

CRINGLEFORD HEIGHTS

**2, 3 and 4
bedroom homes**

Situated in stunning Norwich

START EXPLORING

vivus.



Image is indicative only.

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Everything you need to know about who we are and how we operate.

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Getting to know the very best of your new location.

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Section 03.

Cringleford Heights

Find your new beautifully designed and expertly finished home.

[FIND OUT MORE >](#)

01.

About vivus

**CRINGLEFORD
HEIGHTS**

[MENU](#)

Renting with **vivus** means freedom for you

When you rent with us you'll enjoy reliable property management, peace of mind and a truly hassle-free experience. Unlike private landlords, with us you'll never face the worry of unexpected eviction or last-minute surprises. Just a smooth, secure and straightforward way to rent.





To vivus you're a
neighbour, not a number



24/7 SUPPORT

We'll look after you and your home for a hassle-free experience



PROFESSIONAL MANAGEMENT

Professional and personal renting with you every step of the way



RESIDENTS' APP

Log maintenance, manage your payments and contracts



ZERO DEPOSIT

No unexpected costs or hidden bills, including your deposit



PET FRIENDLY

Our homes are for all the family, even the furry ones



FLEXIBLE TERMS

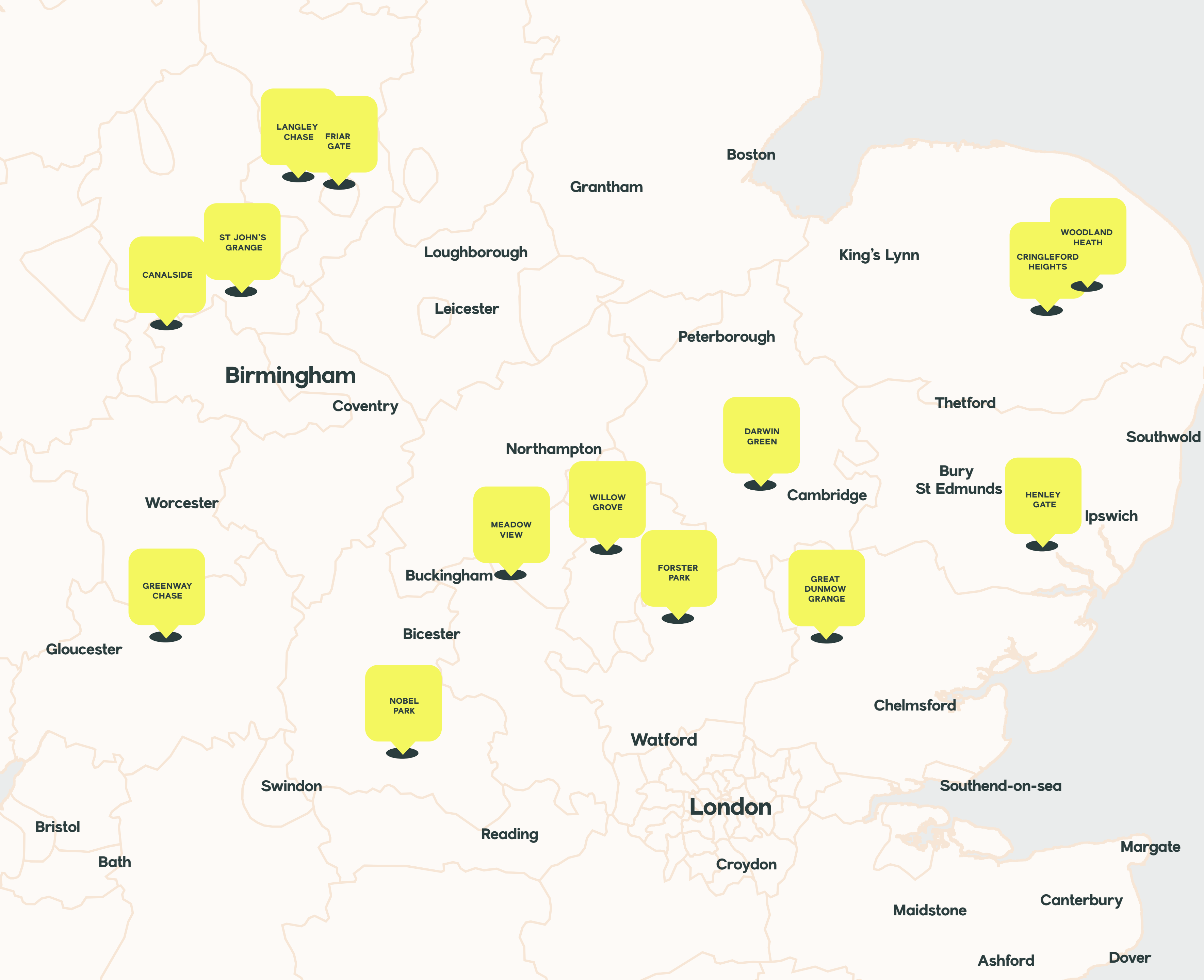
Love your home for as long as you like

What sets us apart

Our 2, 3 and 4 bedroom homes bring comfort, style, and convenience together – all designed to make life run smoother.

Enjoy hassle-free renting with features like our residents' app, zero-deposit scheme, and 24/7 support. With vivus, you get more than just a home – you get peace of mind and the freedom to live your way.

0% deposit – Terms and conditions apply, available on selected plots only. Please speak to a Sales Executive for further details.



Where we're located

Our homes are designed in locations you'll love just as much as us, found in the best places across the UK.

202.

The local area



Norwich Cathedral

Discover Norwich

Norwich brings together the best of both worlds with rich history, green open spaces and great connections across the region, offering a balanced mix of modern living and local charm.

The city is known for its characterful streets, independent cafés and a welcoming community, along with a lively cultural scene that offers something to enjoy all year round. It's a place that continues to grow, evolve and look ahead. And here, you can too. Discover your new place to call home.

CRINGLEFORD HEIGHTS



The Maids Head Hotel

Building your future in Norwich

Norwich is a welcoming city with a real sense of belonging, a place where community and connection come naturally. Find yourself surrounded by green spaces, independent cafés and cultural spots that bring people together.

Perfectly placed within the wider Norfolk region, Norwich offers effortless links to work, study and life's next chapter. Our homes are found in the best places across the UK and here, renting feels simpler, safer and more personal, reflecting everything *vivus* stands for: security, belonging, flexibility and care.



Norfolk Coast



Norwich City Centre

MENU

Effortless connections

From Norwich, getting where you need to be is simple. Strong road links, regular bus services and reliable rail connections keep everything within easy reach, from nearby towns to destinations further afield.



BY ROAD



Newmarket
30 minutes



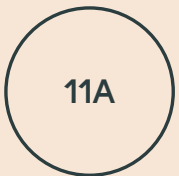
Great Yarmouth
50 minutes



Ipswich
75 minutes



BY BUS



Norfolk & Norwich University Hospital
5 minutes



Norwich City Centre
10 minutes



Drayton
50 minutes



BY BIKE

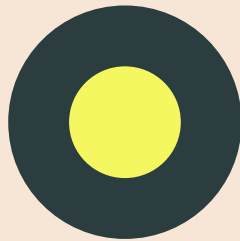
There is a network of cycle paths in and around Cringleford Heights connecting you to local routes across Norwich. You'll have direct access to the city centre and nearby green spaces to enjoy by bike.



BY TRAIN

As a major transport hub, Norwich railway station provides frequent and reliable services to several key destinations:

NORWICH



IPSWICH



Regular trains to Ipswich run throughout the day, with a journey time of around 40 minutes – ideal for quick connections and coastal escapes.

COLCHESTER



Direct services to Colchester take only an hour, offering easy access to this vibrant, historic town.

LONDON LIVERPOOL STREET



Reach the capital with ease – direct trains to London take around 2 hours, perfect for business, shopping, or a day exploring the city.

Travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.

Local amenities

ENTERTAINMENT / LEISURE

01

Sportspark Sports Complex

1.4 miles | 5 min drive

02

Sainsbury Centre Art Museum

1.7 miles | 6 min drive

03

Norwich Model Boat Club

4 miles | 14 min drive

04

Cringleford Recreation Ground

2.3 miles | 8 min drive

05

Yare Valley Nature Reserve

2.4 miles | 8 min drive

06

The Cellar House Pub

3.2 miles | 14 min drive

07

Fitness Space Gym

2.3 miles | 8 min drive

08

Eaton Golf Club

3.3 miles | 9 min drive

09

Eaton Common Nature Reserve

3 miles | 12 min drive

RETAIL / ESSENTIALS

10

Norfolk and Norwich University Hospital

0.9 miles | 4 min drive

11

Eaton Park Community Centre

3.2 miles | 14 min drive

12

Norwich Market

4.9 miles | 22 min drive

13

Tesco Express

1 mile | 5 min drive

14

Cosmas Pharmacy

1.9 miles | 6 min drive

15

Waitrose & Partners

2.3 miles | 8 min drive

16

IKEA Norwich

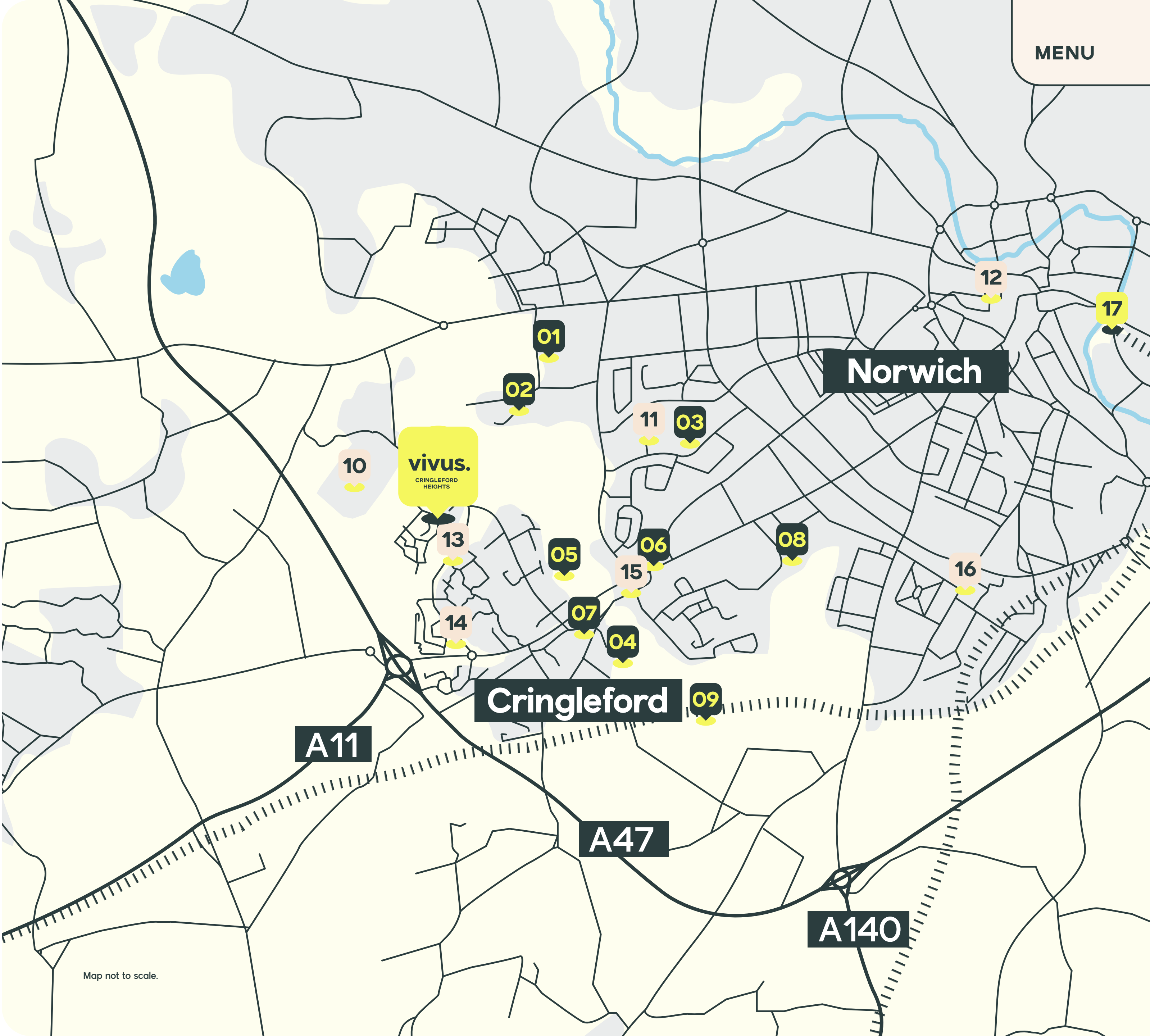
4.6 miles | 12 min drive

TRAVEL

17

Norwich Train Station

8.7 miles | 17 min drive



*Times taken from Google Maps.

