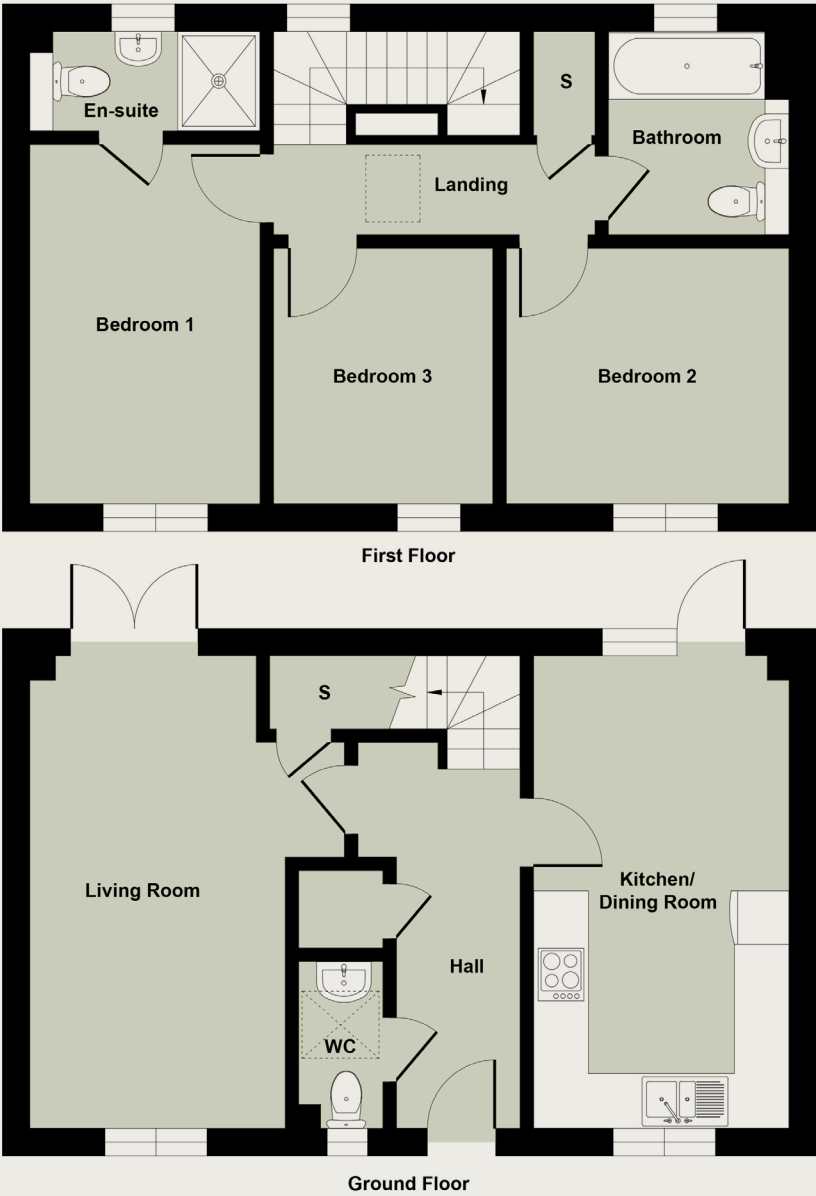
ELM

PLOTS 9, 15 & 44

A well-proportioned three-bedroom home, The Elm offers practical and affordable detached living. With only three available these are likely to sell fast!

The ground floor boasts a modern kitchen/dining area equipped with integrated appliances including a cooker, ceramic hob, fridge/freezer and dishwasher, a large living room with French doors opening out to a good-sized garden, convenient built in storage and cloakroom.

Upstairs, you'll find a master bedroom with en-suite, a further two bedrooms with thermostatic shower over bath fitted as standard, and a stylish family bathroom.



Living Room	5.1m x 2.8m (max)	17'7" x 9'1" (max)
Kitchen/Dining Room	5.1m x 2.8m	18'4" x 9'1"
Bedroom 1	2.5m x 3.2m	8'2" x 10'4"
Bedroom 2	3.1m x 2.8m	10'1" x 9'1"
Bedroom 3	2.8m x 2.4m	9'1" x 7'8"

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LAUREL

PLOTS 42 & 43

The Laurel is a uniquely designed three-bedroom semi-detached home offering a novel layout that creates a larger than average lounge and master bedroom. With just one pair of homes available these interesting properties are well worth a view!

