



TAURSHAM PARK

TAVERHAM

Abel  
Homes

Taursham Park is an ode to the past, as Taverham Mill was listed in the Domesday Book as being situated in the village of Taursham. For the last 200 years of its life, Taverham Mill produced high quality paper, which was used for many things, including the 1<sup>st</sup> revised edition of the Bible, the Oxford Dictionary, bank notes and several daily newspapers. Nowadays the old Taverham Mill site is encompassed within a 100-acre nature reserve, which is situated by the old weir and mill pool on the River Wensum.

This boasts some specular views and is a haven for anglers, walkers and nature lovers.







# A warm welcome

At Abel Homes we work hard to maintain our reputation for building contemporary, award-winning homes to a high specification and outstanding quality. Every home is carefully planned by our architects for practical living, low energy consumption and low maintenance.

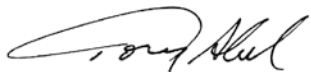
We are an independent, family-owned, Norfolk business that cares for our customers by providing a personalised service with options to tailor your home to your needs. We pride ourselves on our flexibility to include your personal choices wherever possible.

Our Customer Charter goes further, illustrating our commitment to you, and how we'll help you with every step – before, during and after your purchase.

We also care for the environment where we live and work, enhancing our surroundings and bringing new life to neighbourhoods. Our architects are selected on local knowledge and experience, and our Good Neighbour Charter ensures we minimise disruption to the local area while we create new communities. We go to great lengths to be considerate to everyone and everywhere we work.

Thank you for taking an interest in Taursham Park in Taverham. We invite you to browse our brochure and will be delighted to answer any questions you may have.

Better still, why not book a visit to view our showhome? You'll be most welcome at Taursham Park.



**Tony Abel** Chairman, Abel Homes



**The Abel Homes Board of Directors**  
Tony Abel, Maggie Abel, Paul LeGrice and Chris Abel

# Be tempted by Taursham Park, Taverham

## LOCATION

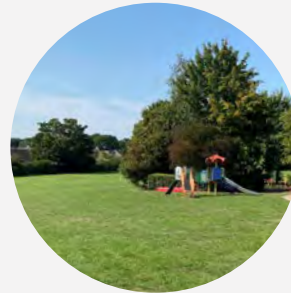
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Taverham sits on the edge of the River Wensum and is ideally located just a few miles from the vibrant cathedral city of Norwich. It benefits from excellent road and rail links, with Taursham Park providing easy access to the Broadland Northway. Regular bus services run through Taverham, Thorpe Marriott and Drayton, into and out of the fine city centre.

Taursham Park is well situated in the village, close to an abundance of facilities, yet affording a rural feel. Taursham Park provides generous open spaces and a woodland walk, enhanced by fine views across Wensum Valley Golf Course.

North Norfolk, with its Areas of Outstanding Natural Beauty and stunning coastline, is ideally placed with the traditional and popular seaside town of Sheringham just 23 miles away.

Well regarded Nursery, Junior, High and Prep schools can all be found within Taverham itself, along with a number of public houses and eateries, shopping facilities, doctors' surgery, veterinary practice, library, village hall, hotel with golf course and a recreational ground. Taverham further benefits from Taverham Nursery & Country Shopping Centre; one of Norfolk's largest garden centres.



**Travel Distances by Road:**

Norwich — 6 miles / 19 mins  
Wymondham — 13 miles / 21 mins

Attleborough — 19 miles / 25 mins  
Thetford — 32 miles / 41 minutes  
Dereham — 15 miles / 24 mins

Sheringham — 23 miles / 42 mins  
Wells-next-the-Sea — 29 miles / 43 mins  
Bury St Edmunds — 49 miles / 1 hr 2 mins

King's Lynn — 40 miles / 55 mins  
Ipswich — 50 miles / 1 hr 17 mins  
Cambridge — 67 miles / 1 hr 18 mins





## Designed with modern living in mind







Taursham Park offers 93 superb new homes, with the quality, choice and generous plot sizes you would expect from Abel Homes.

Every home at Taursham Park has been designed for modern family living, with fibre broadband, triple glazing and your own photovoltaic system fitted to every home. Contemporary bathroom suites and kitchen units complete our high specification finish.

All this and the peace of mind that your new home has been thoughtfully designed by local architects and built by one of Norfolk's leading house builders.





# The Abel Homes standard

We are proud to provide a friendly, reliable and first class customer service.

Our homes are built and finished to a very high standard, each benefiting from stunning design, energy efficiency and low maintenance. Our specification will make you feel comfortable from the day you move in. You'll know you've made the right move.



## KEY FEATURES AS STANDARD



### A-RATED ENERGY EFFICIENCY

Our properties are EPC A-Rated, the most energy efficient band, giving you peace of mind that your new home will help ensure you have low energy bills.



### FITTED APPLIANCES

As well as your choice of kitchen units, worktops and handles, all our kitchens are equipped with integrated A-rated Bosch appliances.



### SOLAR PV TO EVERY HOME

Buyers will own their Photovoltaic (PV) system, enjoying the free and clean energy generated.