Map not to scale.



Local Schools

Norwich has a fantastic choice of schools, from pre-school right through to college. With so many high-quality options nearby, you can feel confident your children will have the best start in life. Here are just a few of the great schools in the area.

PRE-SCHOOL / NURSERY

**SOUL
Nursery**

6.8 miles

**Sparhawk Infant and
Nursery School**

7.4 miles

**Busy Bees
Nursery**

9 miles

PRIMARY SCHOOLS

**Cringleford
Primary School**

1.2 miles

**Bluebell
Primary School**

2.7 miles

**Colman
Infant School**

3.1 miles

**The Free People
School Norwich**

4.2 miles

**Dussindale
Primary School**

8 miles

SECONDARY SCHOOLS

**Hethersett
Academy**

3.3 miles

**Notre Dame
High School**

4.3 miles

**Norwich
School**

5.1 miles

HIGHER EDUCATION

**University of
East Anglia**

1.9 miles

**University Technical
College Norfolk**

4.7 miles

**Norwich University
of the Arts**

5 miles

03.

Cringleford Heights

CRINGLEFORD HEIGHTS

MENU



Image is indicative only.

CRINGLEFORD HEIGHTS

MENU



Image is indicative only.

Specifications

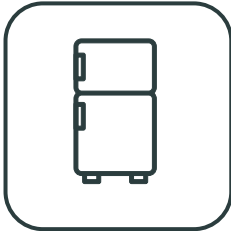
Our homes come ready for you to move straight in – with high-quality finishes, modern appliances and thoughtful details throughout. Everything’s designed for easy living, so you can settle in and make it your own from day one.



ULTRAFAST
BROADBAND



MODERN
KITCHENS



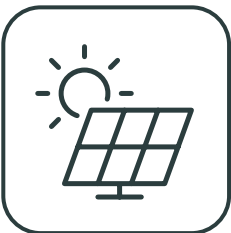
INTEGRATED
WHITE GOODS



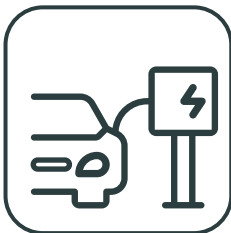
UPGRADED
FINISHES



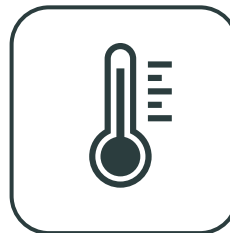
ENERGY
EFFICIENT
HOMES



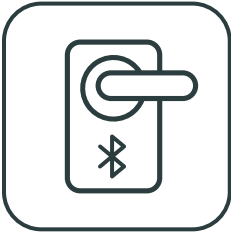
SOLAR
PANELS*



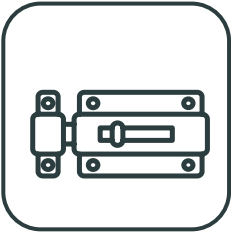
EV CHARGER
ENABLED^



DUAL ZONE
HEATING*



SMART
LOCK



SOFT CLOSE
HINGES



PRIVATE
GARDENS



*Specification varies per house type and plot. ^EV wiring available for charger to be installed. Not financially covered by Allsop Lettings Management. Please contact us for further details.

Images are indicative only.

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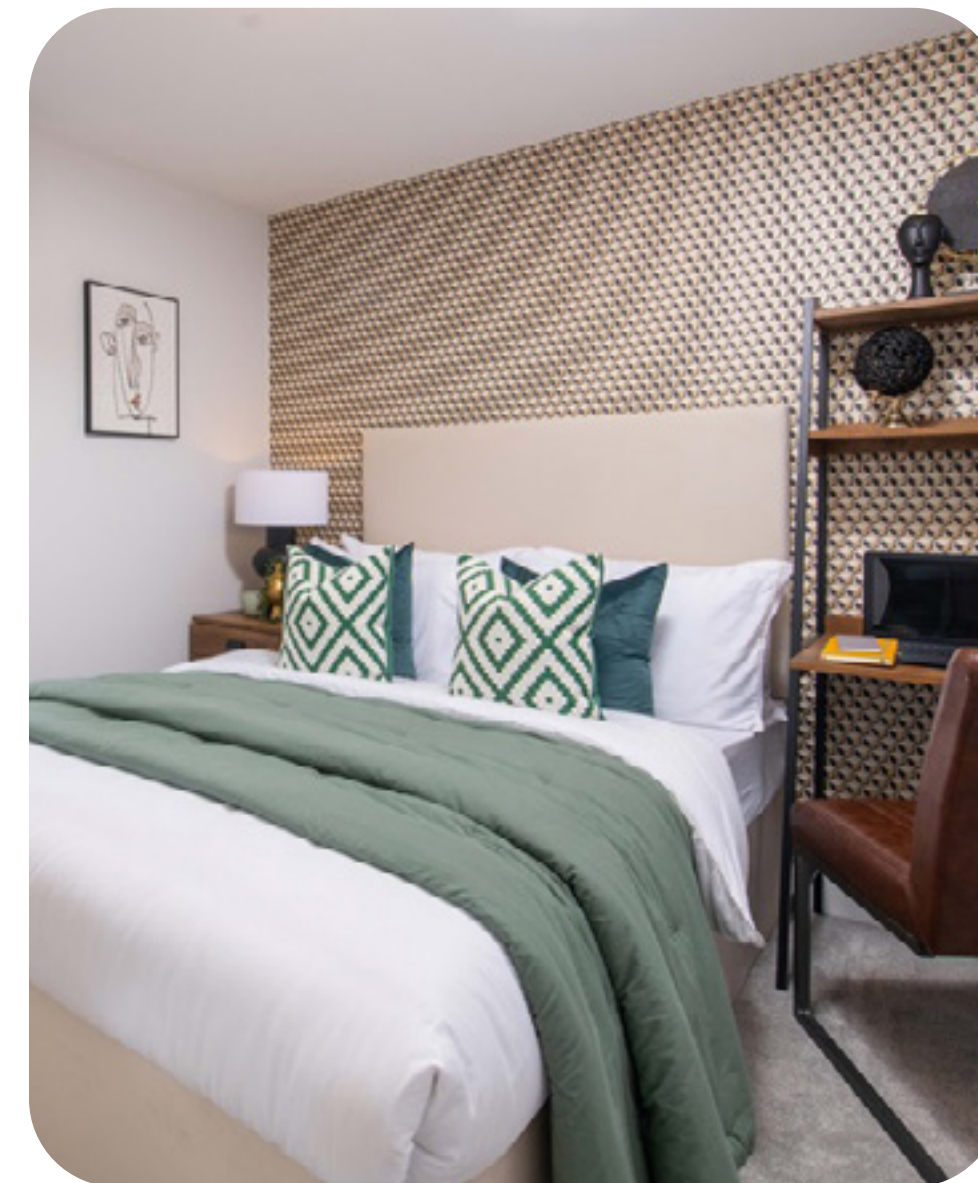






Image is indicative only.

CRINGLEFORD HEIGHTS



MENU

2 bedroom homes



KENLEY

Plots: 345, 346, 347,
393 & 394

3 bedroom homes



MAIDSTONE

Plots: 302, 303, 350-352,
354, 380 & 381



KINGSVILLE

Plots: 342, 343, 348,
349, 375, 376, 391 & 392



MORESBY

Plots: 353, 374, 382 & 390



DENBY

Plots: 300, 301 & 379



LUTTERWORTH

Plots: 356, 378 & 389

4 bedroom homes



HESKETH

Plot: 344



CHESTER

Plots: 341, 355, 357, 358,
359 & 377



RADLEIGH

Plots: 339 & 340



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.



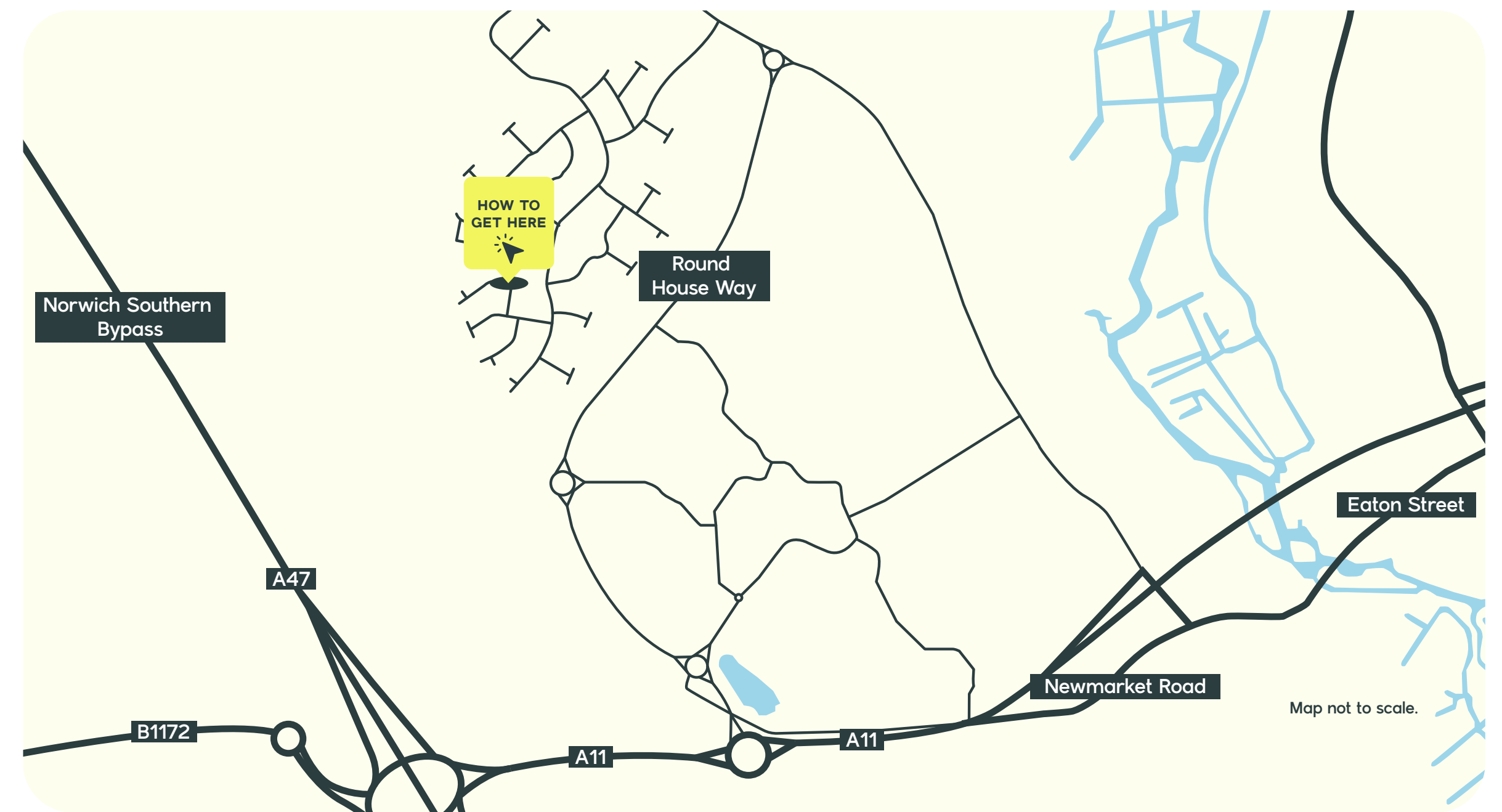
Your route home

FROM THE NORTH

Head south on the A1 and join the A47 at Peterborough. Continue east on the A47, following signs for Wisbech and Norwich. Enjoy the journey as you pass through Wisbech, King's Lynn, and Dereham, staying on the A47 towards the A11 Interchange. Follow signs for Thetford and Norwich, then take the exit for Colney Lane at the roundabout. Follow this road to your new home.