The stylish kitchen/diner comes equipped with integrated appliances including a cooker, ceramic hob, fridge/freezer and dishwasher and the lounge features French doors to the well-proportioned garden.

To the first floor you'll find a master bedroom with en-suite, two more comfortable bedrooms and a family bathroom with a thermostatic shower over bath fitted as standard.



Living Room	5.1m x 2.6m (min) 3.6m (max)	16'7" x 3'7" (min) 8'5" (max)
Kitchen/Dining Room	5.1m x 2.8m	16'7" x 9'1"
Bedroom 1	4.0m x 2.0m (min) 3.3m (max)	13'1" x 6'5" (min) 10'8" (max)
Bedroom 2	3.1m x 2.8m	10'1" x 9'1"
Bedroom 3	2.8m x 2.6m	9'1" x 8'5"

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MAGNOLIA

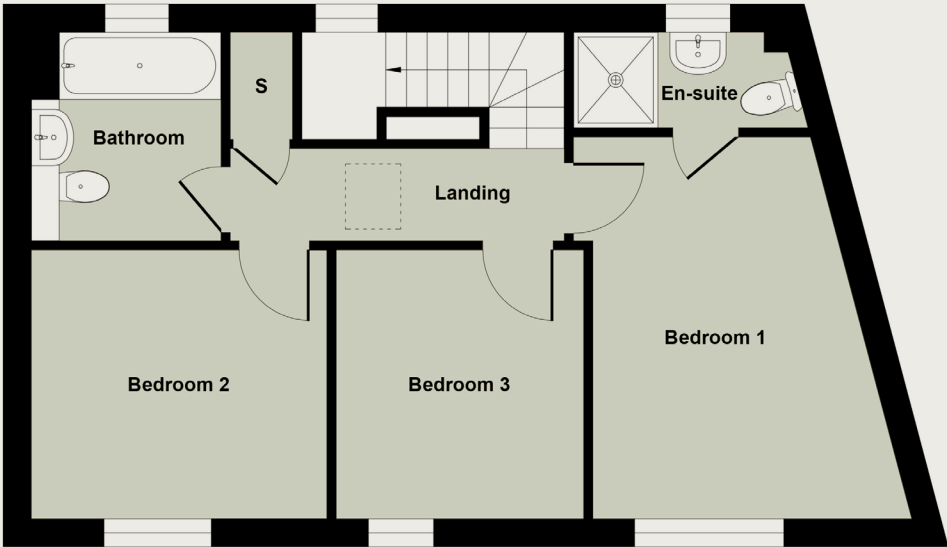
PLOTS 2 & 3

The Magnolia is a uniquely designed three-bedroom semi-detached home offering a novel layout that creates a larger than average lounge and master bedroom. With just one pair of homes available these interesting properties are well worth a view!