### OFF-STREET PARKING

Each home has off street parking for one – two vehicles, as well as remote-operated electric garage doors.



### FIBRE TO YOUR HOME

Every home is equipped with BT fibre broadband to the premises – up to 40 times faster than copper broadband.



### TRIPLE-GLAZED WINDOWS

High performance, premium quality, triple glazing. Helping to increase energy efficiency whilst reducing levels of noise.



### FLOOR COVERINGS THROUGHOUT

We like to think of this as 'Ready for Living' – all rooms fitted with quality floor coverings.



### UNDERFLOOR HEATING

Fitted to the ground floor of every home. For comfort, convenience and energy efficiency.

## OUR LASTING COMMITMENT TO YOU

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Our comprehensive Customer Charter sets out our commitment to provide you with excellent service and clear information at every step of your purchase – even after you have moved in.

During the purchase and construction phases we are on hand to clarify choices and options, making sure you have access to a personalised service with diligent, caring employees to advise you.

Our homes are covered by a NHBC warranty for ten years and we will undertake certain remedial works for the first two years as defined by the NHBC guidelines.






Integrated A-Rated  
Bosch appliances  
including stainless steel  
electric oven, dishwasher  
and fridge freezer

Low energy light  
fittings including  
under wall units

Floor coverings  
included in all homes,  
with underfloor heating  
to the ground floor

Choice of kitchen units,  
worktops and handles  
from our extensive range\*  
(with 'soft close' doors)





Chrome heated  
towel rails  
to bathrooms  
and en suites

Choice of  
WPC Engineered  
vinyl flooring\*

Choice of ceramic wall tiles  
for specified areas to bathrooms  
and en suites from our selected  
range of Johnson Tiles\*

Roca sanitaryware,  
chrome-finish taps,  
and shower fittings  
throughout



# Our satisfied customers

“

The overall quality of the build is fantastic, we have a beautiful kitchen and the quality of the bathrooms is great too! We feel privileged to have been able to buy an Abel Home.

”

“

We were very impressed by the quality of our Abel Homes build and the beautiful Norfolk village location. The friendly Abel Homes team work with you and support you through the process of moving home. We had looked at other developments in the area but they didn't match up to the standard and community feel we were looking for. The longevity of an eco-friendly design is a huge plus and we know we have purchased a home that will look after us for many years to come.

”

“

We weren't looking for an energy efficient house but we are very pleased with the air source heating, solar panels and under floor heating.

”



“

A lot of thought has gone into designing a modern family home that suits our requirements exactly.

”

“

Just wanted to write a note to say how happy I am with my new home.

”

“

Having just moved into our new build home from Abel Homes we can honestly say what a great experience we have received from start to finish.

”

# Raising our standards

At Abel Homes we pride ourselves in offering excellent customer service throughout the home buying process and, ultimately, a superb home at the end of this journey.

We are proud that several members of the same family may live on an Abel development, or indeed, we find customers living in their second or third Abel home.

Our 'Recommend a friend' scheme has proved very popular, as our customers love their homes and cannot wait to recommend us to their friends and family. As a result, we have given away thousands of pounds to happy customers who have recommended a friend or family member, who has then bought one of our properties. You too could take advantage of this scheme.

We are not the only ones who feel that Abel Homes offer a superior buying service and build quality. Our testimonials speak for themselves and the awards our Site Managers have won from the NHBC (National House Building Council) recognise the high standards we are so proud to achieve.

The NHBC are the UK's leading warranty and insurance provider for UK house-building for new homes. Their stated purpose is to give homeowners confidence in the quality of new homes.



## OUR CHAMPIONS

### TIM WALSINGHAM

- 2020 Pride in the Job – Swans Nest, Swaffham
- 2019 Pride in the Job, Seal of Excellence and Eastern Regional Winner (pictured above) – Swans Nest, Swaffham
- 2018 Pride in the Job and a Seal of Excellence – Swans Nest, Swaffham
- 2017 Pride in the Job – Swans Nest, Swaffham
- 2009 Pride in the Job and a Seal of Excellence - Gardeners Green, Hingham

### DANNY PINNER

- 2019 Pride in the Job – Walnut Tree Fields, Mattishall
- 2018 Pride in the Job – Walnut Tree Fields, Mattishall
- 2012 Pride in the Job – Hus46, Watton

### ALAN READ

- 2017 Pride in the Job – The Limes, Little Melton













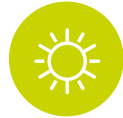
# Home specification



## EXTREMELY ENERGY EFFICIENCY

Energy Performance Certificate – A-Rating. Our new homes at Taursham Park have an EPC 'A' Rating, the most energy efficient band, so you have peace of mind that your new home will help you to achieve low energy bills.

An Energy Performance Certificate (EPC) shows the current and potential energy rating of a property, known as a 'SAP' rating. 'SAP' stands for Standard Assessment Procedure and is the Government's recommended system for producing a home energy rating.



## SOLAR PV

A bespoke solar PV system is installed on every home. The system consists of monocrystalline black panels and highly efficient inverters. Buyers will own their PV system and enjoy the free electricity it will generate and potentially benefit from the Export Tariff.