FROM THE SOUTH

Head north on the M11 towards Cambridge, then merge onto the A14 eastbound. Continue on the A14, following signs for Newmarket and Ipswich. Take the A11 towards Norwich, passing Thetford and Attleborough as you travel through the heart of East Anglia. At the Thickthorn Interchange, continue straight ahead and follow signs to Colney Lane. Follow this road to your new home.





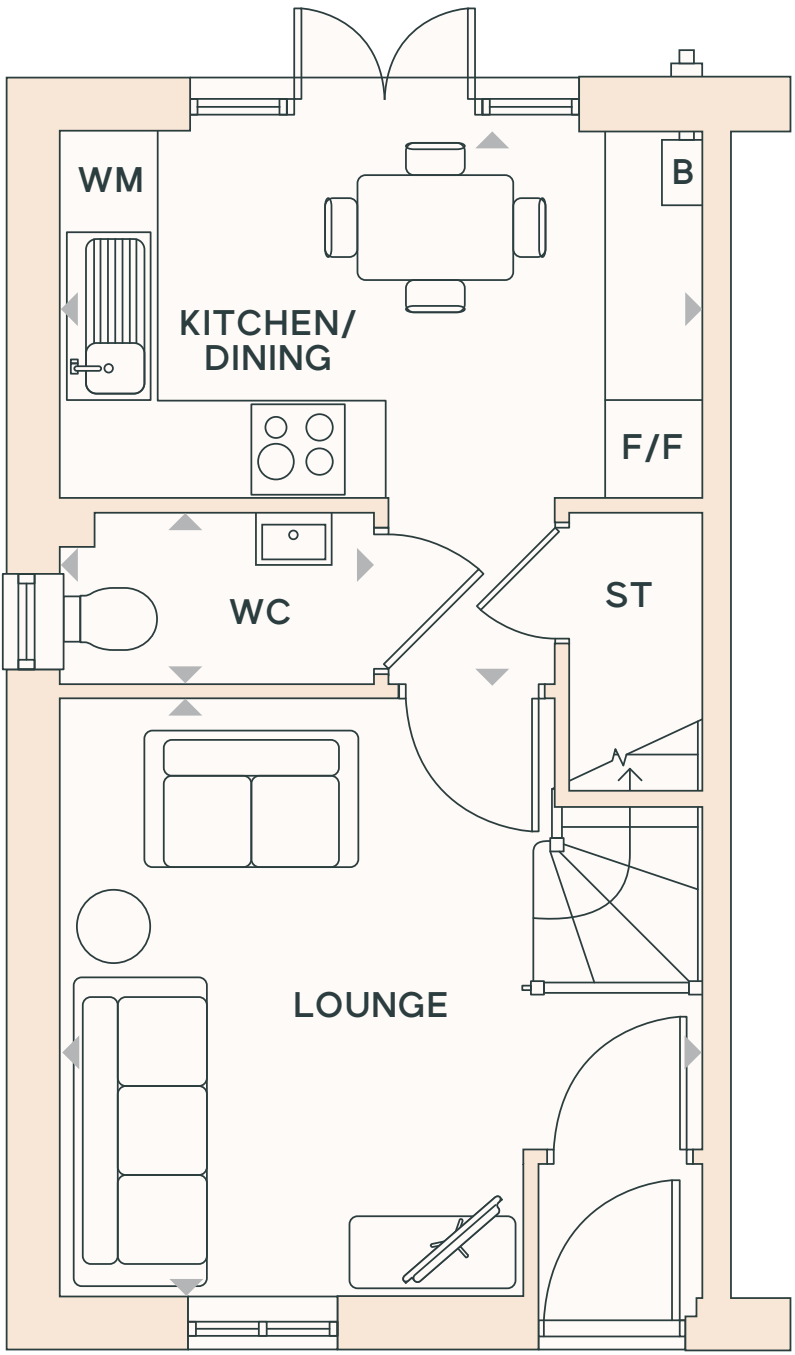
Kenley

2 bedroom home

Plots 345, 346, 347, 393 & 394

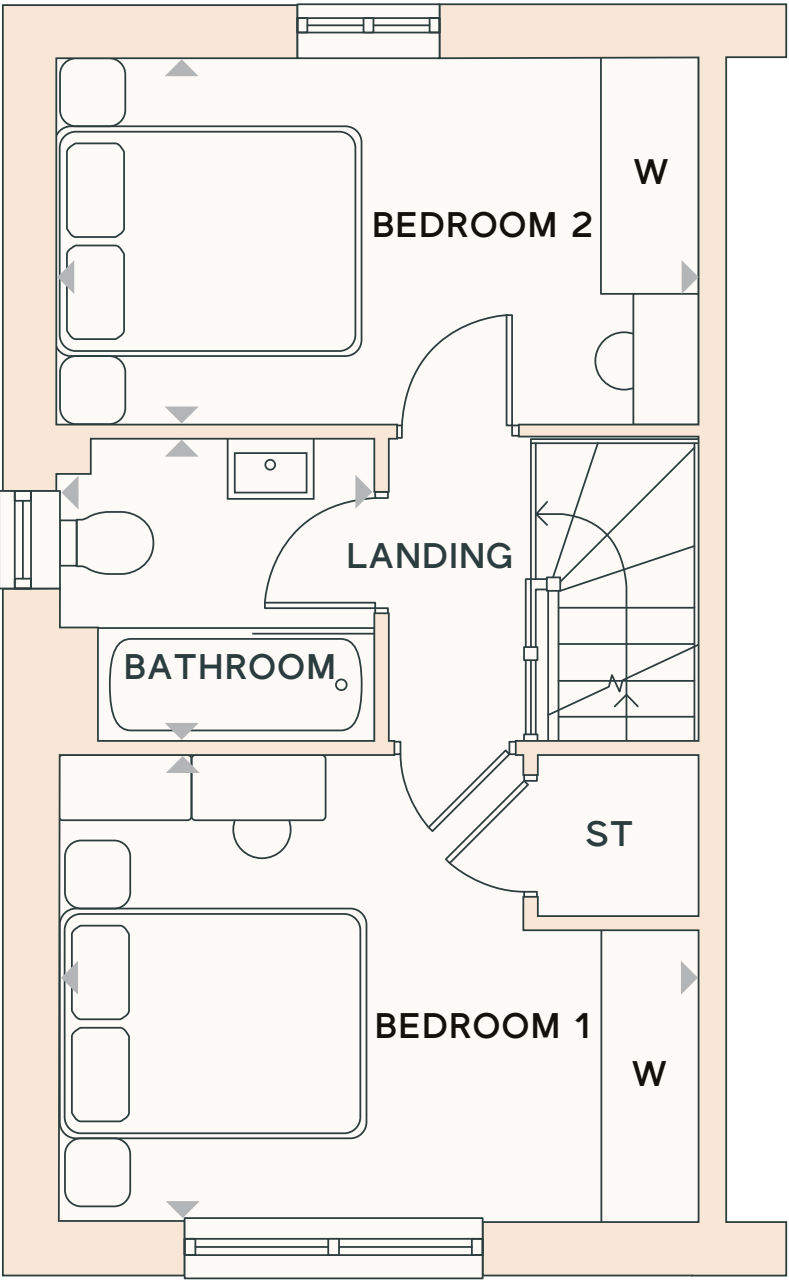
KEY

- B Boiler
- ◄► Dimension location
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE
7.21m x 3.94m | 23'8" x 12'11"
- KITCHEN/DINING
4.29m x 2.34m | 14'0" x 7'8"
- WC
1.88m x 1.05m | 6'2" x 3'5"



FIRST FLOOR

- BEDROOM 1
3.94m x 2.86m | 12'11" x 9'5"
- BEDROOM 2
3.94m x 2.31m | 12'11" x 7'7"
- BATHROOM
1.95m x 1.85m | 6'5" x 6'1"

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots. Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