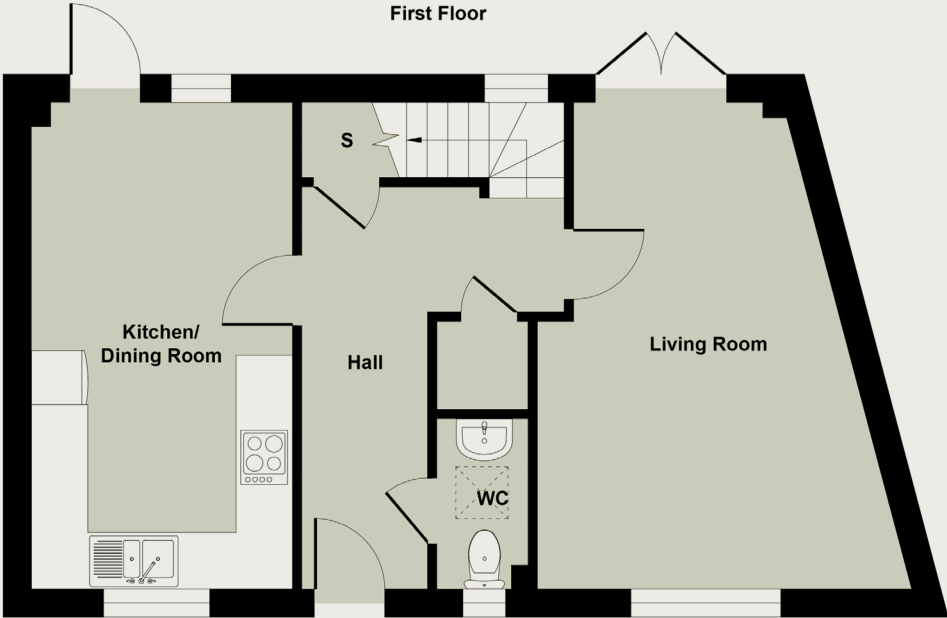
Featuring a bright, open plan kitchen/dining room equipped with integrated appliances including a cooker, ceramic hob, fridge/freezer and dishwasher and a spacious living room with French door to the garden. The WC at ground floor and storage cupboard ensure practicality.

To the first floor you will find a master bedroom with ensuite, two further good-sized bedrooms and a family bathroom with a thermostatic shower over bath fitted as standard.

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First Floor



Ground Floor

Living Room	5.1 x 3.9m (max) 2.2m (min)	16'7" x 12'7"
Kitchen/Dining Room	5.1m x 2.8m	16'7" x 9'1"
Bedroom 1	4.0m x 3.4m (max) 2.2m (min)	13'1" x 11'1" (max) 7'1" (min)
Bedroom 2	3.1m x 2.8m	10'1" x 9'1"
Bedroom 3	2.8m x 2.6m	9'1" x 8'5"



CHESTNUT

PLOTS 1, 4, 11-12, 20-21, 32, 53-54, 56, 61

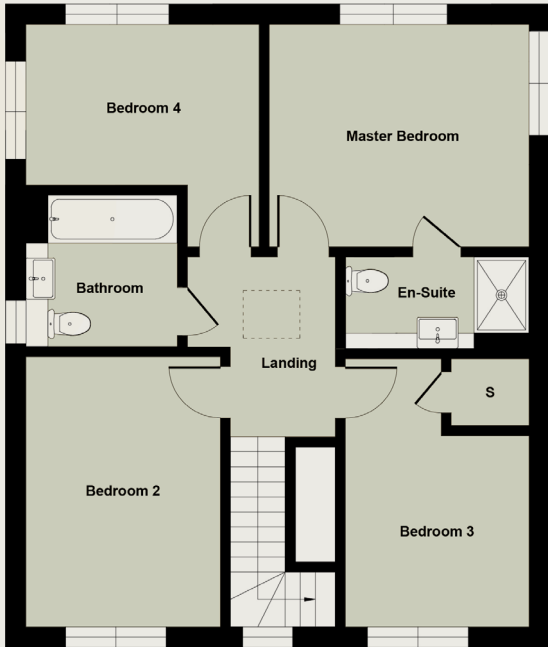
Discover the charm of The Chestnut, an attractive four-bedroom detached family home complete with garage. Designed for contemporary living, the ground floor features a living room, separate utility room and cloakroom.

Equipped with integrated appliances, including a cooker, ceramic hob, fridge/freezer, and dishwasher, the spacious open-plan kitchen/dining room includes French doors opening to the garden.

The first floor boasts four well-proportioned bedrooms with an en-suite to the master and a family bathroom with a thermostatic shower over bath fitted as standard.