## CONSTRUCTION

- ✓ High-performance 150mm cavity wall construction
- ✓ Highly insulated ground floors with 200mm insulation and lofts with 400mm of insulation providing comfort and excellent efficiency
- ✓ Sustainably sourced cedar cladding and through coloured white render (on certain plots)
- ✓ Magnesium galvanised steel guttering and downpipes to all plots



## KITCHENS

- ✓ Choice of kitchen units, worktops and handles from our extensive range\* (with 'soft close' doors)
- ✓ Stainless steel A-rated Bosch electric oven (double oven for 4 bedroom homes)
- ✓ Gas hob and integrated extractor hood
- ✓ Fully integrated Bosch A+ rated fridge/freezer
- ✓ Fully integrated Bosch A+ rated dishwasher
- ✓ Choice of ceramic floor tiles from our selected range of Johnson Tiles\*
- ✓ Choice of wall tiles from our selected range of Johnson Tiles\* or upstand to match the worktop
- ✓ Space and plumbing provided for washing machine
- ✓ Low energy lighting fitted, including under-kitchen wall units
- ✓ Waste recycling bins (where possible)



## BATHROOMS & EN SUITES

- ✓ Chrome-finish taps and shower fittings
- ✓ 'Merlyn' shower enclosure
- ✓ Choice of ceramic wall tiles for specified areas to bathrooms and en suites from our selected range of Johnson Tiles\*
- ✓ Hand-held shower attachments to the baths
- ✓ Thermostatically controlled showers
- ✓ Chrome heated towel rails to bathrooms and en suites
- ✓ Choice of WPC engineered vinyl flooring





### INTERNAL DECORATION & FINISHES

- ✓ Choice of carpet and WPC engineered vinyl flooring. Tiled floor to the kitchen and W.C.
- ✓ All rooms decorated in a neutral matt emulsion
- ✓ Square profile skirting and architraves painted in white satin
- ✓ Painted flush fire-grade doors
- ✓ Brushed chrome ironmongery



### ELECTRICAL

- ✓ Generous number of sockets with flexibility on location, subject to build stage
- ✓ Power socket with integrated USB port fitted to each bedroom and in the kitchen
- ✓ Audio visual faceplate in the lounge (including CAT 6 connection point)
- ✓ Low energy LED light fittings to kitchen, bathrooms, WC and en suites
- ✓ Intruder alarm security system
- ✓ Mains smoke detectors with battery backup
- ✓ Engraved kitchen appliance switches
- ✓ TV aerial within the loft space with booster
- ✓ Wiring to take advantage of Sky+ (if signal available, equipment not included) in the lounge
- ✓ High speed broadband via 'Fibre to the Premises'



### HEATING SYSTEM

- ✓ Central heating via thermostatically controlled underfloor heating to the ground floor and via thermostatically controlled radiators to the first floors
- ✓ Immersion heater
- ✓ Myson select compact double radiators
- ✓ Myson touch screen programmable room thermostats



### EXTERNAL

- ✓ Composite front doors that combine high thermal insulation with minimal maintenance, fitted with multi-locking points
- ✓ Landscaping of front gardens, including shrubs and planting
- ✓ Willow hurdle panelling to 'roadside' boundaries
- ✓ External Passive Infrared Sensor (PIR) lighting to the front and rear
- ✓ Electric supply and internal light to all garages
- ✓ Automatic electric garage doors with remote control
- ✓ Outside tap
- ✓ Numbered post box
- ✓ Front door bell



# Columbus

Housetype H-4P

 4 Bedrooms  3 Bathrooms  4 Toilets  Utility Room  Double Garage

Plots 50, 56 & 70





The Columbus, one of our largest house designs, is a spacious detached four-bedroom home benefiting from a double garage and ample parking.

The ground floor comprises an entrance hall, leading through to an open plan family kitchen, dining room and large living room. There's also a downstairs cloakroom, utility room and a useful study.

Upstairs features four double bedrooms – The master bedroom and bedroom 2 benefit from en suite shower rooms whilst the remaining two double bedrooms share the family bathroom.

The rear garden is very generous in its size.

**Total Floor Area:** 167m<sup>2</sup> / 1798ft<sup>2</sup>



## GROUND FLOOR

### Kitchen / Breakfast Area

6.4 x 3.9 max, 3.0 min  
(21' x 12'11 max, 9'10 min)

### Dining Area

4.3m x 3.8m (14'3 x 12'7)

### Utility Room

2.3m x 1.7m (7'7 x 5'7)

### Lounge

4.7m x 4.7m (15'7 x 15'5)

### Study

3.2m x 2.0m (10'7 x 6'6)

## FIRST FLOOR

### Bedroom 1

4.7m max x 4.6m max  
(15'6 max x 15'3 max)

### Bedroom 2

4.3m max x 3.6m max  
(14'2 max x 11'9 max)

### Bedroom 3

4.5m x 3.1m max (14'10 x 10'4 max)

### Bedroom 4

3.4m x 3.1m (11'1 x 10'2)



# Liberty

Housetype H-4G

 4 Bedrooms  2 Bathrooms  3 Toilets  Utility Room  Double Garage

Plots 51, 53 & 87





The Liberty provides contemporary and spacious accommodation with modern day living in mind. It comprises entrance hall, generous kitchen dining room, utility, cloakroom, living room and separate snug.