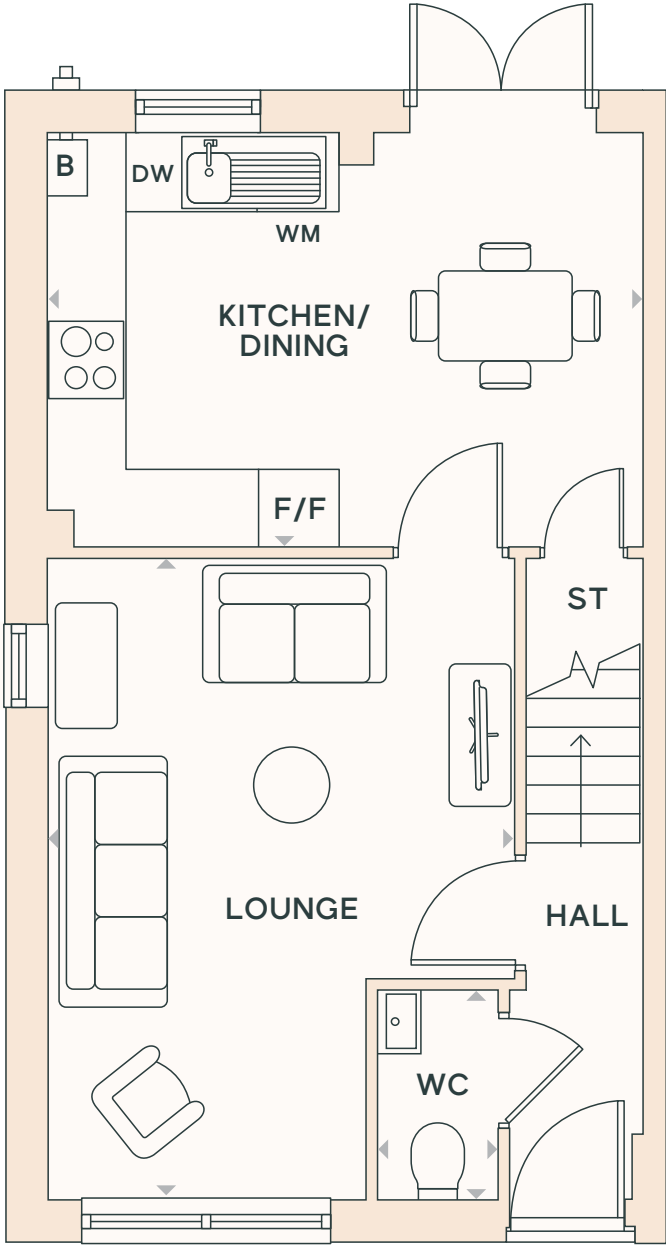
Maidstone

3 bedroom home

Plots 302, 303, 350–352, 354, 380 & 381

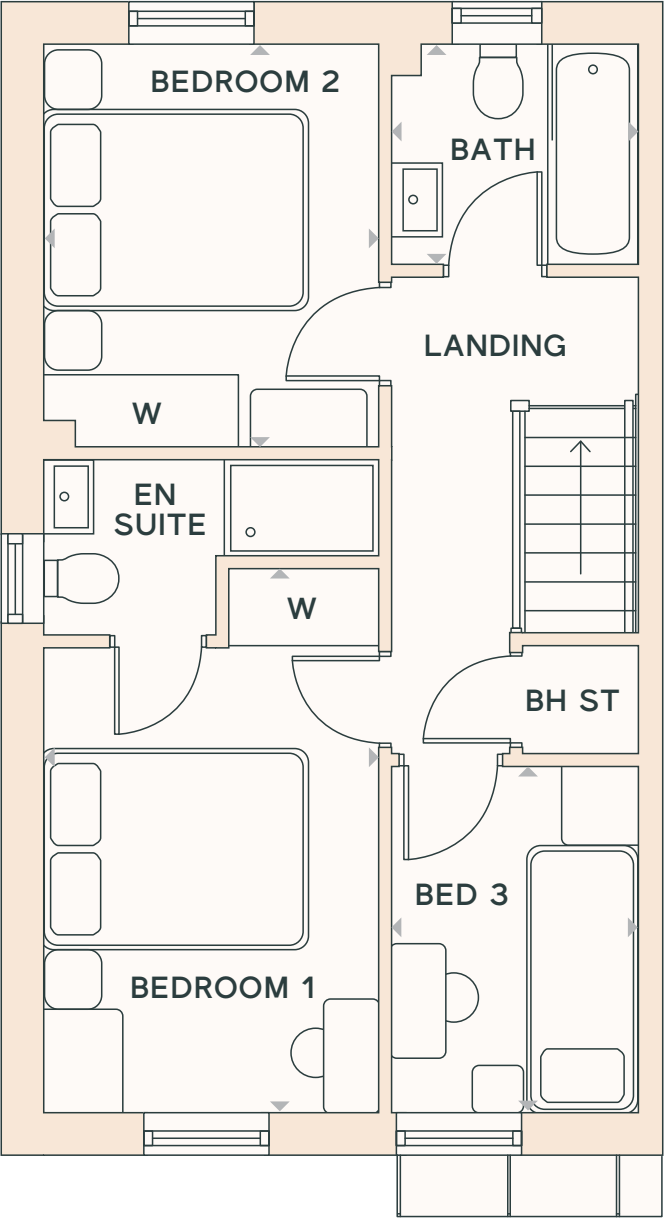
KEY

- B Boiler
- BH Bulk Head
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE**
4.95m x 4.59m | 16'3" x 15'1"
- KITCHEN/DINING**
4.59m x 3.20m | 15'1" x 10'6"
- WC**
1.62m x 0.93m | 5'4" x 3'1"



FIRST FLOOR

- BEDROOM 1**
4.20m x 2.59m | 13'10" x 8'6"
- EN SUITE**
2.59m x 1.36m | 8'6" x 4'6"
- BEDROOM 2**
3.11m x 2.59m | 10'3" x 8'6"
- BEDROOM 3**
2.67m x 1.91m | 8'9" x 6'4"
- BATHROOM**
1.91mx 1.70m | 6'4" x 5'7"

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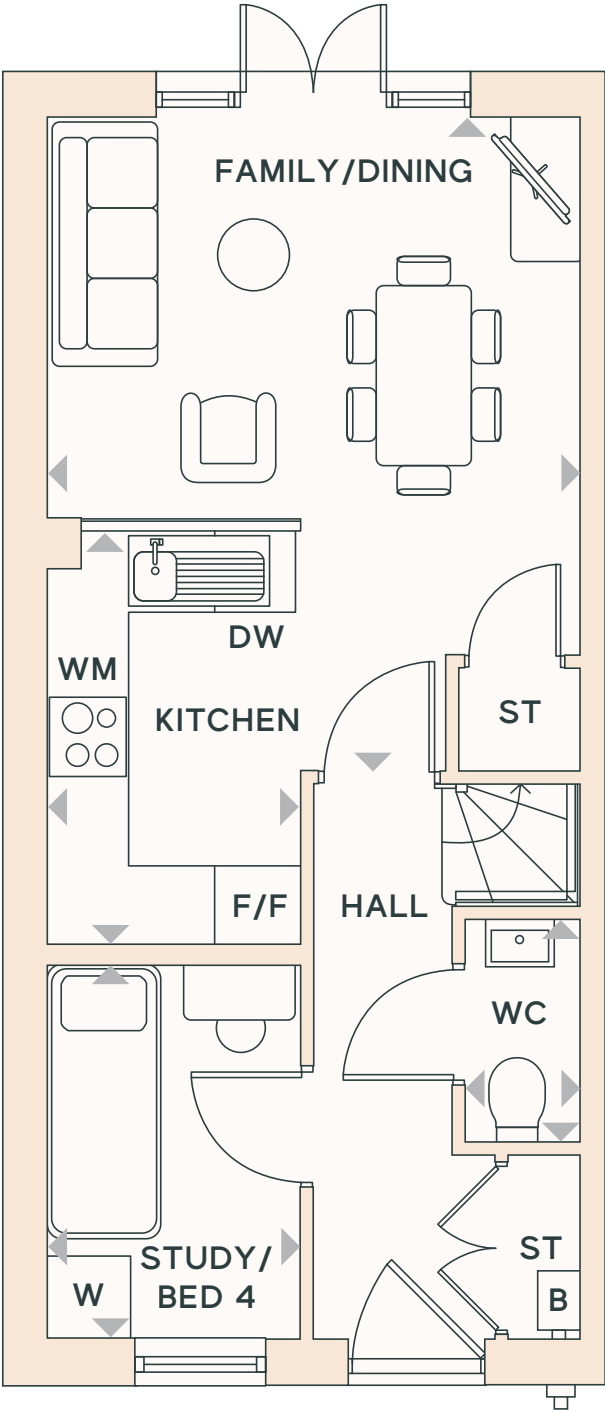
Kingsville

3 bedroom home

Plots 342, 343, 348, 349, 375, 376, 391 & 392

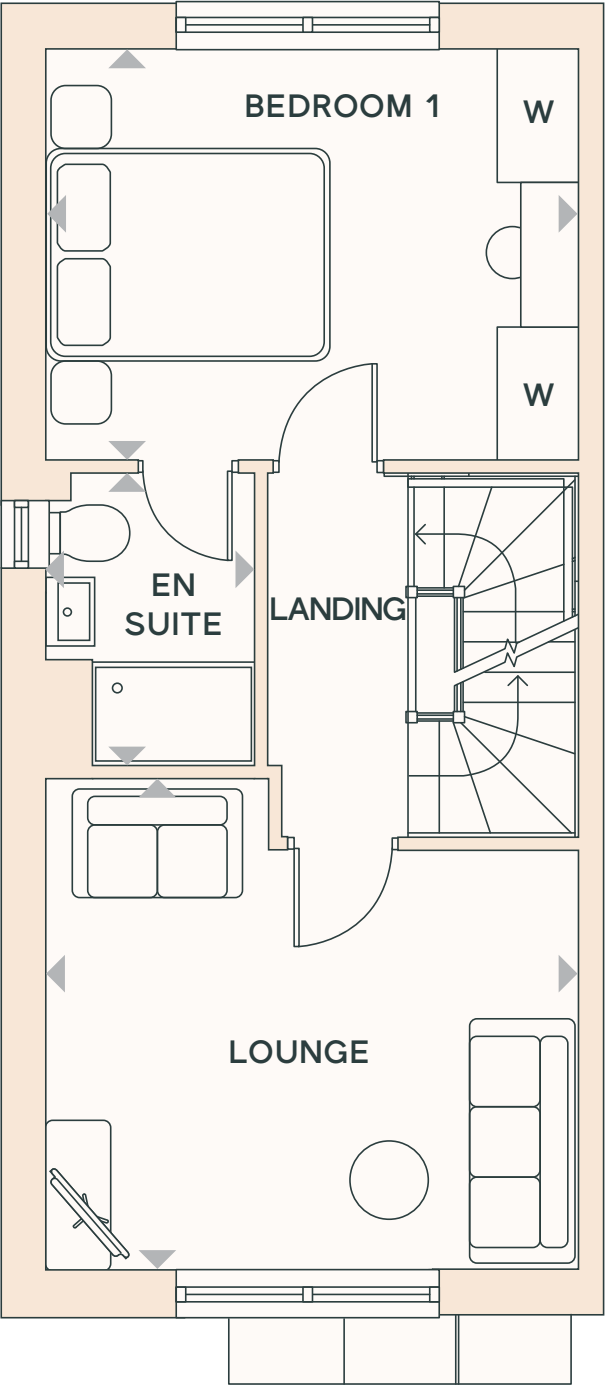
KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- Restricted headroom
- ◻ Rooflight
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



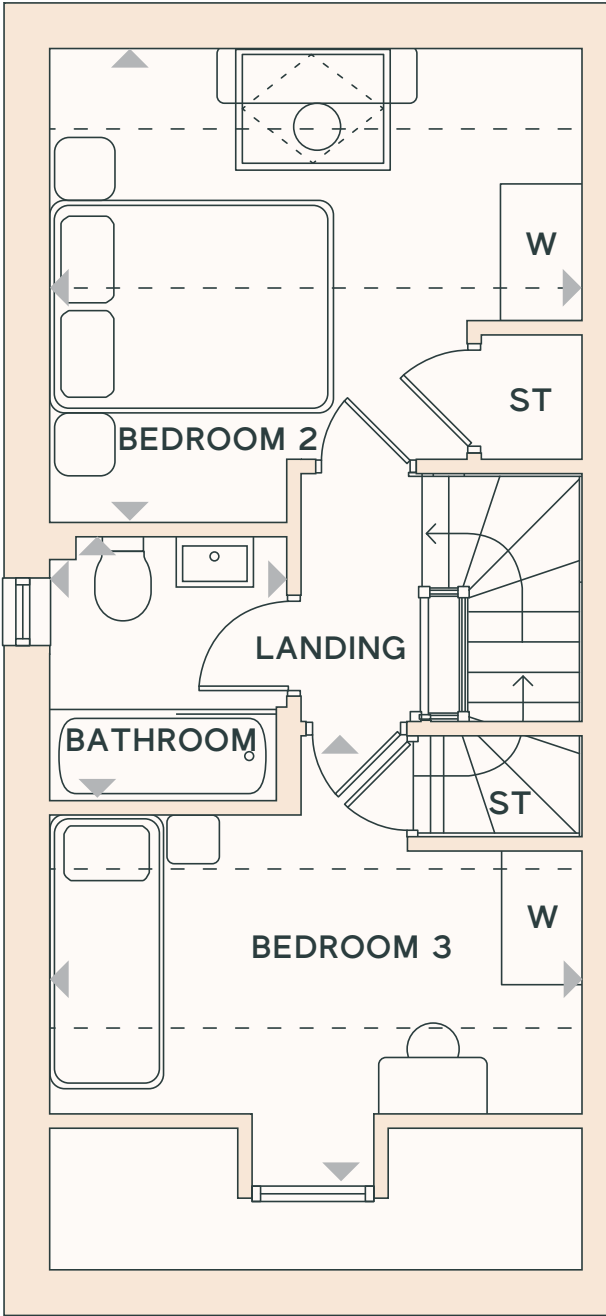
GROUND FLOOR

- FAMILY/DINING**
4.82m x 3.93m | 15'10" x 12'11"
- KITCHEN**
3.06m x 1.89m | 10'0" x 6'1"
- STUDY**
2.74m x 1.86m | 9'0" x 6'1"
- WC**
1.64m x 0.86m | 5'5" x 2'10"