Ground Floor



First Floor

Living Room	4.7m x 3.5m (max) 2.6m (min)	15'4" x 11'4" (max) 8'5" (min)
Kitchen/Dining Room	6.7m x 3.2m	21'9" x 10'4"
Bedroom 1	3.5m x 3.0m	11'4" x 9'8"
Bedroom 2	3.6m x 2.6m	11'8" x 8'5"
Bedroom 3	2.5m x 3.6m (max) 2.6m (min)	8'2" x 11'8" (max) 8'5" (min)
Bedroom 4	3.1m x 3.0m (max) 2.2m (min)	10'1" x 9'8" (max) 7'2" (min)
Utility Room	2.8m x 1.9m	9'1" x 5'9"

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ASH

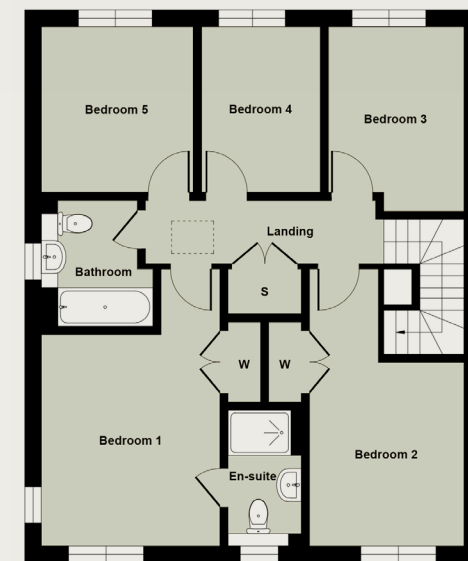
PLOTS 10, 33, 36, 39, 55

This substantial executive five bedroom detached home offers generous space inside and out with a fully equipped kitchen with dining area perfect for family gatherings and entertaining, separate dining room and good-sized living room. You'll also find a handy utility room, ample storage and a convenient cloakroom and double garage.

To the first floor, the master bedroom offers an en-suite and built in wardrobe, four further bedrooms, a stylish family bathroom, and extra storage space.



Ground Floor



First Floor

Living Room	6.0m x 3.2m	19'6" x 10'4"
Kitchen	5.7m x 3.3m	18'7" x 10'8"
Dining Room	3.3m x 2.8m	18'7" x 9'1"
Utility Room	3.3m x 1.6m	10'8" x 5'2"
Bedroom 1	4.0m (max) 3.8m (min) x 3.3m	13'1" x 12'4" (max) 10'8" (min)
Bedroom 2	4.0m (max) 3.4m (min) x 2.8m	13'1" (max) x 11'1" (min) x 9'1"
Bedroom 3	3.4m (max) 3.0m (min) x 2.5m	11'1" (max) x 9'8" (min) x 8'2"
Bedroom 4	3.0m x 2.2m	9'8" x 7'2"
Bedroom 5	3.0m x 2.8m	9'8" x 9'1"

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SPECIFICATION

Standard items fitted to all house types

- Heating
- Vaillant – Air Source Heat Pump
 - Includes additional plug fitted as standard to allow for customer installation of a Vaillant Hub to enable connection to Vaillant app technology.



- Bathroom, cloakroom, en-suite
- Showers to en-suite & over bath in main bathroom – Mira React thermostatic mixer featuring Mira Cool Shield™ Technology
 - Wall tiles – Johnsons County Range. Upgrade options available*
 - Sanitaryware – baths Twyfords, sinks and WCs Ideal Standard
 - Taps – Bristan Cobalt
 - Flooring – CFS Eternity Luxury Vinyl Tile in customer colour choice. Upgrade to Invictus LVT available*



- Kitchen
- Symphony Kitchen – Urban Range – 6 colour choices, range of worktops and handles available. Upgrade to Harvard Range and solid worktops available*
 - Johnsons wall tiles – Bevel Brick – 4 colour choices available. Upgrade options available*
 - Sink – One and a half bowl stainless steel with drainer. Ceramic upgrade available*
 - Mixer Tap – Bristan mixer in chrome. Upgrade available*
 - Electrolux Built in Appliances- Ceramic hob (Induction available*), Single Oven, Chimney hood, Dishwasher, Fridge Freezer. Upgrades to Bosch available*
 - Flooring – CFS Eternity Luxury Vinyl Tile In customer colour choice. Upgrade to Invictus LVT available*

- External
- Solar PV panels
 - EV Car charging point
 - Patio area: Marshall textured buff
 - Double external power socket
 - Tap – rear garden
 - PIR downlight in anthracite grey fitted to both front and rear elevations
 - Grass seed to lawned areas. Upgrade to turf available*