Upstairs benefits from a master bedroom with en suite shower room and three further double bedrooms; these rooms being served by a well-appointed family bathroom.

This property affords a double garage and a very generous plot size.

**Total Floor Area:** 162.5m<sup>2</sup> / 1749ft<sup>2</sup>

#### GROUND FLOOR

##### **Kitchen**

3.7m x 4.9m (12'3 x 16')

##### **Dining Room**

3.6m x 4.9m (11'10 x 16'1)

##### **Lounge**

6.9m x 3.3m (22'9 x 10'8)

##### **Family Room**

3.6m x 3.2m (11'11 x 10'8)

##### **Utility**

2.5m x 2.0m (8'1 x 6'5)

#### FIRST FLOOR

##### **Bedroom 1**

3.9m x 3.5m (12'9 x 11'7)

##### **Bedroom 2**

4.3m max / 3.6m min x 3.3m  
(14' max / 12'1 min x 10'8)

##### **Bedroom 3**

3.9m x 3.0m (12'9 x 9'11)

##### **Bedroom 4**

3.2m max / 2.6m min x 3.3m  
(10'6 max / 8'6 min x 10'9)



# Admiral

Housetype H-4E

 4 Bedrooms  2 Bathrooms  3 Toilets  Utility Room  Double Garage

Plots 48, 54, 55 & 60



A spacious four-bedroom detached home with a double garage.

The entrance hall, with a useful generous storage cupboard, leads through to the large open plan living room and dining area and through to the kitchen/breakfast room with a feature central island and a separate utility room. The cloakroom completes the ground floor accommodation.

Upstairs, the main bedroom benefits from an en suite shower room and separate dressing/wardrobe area. There are three further double bedrooms and a well-appointed family bathroom.

**Total Floor Area:** 162.5m<sup>2</sup> / 1749ft<sup>2</sup>

## GROUND FLOOR

### Kitchen

4.1m x 4.1m (13'5 x 13'5)

### Utility

2.4m max x 2.0m (7'11 x 6'8)

### Lounge / Dining

8.3m x 6.3m max / 4.3m x 4.1m min  
(27'3 x 20'9 max / 14'2 x 13'7 min)

## FIRST FLOOR

### Bedroom 1

4.3m x 3.1m (14'1 x 10'4)

### Bedroom 2

4.2m x 3.0m (13'11 x 10')

### Bedroom 3

4.0m x 3.1m (13'3 x 10'4)

### Bedroom 4

3.7m max / 2.8m min x 3.0m  
(12'1 max / 9'2 min x 10')

### Dressing Room

1.5m x 2.1m (4'10 x 6'11)





# Greenburg

Housetype H-4B

4 Bedrooms 2 Bathrooms 3 Toilets Double Garage

Plots 45, 58, 59, 67, 69, 88 & 93



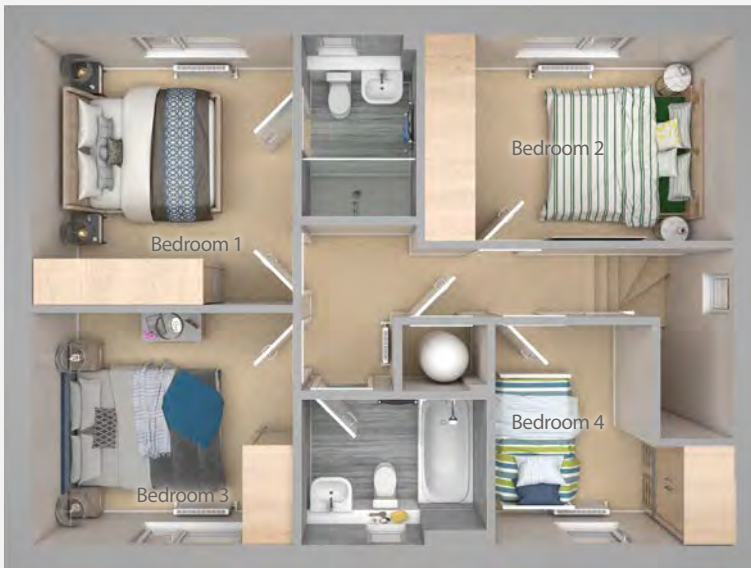


An attractive detached four-bedroom home offering well-proportioned accommodation affording a light and airy feel. The generous entrance hall, with useful storage cupboard, leads to the open plan living/dining room, spacious kitchen with utility area and to the cloakroom.

On the first floor the master bedroom benefits from an en suite shower room with the further three bedrooms being served by the family bathroom.

The property further benefits from double garaging and generous gardens.