FIRST FLOOR

- LOUNGE**
3.93m x 3.63m | 12'11" x 11'11"
- BEDROOM 1**
3.93m x 3.04m | 12'11" x 10'0"
- EN SUITE**
2.16m x 1.55m | 7'1" x 5'1"



SECOND FLOOR

- BEDROOM 2**
3.93m x 3.50m | 12'11" x 11'6"
- BEDROOM 3**
3.93m x 3.32m | 12'11" x 10'11"
- BATHROOM**
1.76m x 1.96m | 6'5" x 5'9"

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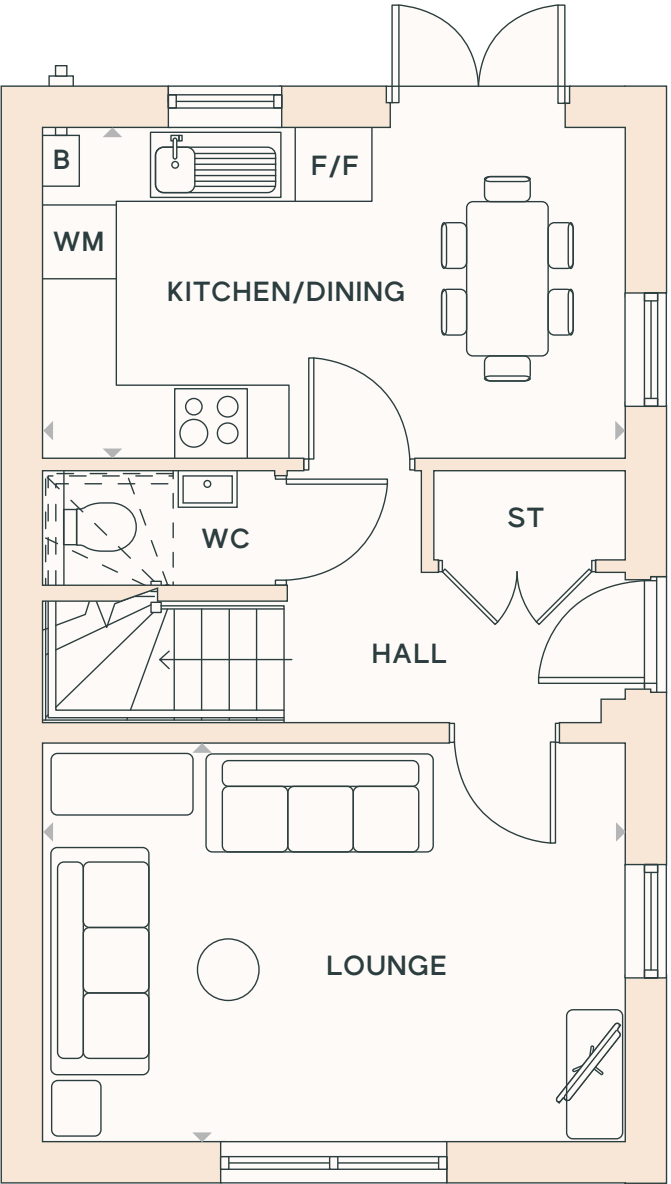
Moresby

3 bedroom home

Plots 353, 374, 382 & 390

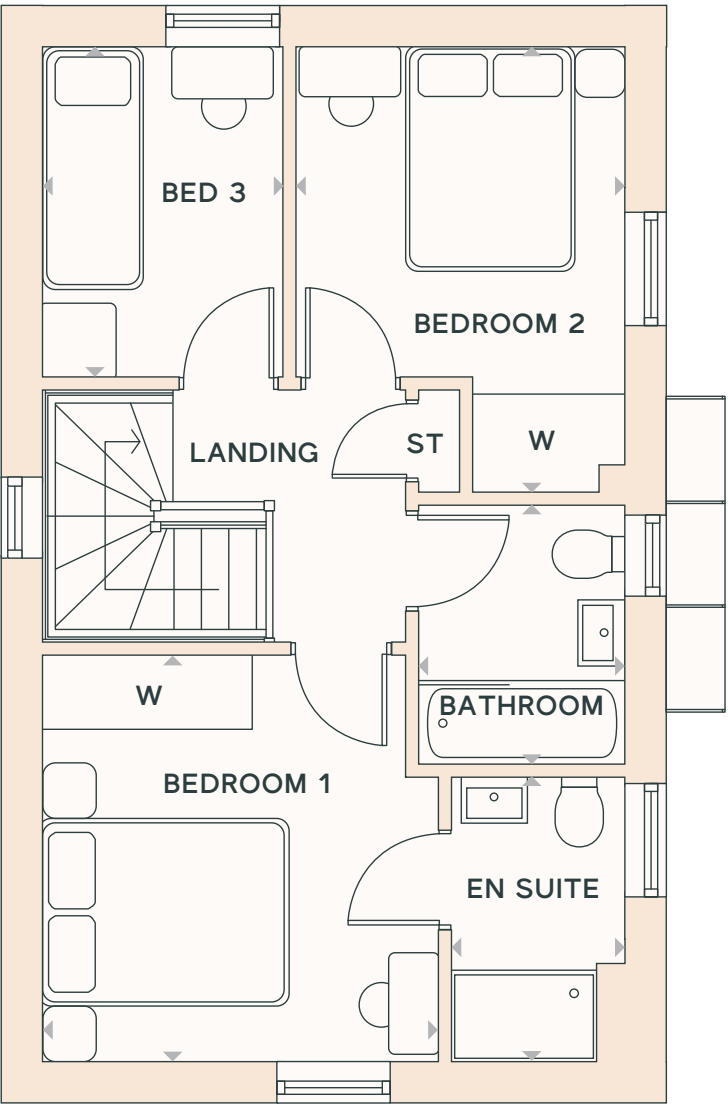
KEY

- B Boiler
- ◄► Dimension location
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE**
4.73m x 3.25m | 15'6" x 10'8"
- KITCHEN/DINING**
4.73m x 2.93m | 15'6" x 9'7"
- WC**
1.89m x 0.94m | 6'2" x 3'1"



FIRST FLOOR

- BEDROOM 1**
3.31m x 3.22m | 10'10" x 10'7"
- EN SUITE**
2.32m x 1.42m | 7'7" x 4'8"
- BEDROOM 2**
3.62m x 2.67m | 11'11" x 8'9"
- BEDROOM 3**
2.69m x 1.96m | 8'10" x 6'5"
- BATHROOM**
2.12m x 1.68m | 6'11" x 5'6"