- Additional items for 4 and 5 bedroom homes
- Electrically operated garage doors where applicable fitted as standard
 - Brushed chrome with black insert switches and sockets fitted as standard.
 - Internal door upgrade available to Ely solid oak*

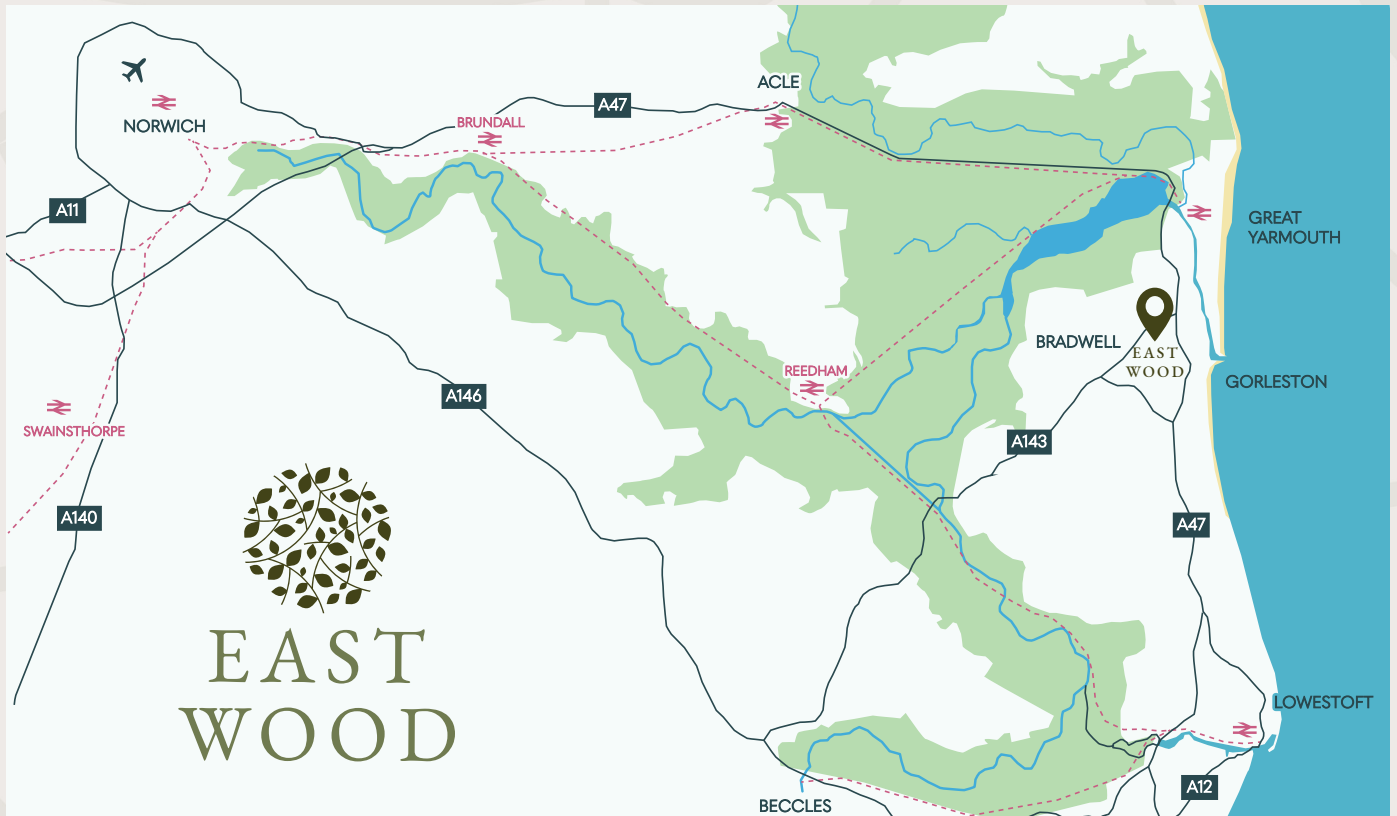
*See separate pricing schedule and subject to stage of construction.



To find out more about the Consumer Code for New Homes, please visit:
www.consumercodefornewhomes.com



HOW TO FIND US



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what3words: hands.national.songbirds



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