**Total Floor Area:** 124m<sup>2</sup> / 1336 ft<sup>2</sup>



## GROUND FLOOR

### **Kitchen**

5.0m x 3.7m max / 2.5m min  
(16'6" x 12'1" max / 8'5" min)

### **Lounge / Dining Area**

4.9m max x 3.9m min x 6.7m  
(16'1" max x 13' min x 21'10")

## FIRST FLOOR

### **Bedroom 1**

3.4m x 3.2m (11'7" x 11'2")

### **Bedroom 2**

4.0m x 2.6m (13'2" x 8'7")

### **Bedroom 3**

3.4m x 3.0m (11'1" x 9'11")

### **Bedroom 4**

3.1m x 2.9m max / 2.0m x 1.2m min  
(10'2" x 9'5" max / 6'8" x 4'1" min)



# Horizon

Housetype H-3G

3 Bedrooms 2 Bathrooms 2 Toilets Utility Room Single Garage

Plots 49, 72 & 92





The Horizon is a three-bedroom chalet-style home, with the master bedroom being situated on the ground floor and two further double bedrooms and family bathroom on the first floor. The homes benefit from a good-sized garden.

The property comprises entrance hall leading through to an open plan kitchen/dining room with a separate utility room. A bright and airy living room is also accessed from the entrance hall. To the rear of the property is the master bedroom, with double doors to the garden and a generous shower room.

Upstairs a family bathroom sits between two further double bedrooms, both with velux windows.

**Total Floor Area:** 120m<sup>2</sup> / 1292 ft<sup>2</sup>

#### GROUND FLOOR

##### **Kitchen**

4.6m x 3.1m (15'2 x 10'1)

##### **Utility Room**

2.5m x 1.9m (8'2 x 6'1)

##### **Dining Area**

3.7m x 3.3m (12'0 x 11'0)

##### **Lounge**

6.5m x 4.0m (21'2 x 13'0)

##### **Bedroom 1**

4.6m x 3.0m (15'2 x 9'8)

#### FIRST FLOOR

##### **Bedroom 2**

4.0m x 3.9m max (3.2m over 1.5m)  
(13'1 x 12'9) (10'6 over 4'11)

##### **Bedroom 3**

3.9m x 3.1m max (3.2m over 1.5m)  
(12'9 x 10'4) (10'6 over 4'11)



# Orion

Housetype H-3D

 3 Bedrooms  2 Bathrooms  3 Toilets  Utility Room  Single Garage

Plots 46, 47, 52, 57, 62 & 73





A generous, spacious and versatile detached three-bedroom home benefitting from a single garage and side by side parking.

The hallway leads through to the study / bedroom four; a useful, flexible room which is an ideal area in which to work from home, and to the main accommodation. This comprises kitchen dining room overlooking the rear garden, utility, cloakroom and a spacious living room.

Upstairs, the master bedroom has an en suite shower room and there are two further bedrooms and a family bathroom.

**Total Floor Area:** 123.5m<sup>2</sup> / 1342ft<sup>2</sup>

### GROUND FLOOR

**Study**

3.4m x 2.1m (11'1 x 7')

**Kitchen / Dining**

5.9m x 3.6m (19'3 x 11'8)

**Utility**

1.8m x 2.3m (6'0 x 7'5)

**Lounge**

3.4m x 5.9m (11'4 x 19'3)

### FIRST FLOOR

**Bedroom 1**

3.8 x 3.6m (12'7 x 11'9)

**Bedroom 2**

3.6m x 3.2m (11'11 x 10'5)

**Bedroom 3**

3.6m x 2.6m (11'11 x 8'6)



# Opal

Housetype H-3E

3 Bedrooms 2 Bathrooms 3 Toilets Single Garage

Plots 2, 17, 36, 65, 74, 82 & 89





The Opal is a spacious three-bedroom detached home with single garage.

The ground floor has a large lobby entrance linking the generous kitchen breakfast room and open plan living/dining room. To complete the ground floor accommodation is a useful cloakroom and storage cupboard.

Upstairs has a master double bedroom with en suite shower room, a further two bedrooms plus family bathroom.

**Total Floor Area:** 95m<sup>2</sup> x 1027.5ft<sup>2</sup>



#### GROUND FLOOR

##### **Kitchen**

4.1m x 3.2m (13'7 x 10'6)

##### **Dining Area**

3.0m x 2.4m (9'8 x 8'1)

##### **Lounge**

5.0m x 3.0m (16'5 x 9'8)

#### FIRST FLOOR

##### **Bedroom 1**

4.0m max / 3.2m min x 2.9m  
(13'3 max / 10'8 min x 9'7)

##### **Bedroom 2**

3.7m max / 3.3m min x 3.0m  
(12'0 max / 10'9 min x 9'9)

##### **Bedroom 3**

2.9m x 2.4m (9'7 x 7'11)



# Goldings

Housetype H-3B

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage

Plots 1, 37, 38, 61, 68, 71, 90 & 91





The Goldings is a detached three-bedroom home with a single garage.

The entrance hall, with cloakroom off, leads to a generous sized living room and on the opposite side of the hallway is an open-plan kitchen/ dining room; both rooms benefitting from French doors to rear garden.