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CRINGLEFORD HEIGHTS



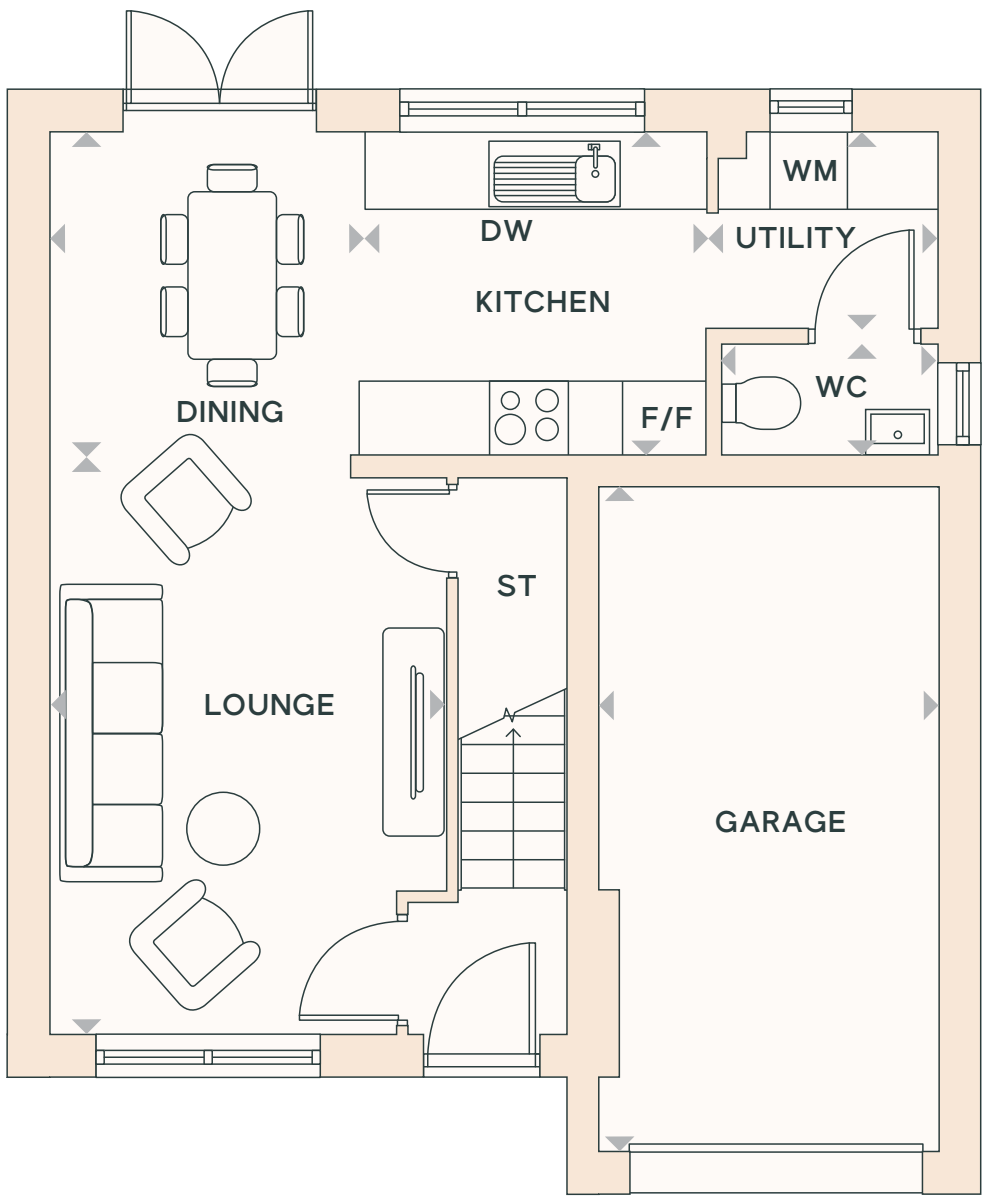
Denby

3 bedroom home

Plots 300, 301 & 379

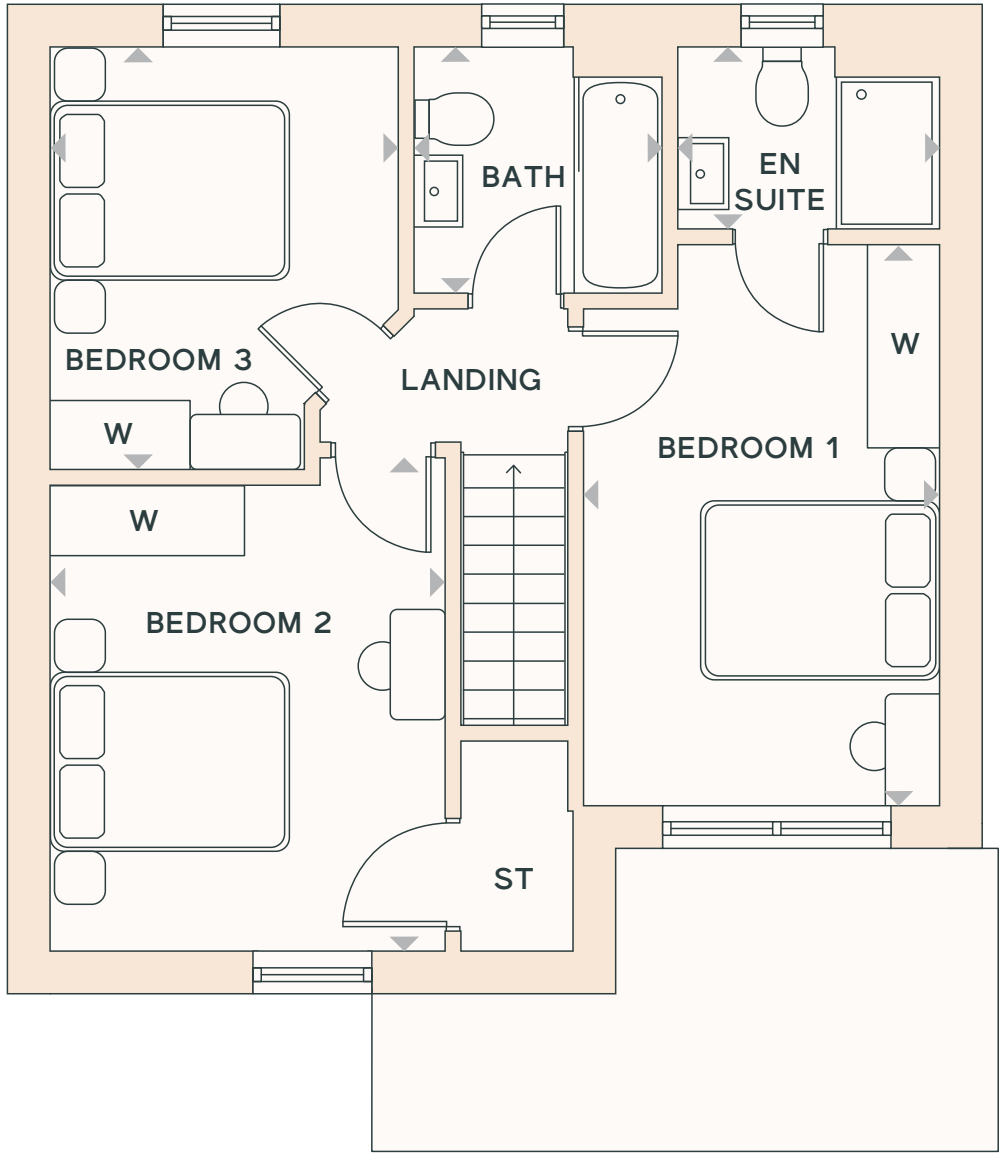
KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE**
4.46m x 3.07m | 14'8" x 10'1"
- KITCHEN**
2.68m x 2.52m | 8'10" x 8'3"
- DINING**
2.52m x 2.39m | 8'3" x 7'10"
- UTILITY**
1.78m x 1.53m | 5'10" x 5'0"
- WC**
1.70m x 0.90m | 5'7" x 3'0"
- GARAGE**
5.14m x 2.66m | 16'10" x 8'9"



FIRST FLOOR

- BEDROOM 1**
2.77m x 4.36mm| 14'4" x 9'1"
- EN SUITE**
2.02m x 1.41m | 6'8" x 4'8"
- BEDROOM 2**
3.83m x 3.07m | 12'7" x 10'1"
- BEDROOM 3**
3.28m x 2.72m | 10'9" x 8'11"
- BATHROOM**
1.95m x 1.91m | 6'5" x 6'3"

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MENU



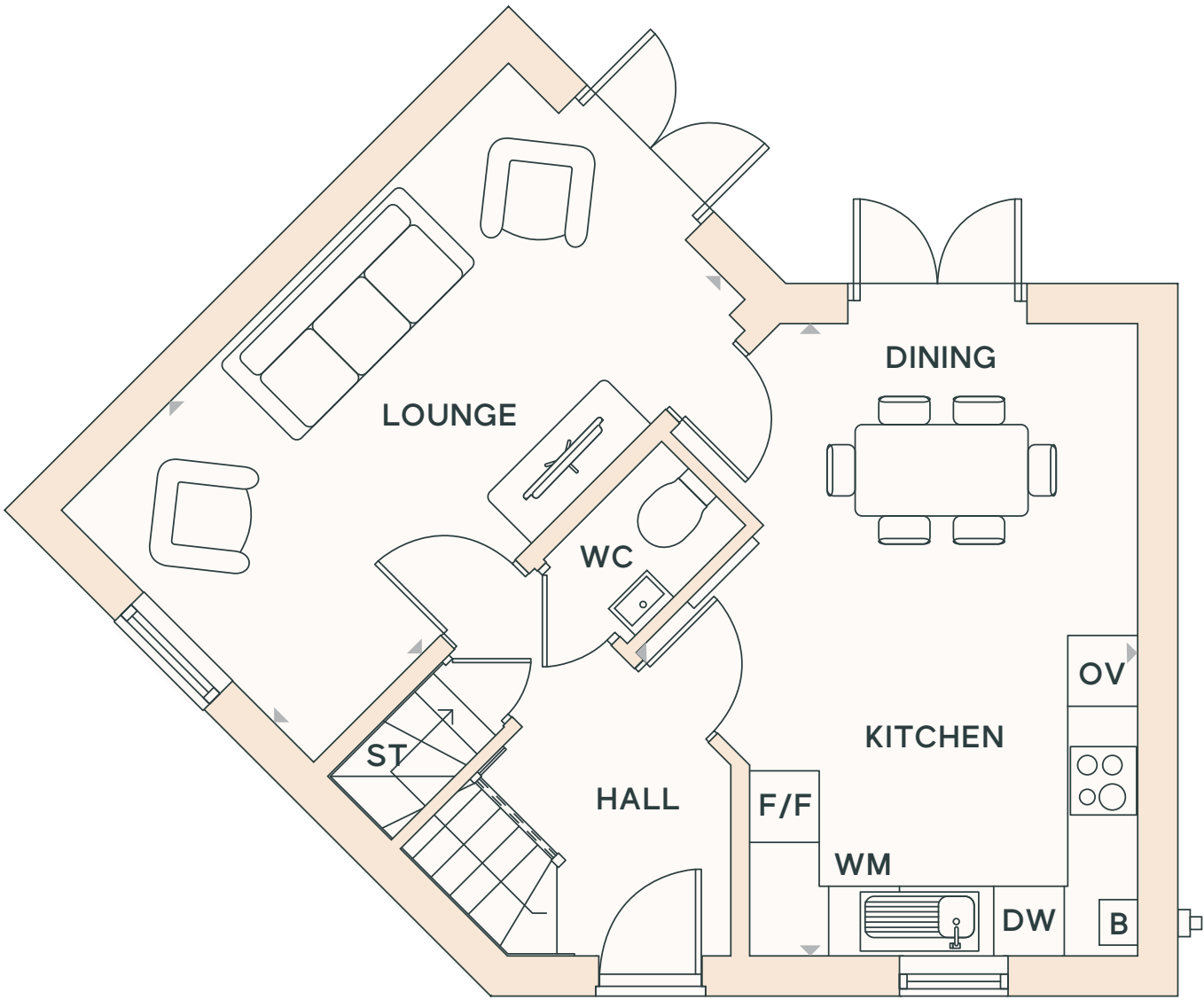
Lutterworth

3 bedroom home

Plots 356, 378 & 389

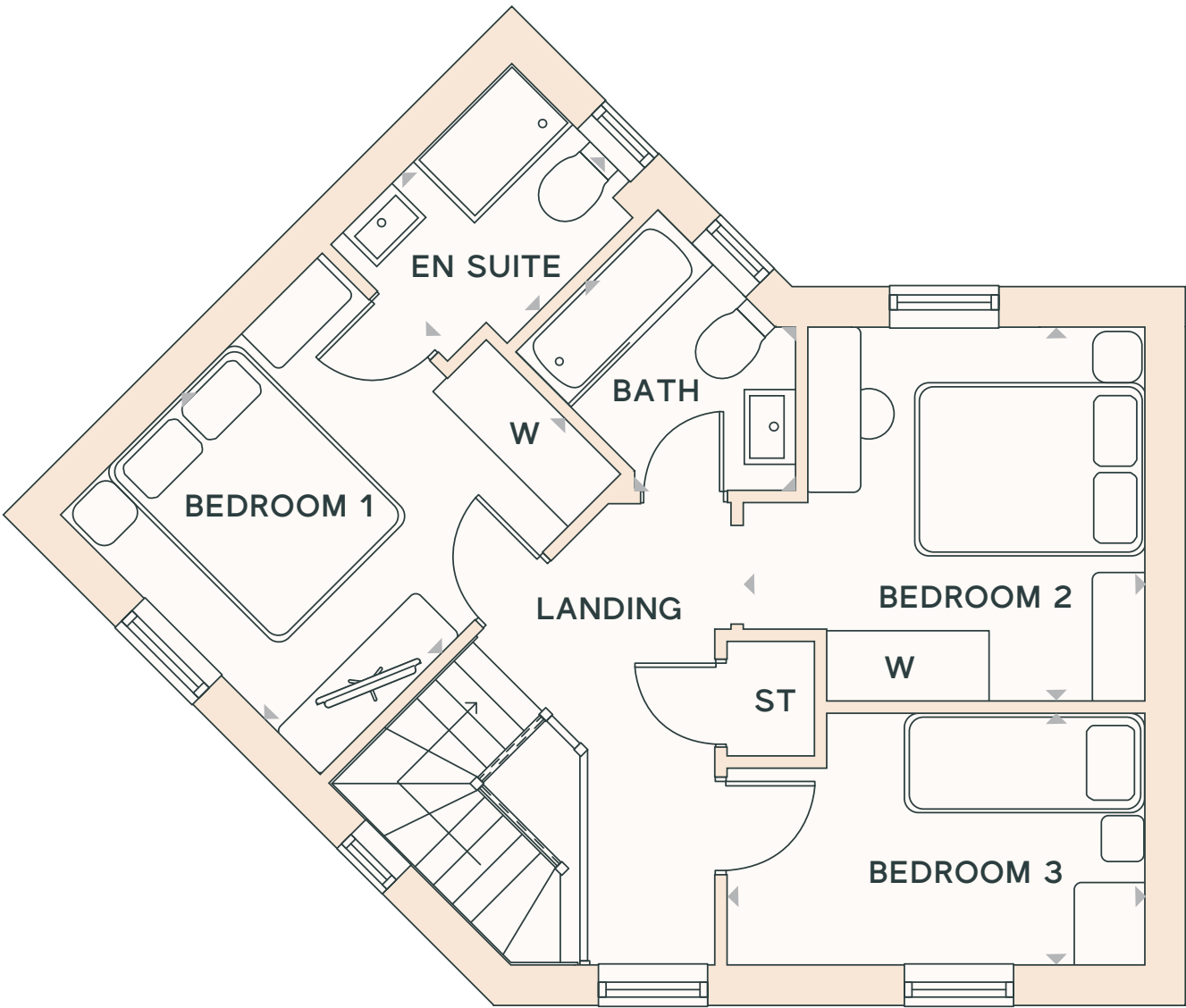
KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE**
5.38m x 3.04m | 17'8" x 10'0"
- KITCHEN/DINING**
5.38m x 4.27m | 17'8" x 14'0"
- WC**
1.44m x 1.02m | 4'9" x 3'4"



FIRST FLOOR

- BEDROOM 1**
3.59m x 3.10m | 11'10" x 10'2"
- EN SUITE**
2.15m x 1.64m | 7'1" x 5'5"
- BEDROOM 2**
3.40m x 3.16m | 11'2" x 10'5"
- BEDROOM 3**
3.54m x 2.13m | 11'7" x 7'0"
- BATHROOM**
2.51m x 1.95m | 8'3" x 6'5"

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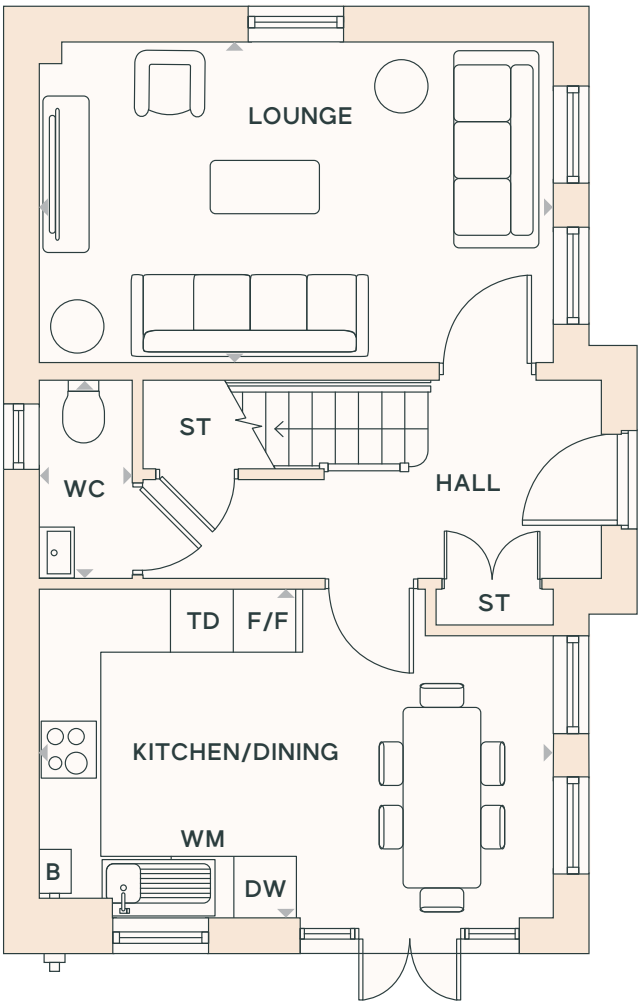
Hesketh

4 bedroom home

Plot 344

KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- Restricted headroom
- ST Store
- TD Tumble Dryer
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

FAMILY/DINING

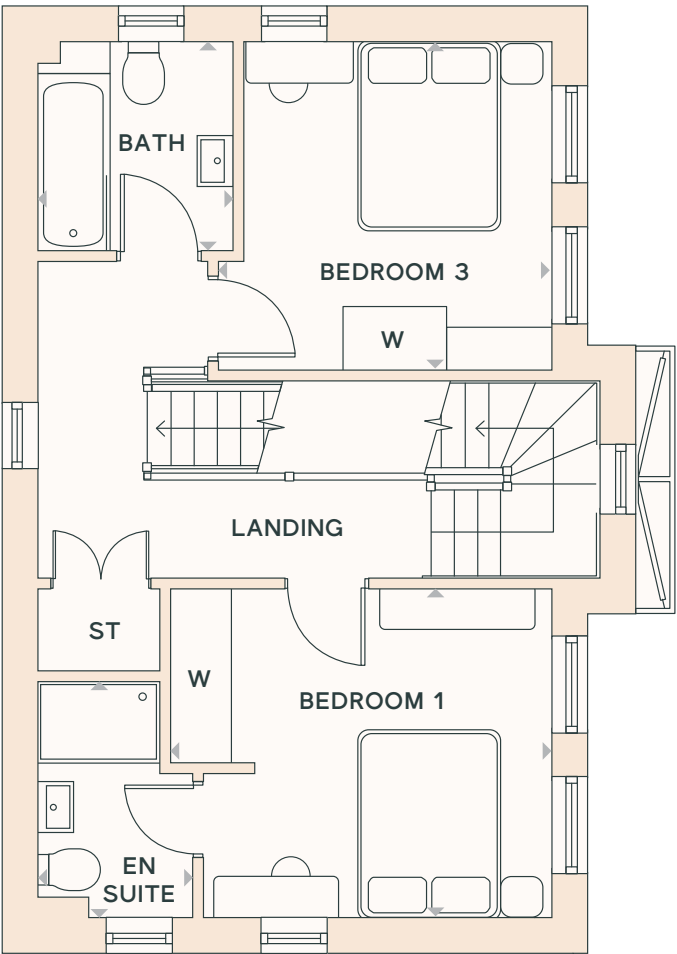
4.96m x 3.11m | 16'3" x 10'3"

KITCHEN

4.96m x 3.17m | 16'3" x 10'5"

WC

1.92m x 0.92m | 6'4" x 3'0"



FIRST FLOOR

BEDROOM 1

3.68m x 3.17m | 12'1" x 10'5"

EN SUITE

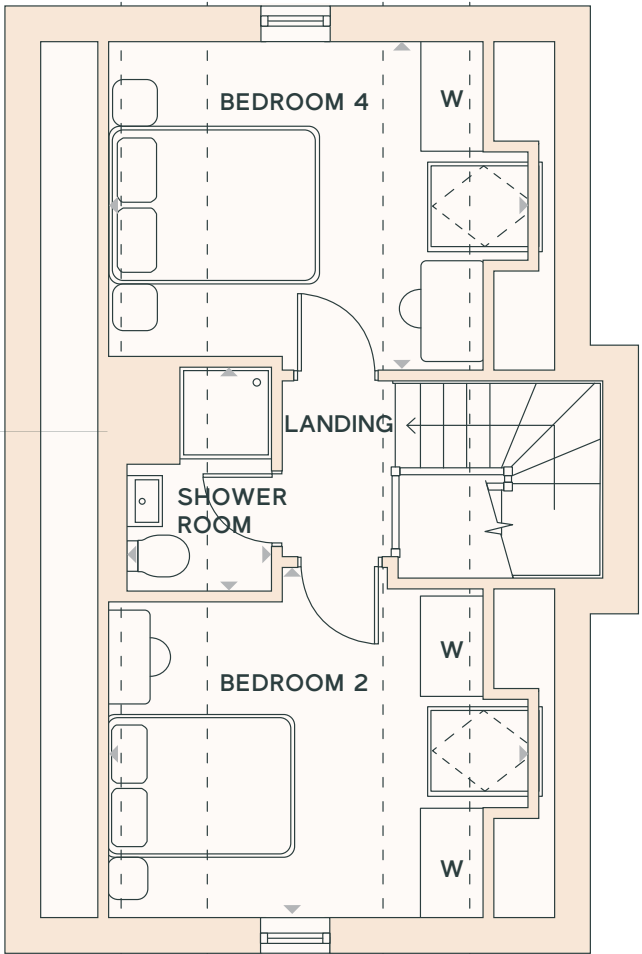
2.28m x 1.51m | 7'6" x 4'11"

BEDROOM 3

3.22m x 3.17m | 10'7" x 10'5"

BATHROOM

2.03m x 1.90m | 6'8" x 6'3"



SECOND FLOOR

BEDROOM 2

4.07m x 3.52m | 13'4" x 11'7"

BEDROOM 4

4.07m x 3.17m | 13'4" x 10'5"

SHOWER ROOM

2.16m x 1.32m | 7'1" x 4'4"

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots. Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