Upstairs the master bedroom has an en suite shower room and there are two further double bedrooms and a family bathroom.

**Total Floor Area:** 93.5m<sup>2</sup> / 1006.5ft<sup>2</sup>



#### **GROUND FLOOR**

**Kitchen / Dining**  
5.5m x 3.1m (18'2 x 10'4)

**Lounge**  
5.5m x 3.1m (18'2 x 10'2)

#### **FIRST FLOOR**

**Bedroom 1**  
3.9 x 3.1m (12'8 x 10'2)

**Bedroom 2**  
3.1m x 2.9m (10'4 x 9'8)

**Bedroom 3**  
3.1m x 2.3m (10'4 x 7'5)



Plot 66





This detached home offers an appealing configuration of accommodation along with garaging and gardens.

The ground floor accommodation comprises entrance hall, cloakroom, spacious kitchen dining room and generous living area.

The first-floor landing gives access to the master bedroom with en suite shower room and to the two further double bedrooms; these being served by the family bathroom.

**Total Floor Area:** 93.5m<sup>2</sup> / 1006.5ft<sup>2</sup>



#### GROUND FLOOR

**Kitchen / Dining**  
5.5m x 3.1m (18'2 x 10'4)

**Lounge**  
5.5m x 3.1m (18'2 x 10'4)

#### FIRST FLOOR

**Bedroom 1**  
3.9m x 3.1m (12'8 x 10'2)

**Bedroom 2**  
3.1m x 2.9m (10'4 x 9'8)

**Bedroom 3**  
3.1m x 2.3m (10'4 x 7'5)



# Harmony

Housetype H-3C

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage

Plots 20, 21, 34, 35, 41, 42, 63 & 64



A semi-detached three-bedroom home with single garage. The ground floor comprises a hallway, with useful storage cupboard, which leads through to the cloakroom, kitchen and open plan living/dining room with understairs storage.

Upstairs the master bedroom has an en suite shower room and there are two further bedrooms plus a family bathroom.

**Total Floor Area:** 86m<sup>2</sup> / 927ft<sup>2</sup>



## GROUND FLOOR

### **Kitchen**

3.5m x 2.7m max / 2.1m min  
(11'7 x 8'11 max / 6'11 min)

### **Lounge/Diner**

5.2m max / 4.6m (17'2 max x 15'1)

## FIRST FLOOR

### **Bedroom 1**

3.9m x 3.0m (12'10 x 9'9)

### **Bedroom 2**

3.0m x 2.7m (9'9 x 8'9)

### **Bedroom 3**

2.7m x 2.2m (8'9 x 7'1)



# Perle

Housetype H-2C

 2 Bedrooms  2 Bathrooms  3 Toilets  Single Garage

Plots 3, 4, 18, 19, 39, 40, 43 & 44



The Perle is a generous two-bedroom semi-detached home with single garage and parking.

The hallway, with useful storage cupboard, leads through to the cloakroom, kitchen and open plan living/dining room with patio doors to the garden. Upstairs the master bedroom has an en suite shower room and there is a second double bedroom plus a family bathroom.

**Total Floor Area:** 76.5m<sup>2</sup> / 8124.5ft<sup>2</sup>



## GROUND FLOOR

### **Kitchen**

3.9m x 2.4m max / 1.7m min  
(12'10 x 7'9 max / 5'9 min)

### **Lounge/Diner**

4.8m x 4.0m (15'8 x 13'1)

## FIRST FLOOR

### **Bedroom 1**

3.8m max / 3.3m min x 3.5m max / 2.8m min  
(12'7 max / 10'8 min x 11'7 max / 9'3 min)

### **Bedroom 2**

3.6m x 3.3m max (11'10 max x 10'8 max)



Plots 5 & 6



A semi-detached two-bedroom home benefitting from a garage and parking. The entrance hall, with useful storage cupboard, leads to the cloakroom, kitchen and living/dining room. Upstairs there are two bedrooms and a family bathroom.

**Total Floor Area:** 68.5m<sup>2</sup> / 737.5ft<sup>2</sup>



## GROUND FLOOR

### **Kitchen**

3.9m x 2m (12'1 x 6'6)

### **Lounge/Diner**

4.3m x 4.0m (14' x 13'1)

## FIRST FLOOR

### **Bedroom 1**

4.3m x 2.6m (14' x 8'5)

### **Bedroom 2**

3.2m x 3.1m (10'4 x 10'2)



# Building a reputation for quality

OUR PREVIOUS AND CURRENT DEVELOPMENTS ACROSS NORFOLK AND SUFFOLK



- 1 **The Woodcutters** Great Ellingham 2 **The Pastures** Attleborough 3 **Southacre** Attleborough 4 **St Andrew's Court** Mildenhall 5 **Crown House** Thetford  
6 **Hannant's Piece** Castle Acre 7 **Greenfield** Tacolneston 8 **Lark's Meadow** Dereham 9 **Briar Gardens** Attleborough 10 **The Hatchery** Swaffham  
11 **Gardener's Green** Hingham 12 **Hus22** Drayton 13 **The Dairy** Old Catton 14 **Hus46+** Watton 15 **Oak Meadow** Shipdham 16 **Swan's Nest** Swaffham 17 **The Hops** Hingham  
18 **The Limes** Little Melton 19 **Walnut Tree Fields** Mattishall 20 **Hare's Green** Watton Green 21 **FIVE** Gressenhall 22 **Bluebell Rise** Bawdeswell 23 **Taursham Park** Taverham