CRINGLEFORD HEIGHTS

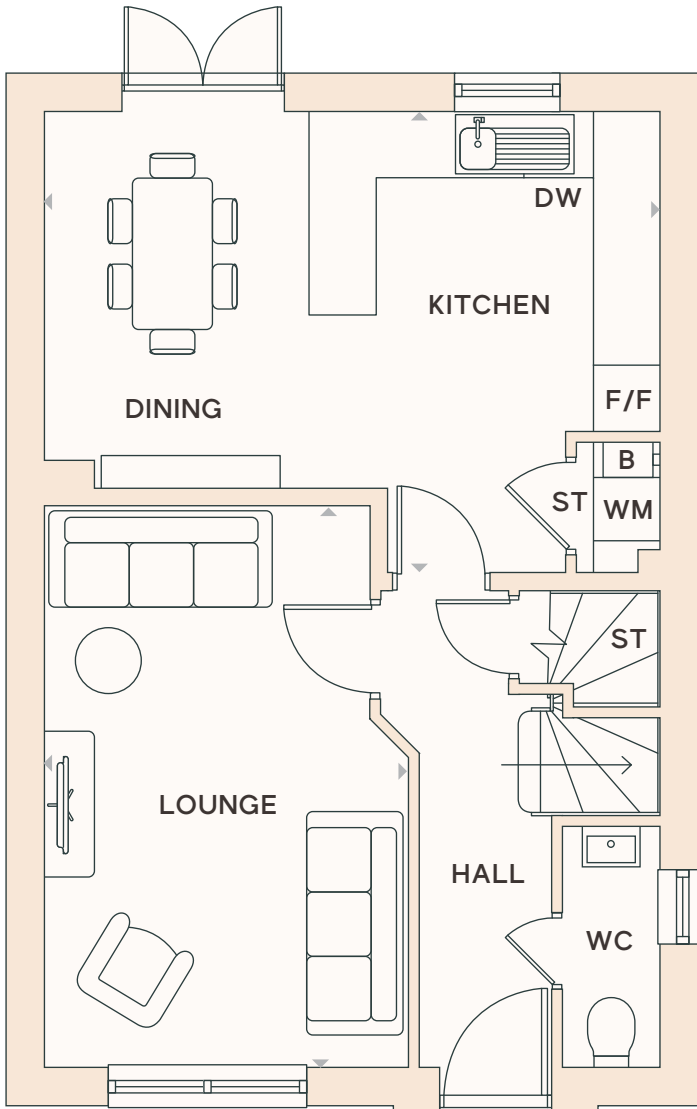


Chester
4 bedroom home

Plots 341, 355, 357, 358, 359 & 377

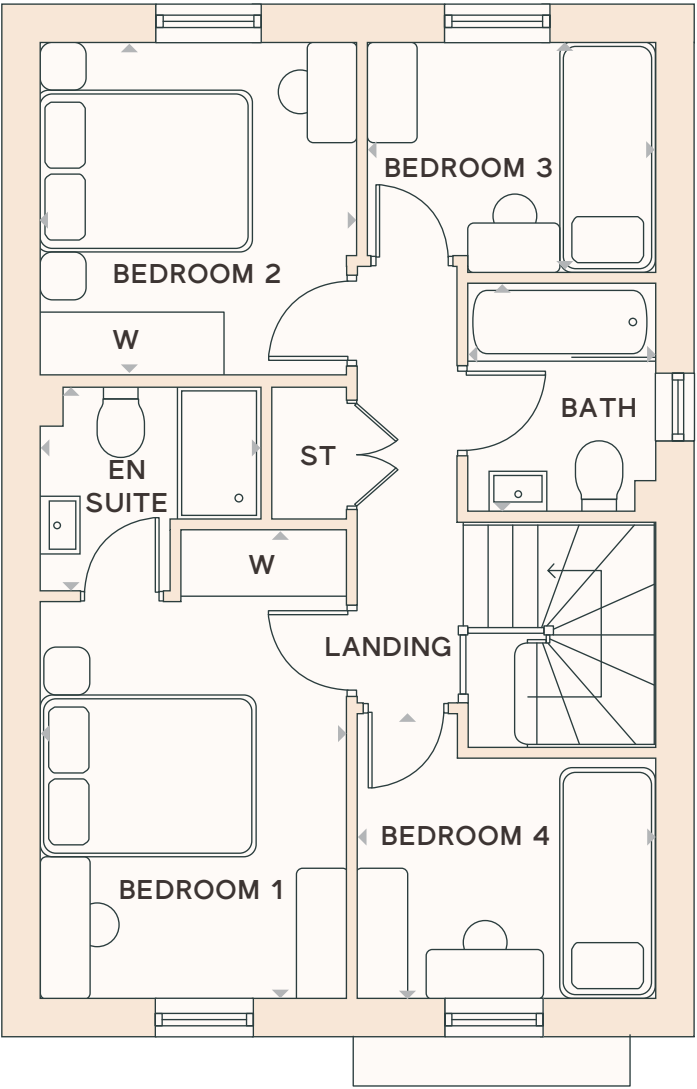
KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE
5.02m x 3.26m | 16'6" x 10'9"
- KITCHEN/DINING
5.52m x 4.13m | 18'1" x 13'7"
- WC
2.16m x 0.89m | 7'1" x 2'11"



FIRST FLOOR

- BEDROOM 1
4.20m x 2.74m | 13'10" x 9'0"
- EN SUITE
2.05m x 1.83m | 6'9" x 6'0"
- BEDROOM 2
2.98m x 2.82m | 9'10" x 9'3"
- BEDROOM 3
2.68m x 2.53m | 8'10" x 8'4"
- BEDROOM 4
2.60m x 2.06m | 8'7" x 6'9"
- BATHROOM
2.04m x 1.69m | 6'9" x 5'7"

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CRINGLEFORD HEIGHTS

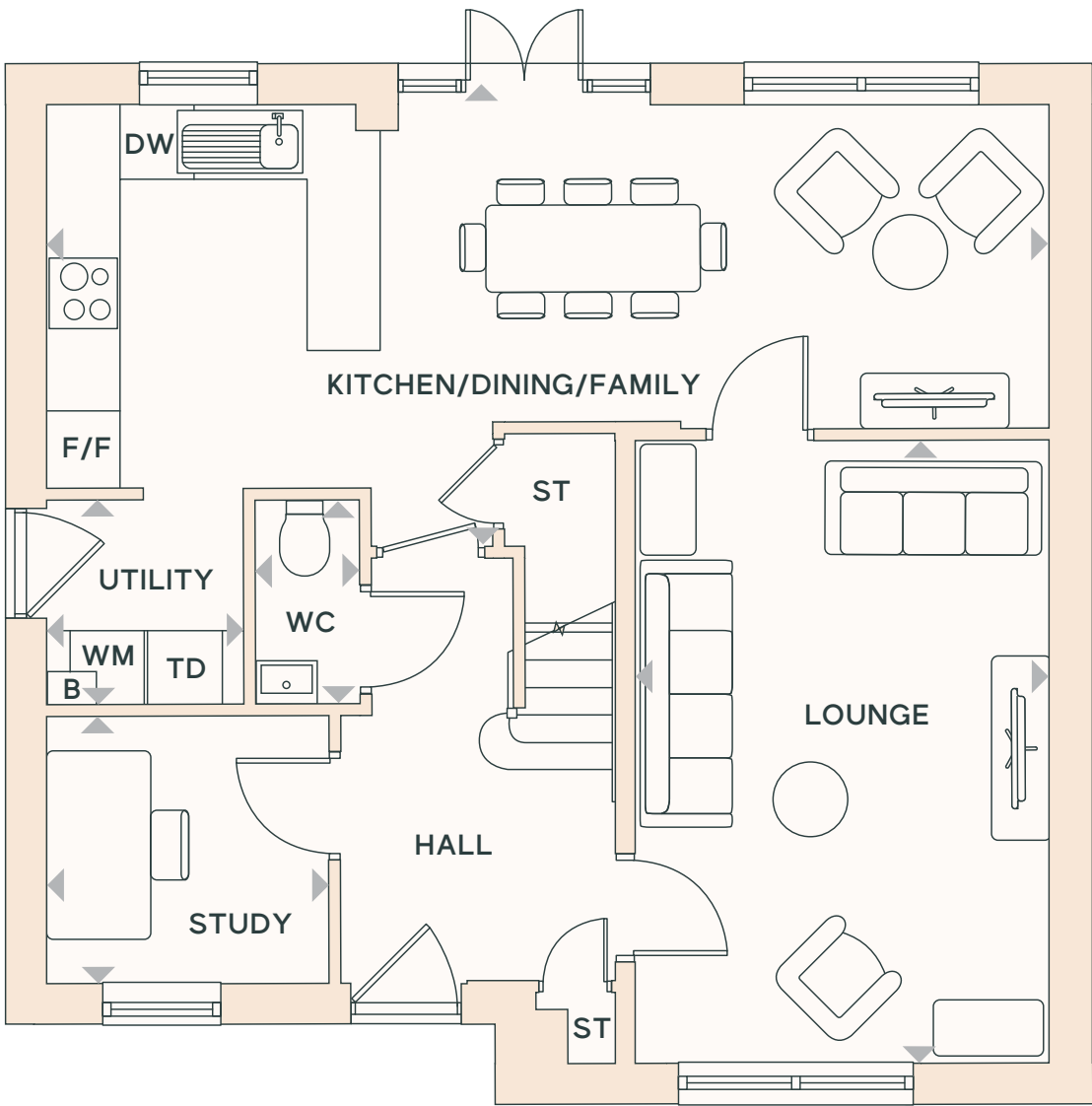


Radleigh
4 bedroom home

Plots 339 & 340

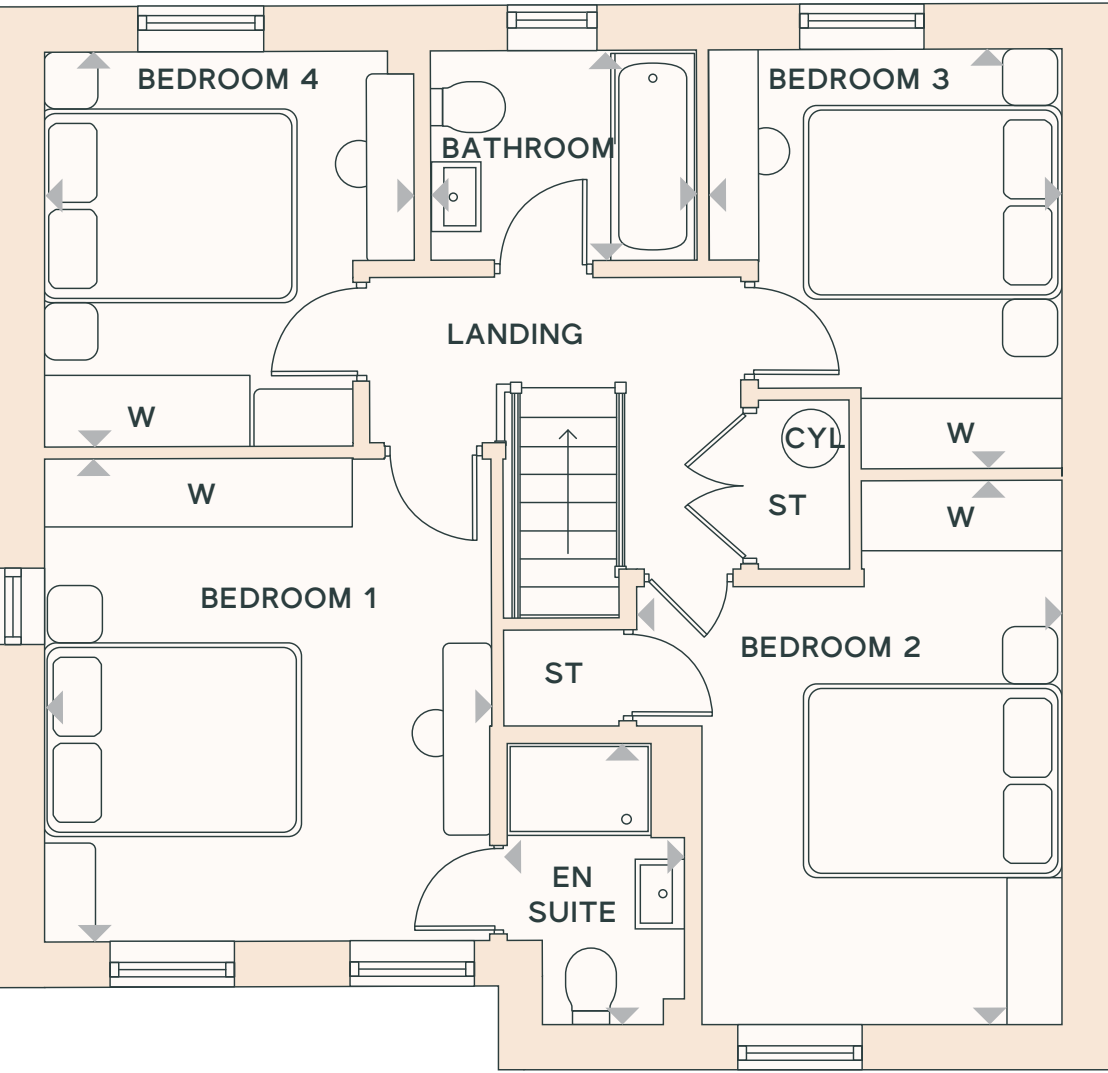
KEY

- B Boiler
- CYL Water Cylinder
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- ST Store
- TD Tumble Dryer
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE**
3361 x 5046mm | 16'7" x 11'0"
- KITCHEN/DINING/FAMILY**
8.81m x 3.58m | 26'7" x 11'9"
- UTILITY**
1.65m x 1.55m | 5'5" x 5'1"
- STUDY**
2.27m x 2.15m | 7'5" x 7'1"
- WC**
2.60m x 2.06m | 8'7" x 6'9"



FIRST FLOOR

- BEDROOM 1**
3.85m x 3.57m | 12'8" x 11'9"
- EN SUITE**
2.28m x 1.45m | 7'6" x 4'9"
- BEDROOM 2**
4.33m x 3.42m | 14'3" x 11'3"
- BEDROOM 3**
3.35m x 2.82m | 11'0" x 9'3"
- BEDROOM 4**
3.15m x 2.97m | 10'4" x 9'9"
- BATHROOM**
2.13m x 1.69m | 7'0" x 5'7"

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