# TAURSHAM PARK

TAVERHAM




## 2 BEDROOM


 **Topaz (H-2A)**  
Plots 5 & 6


 **Perle (H-2C)**  
Plots 3, 4, 18, 19,  
39, 40, 43 & 44

## 3 BEDROOM


 **Harmony (H-3C)**  
Plots 20, 21, 34, 35,  
41, 42, 63 & 64

 **Goldings (H-3B)**  
Plots 1, 37, 38, 61,  
68, 71, 90 & 91


 **Sylva (H-3B2)**  
Plot 66

 **Opal (H-3E)**  
Plots 2, 17, 36, 65,  
74, 82 & 89

 **Orion (H-3D)**  
Plots 46, 47, 52,  
57, 62 & 73

 **Horizon (H-3G)**  
Plots 49, 72 & 92


## 4 BEDROOM

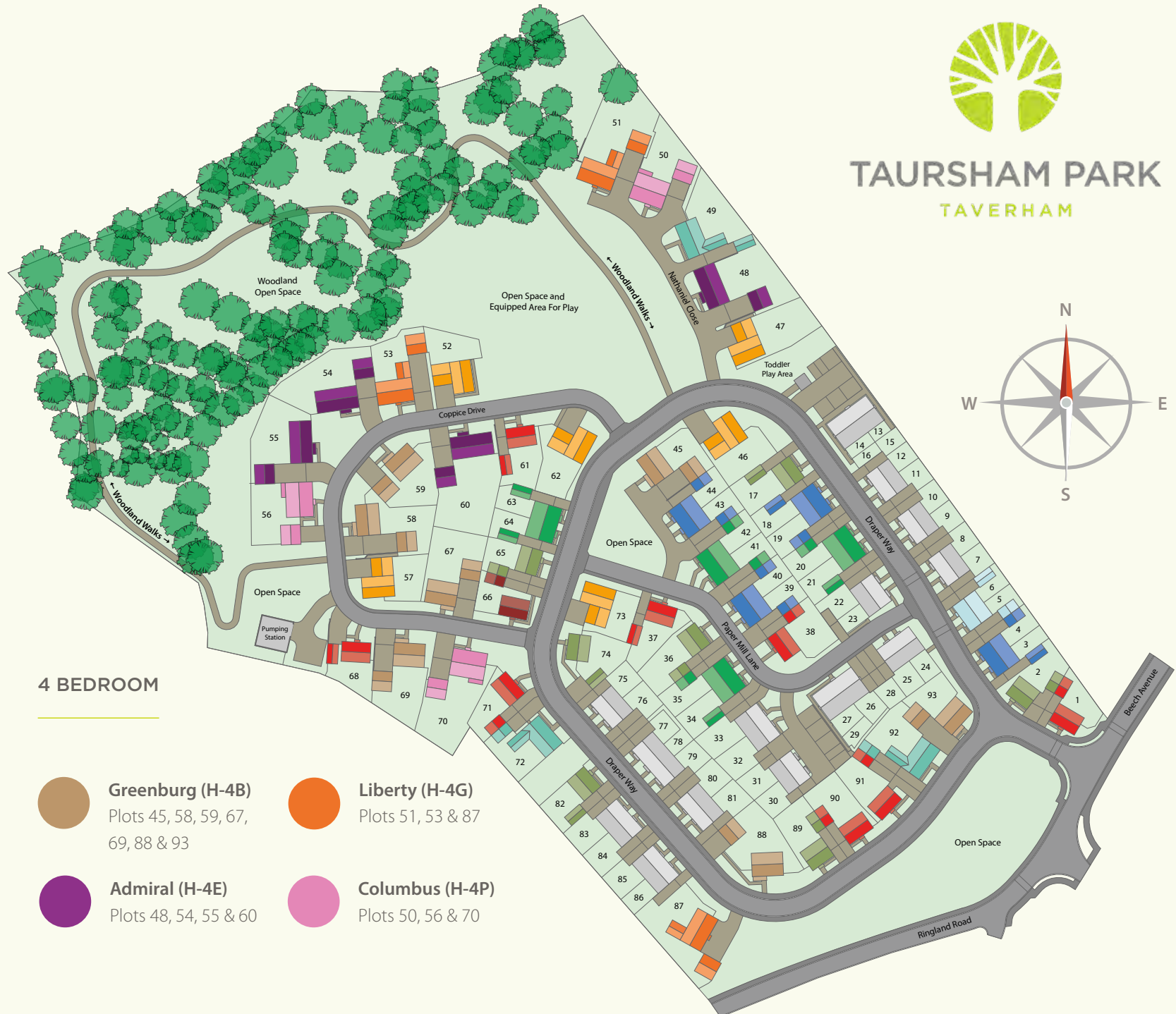
 **Greenburg (H-4B)**  
Plots 45, 58, 59, 67,  
69, 88 & 93

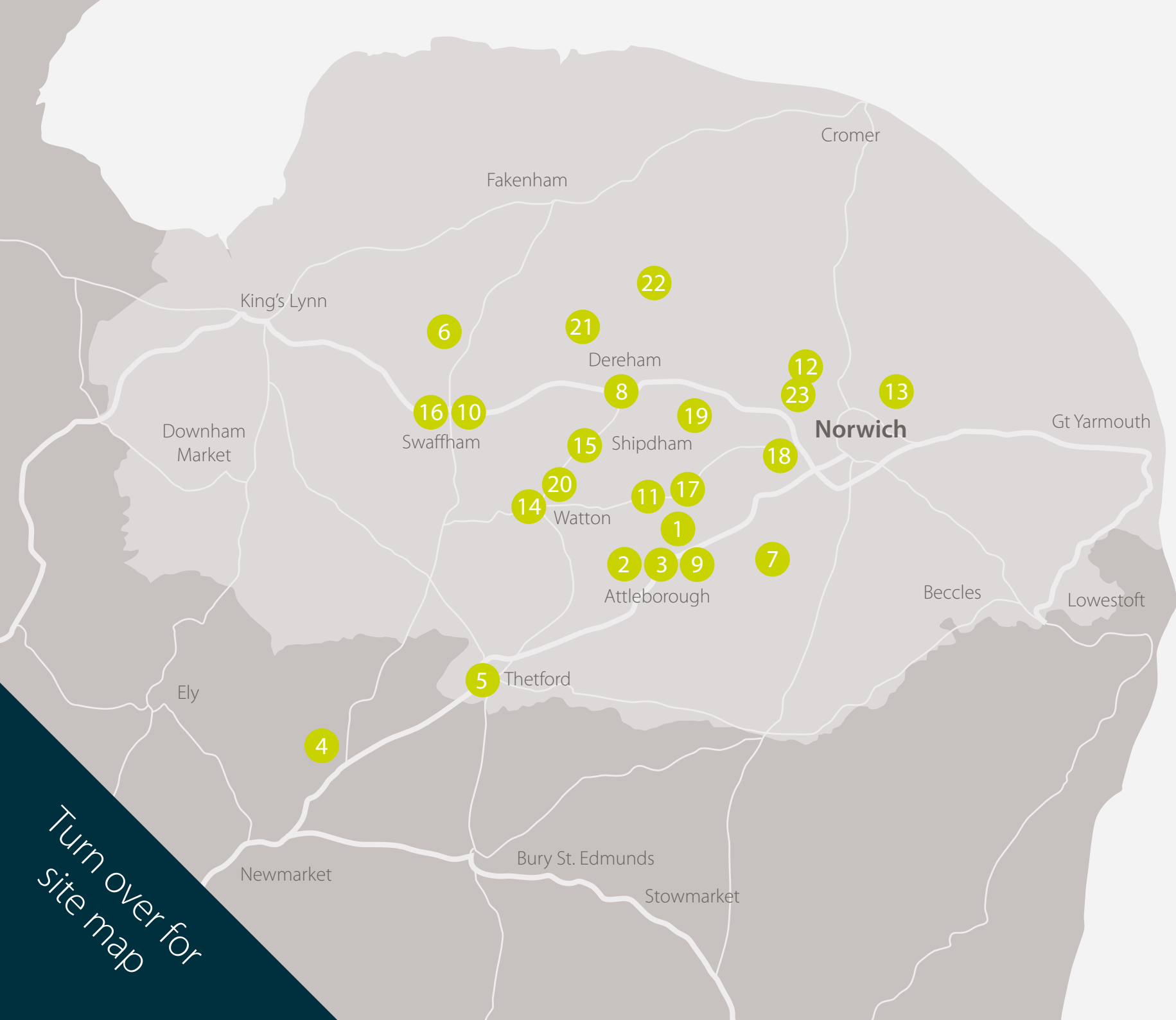
 **Liberty (H-4G)**  
Plots 51, 53 & 87

 **Admiral (H-4E)**  
Plots 48, 54, 55 & 60

 **Columbus (H-4P)**  
Plots 50, 56 & 70

 Affordable Housing





Turn over for  
site map





<b>Travel by road:</b>	<b>Wells-next-the-Sea:</b> 29 miles / 43 mins	<b>Cambridge:</b> 67 miles / 1hr 18 mins
<b>Norwich:</b> 6 miles / 19 mins	<b>Sheringham:</b> 23 miles / 42 mins	<b>King's Lynn:</b> 40 miles / 55 mins
<b>Wymondham:</b> 13 miles / 21 mins	<b>Thetford:</b> 32 miles / 41 mins	<b>Bury St Edmunds:</b> 49 miles / 1hr 2 mins
<b>Attleborough:</b> 19 miles / 25 mins	<b>A47:</b> 5 miles / 12 mins	

Times and distances are estimated using theaa.com/route-planner

## Viewing information

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