



THE LIMES

Little Melton NR9

Abel
Homes

A STUNNING RANGE OF
CONTEMPORARY, ENERGY EFFICIENT
2,3,4 & 5 BEDROOM HOMES

A WARM WELCOME

Over the years we have worked hard to build and maintain our reputation for contemporary, award-winning homes with high specification and outstanding quality. Each individual Abel home is carefully planned by our architects for practical living, low energy consumption and low maintenance.

We are an independent, family-owned business that cares for our customers by providing a personalised service with the option to tailor the specification of your home to your needs. We pride ourselves on our flexibility to include your personal choices wherever possible. Our Customer Charter illustrates our commitment to customer care and how we'll help you with every step of the process – before, during and after your purchase.

We also care for the environment in which we live and work, creating communities, 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 build new homes. We really do make an effort to be considerate to everyone and everywhere we work.

Thank you for taking an interest in The Limes at Little Melton. We invite you to browse our brochure and will be delighted to answer any questions you may have.

Better still, make an appointment to see us in Little Melton.



Tony Abel – Chairman, Abel Homes





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

A LOT TO LOVE ABOUT LITTLE MELTON

Little Melton is positioned between Norwich, the countryside and the A47. It's surrounded by fields, farms, meadowland and footpaths. The Limes is located on Mill Road – through the village past the inn – towards the village hall. It's named after a special Jubilee lime tree, planted where Mill Road meets Rectory Lane. The diary of a former vicar, Rev. Soden, reveals he planted it himself on 21 June 1887 to celebrate Queen Victoria's Golden Jubilee.

The charming village is home to a pre-school and primary school, social events and a village hall – located next to a playground, football pitch and tennis court. Crusaders Rugby Club, with an impressive youth set up, is located just outside the village. Little Melton has a thriving community, active Parish Council and popular village shop.



← BARFORD

NORWICH →

B1108 To Norwich »

A47

Travel Distances by Road:

Norwich	6 miles / 19 mins	Bury St Edmunds	41 miles / 53 mins
Wymondham	6 miles / 12 mins	King's Lynn	42 miles / 53 mins
Attleborough	14 miles / 16 mins	Ipswich	45 miles / 1 hr 6 mins
Dereham	15 miles / 20 mins	Cambridge	62 miles / 1hr 11mins
Southwold	37 miles / 55 mins		

Rectory Lane

Village Hall ●

Tennis Court & Playing Field ●

Mill Road

Church ●

Ringwood Close

Gibbs Close

Mill Road



THE LIMES

Little Melton NR9

Shop ●

School Lane

School ●

Pub ●

Great Melton Road

Burnhouse Lane

HETHERSETT



CONNECTING THE CITY AND COUNTRYSIDE

Secluded Little Melton is six miles south west of Norwich – a lovely location for an exclusive development to suit a modern lifestyle. Little Melton is a village that conveniently connects city and countryside.

Little Melton's best kept secret is its commuting connections. Just a mile from Norwich's Southern Bypass, Norwich City Centre is 19 minutes' drive – or there's a six-day Park and Ride, just three miles away, which goes to the airport via the city centre. The Norfolk and Norwich University Hospital is just five minutes' drive. The village is extremely convenient for the Research Park, Colney and the University.

Navigating Norfolk is also easy: Little Melton is 45 minutes from the beach at Sea Palling to the east, 50 minutes from North Norfolk's Cromer and 53 minutes from King's Lynn to the West. The market town of Wymondham is six miles to the south west. Watton, home of Abel Homes head office, is just half an hour away.





DESIGNED FOR LIFE

Our development at Little Melton offers 28 well-appointed new homes, offering choice, quality and generous sized plots. Our homes are designed for modern day living with fibre to the premises broadband fitted to every home.

The Limes comprises of 28 two, three, four and five bedroom houses and bungalows, all of which will have the top 'A' rating for energy efficiency. The new homes will include features such as photovoltaic solar panels, triple-glazed windows and high levels of insulation.

As part of the development, Abel Homes will create a public open space on the site, and commission a piece of public artwork to provide a focal point for the new community. All this with the peace of mind that your new home has been thoughtfully designed and built by one of Norfolk's leading local 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.



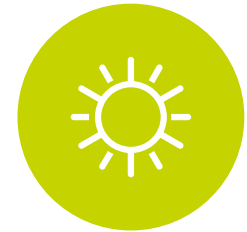
FIBRE TO YOUR HOME

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



TRIPLE-GLAZED WINDOWS

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



SOLAR PV TO EVERY HOME

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



OUR COMMITMENT TO YOU

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.



KEY FEATURES AS STANDARD



FITTED APPLIANCES

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



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 3, 4 and 5 bedroom homes. For comfort, convenience and energy efficiency.



Integrated A-rated Bosch appliances including stainless steel electric oven

Low energy light fittings including under wall units

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

Floor coverings included on all homes, with underfloor heating to 3, 4 & 5 bedroom homes

*Please remember that choices on flooring and other finishes are only available up to certain points in construction. The earlier you reserve, the more choice you will have.

READY FOR LIVING

Thermostatically
controlled showers

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

Chrome heated towel rails to
bathrooms and en suites

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

Choice of vinyl flooring*



A**EXTREMELY ENERGY
EFFICIENT****Save up to 32%* on annual energy bills with an Abel A-Rated home.**

Energy Performance Certificate - A-Rating. Our new homes at The Limes 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 by our sister company, Abel Energy Ltd. The system consists of monocrystalline black panels and highly efficient inverters. Buyers will own their PV system, enjoy the free electricity it will generate and potentially benefit from the government guaranteed index linked Feed in Tariff and Export Tariff over a 20 year period.

*Based on prediction figures on a 2 bedroom A-Rated Abel Home, standard occupancy behaviour. 100% PV utilisation using a 2KW system. When compared to a standard house built to standard UK building regulations.

HOME SPECIFICATION**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 and 5 bedroom homes)
- ✓ Electric ceramic Bosch hob and integrated extractor hood.
- ✓ Fully integrated Bosch A+ rated fridge/freezer
- ✓ Fully integrated Bosch A+ rated dishwasher
- ✓ Choice of either vinyl or 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 (in most house types)

**BATHROOMS & EN SUITES**

- ✓ White 'Roca' sanitaryware throughout
- ✓ 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 vinyl flooring

**INTERNAL DECORATION & FINISHES**

- ✓ Floor coverings throughout; choice of either carpet or vinyl flooring. Tiled floor to the kitchen and W.C.
- ✓ Contemporary staircase
- ✓ 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

**Please remember that choices on kitchens, flooring and other finishes are only available up to certain points in construction. The earlier you reserve, the more choice you will have.

HOME SPECIFICATION



ELECTRICAL

- ✓ Generous number of sockets with flexibility on location**
- ✓ 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, W.C 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

- ✓ Highly efficient Air Source Heat Pump with split zoned temperature setting
- ✓ Central heating via thermostatically controlled underfloor heating to the ground floor and via thermostatically controlled radiators to the first floor (3, 4 & 5 bed homes only)
- ✓ Central heating via thermostatically controlled radiators (2 bed homes only)
- ✓ Immersion heater
- ✓ Myson select compact double radiators
- ✓ Myson touch screen programmable room thermostats



CONSTRUCTION

- ✓ Triple-glazed windows as standard
- ✓ High-performance 100mm 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)
- ✓ Zinc-coated guttering and downpipes to all plots



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



LIBERTY

Housetype H-5G

 5 Bedrooms  3 Bathrooms  4 Toilets  Utility Room  Double Garage | **Plot 15**



The Liberty is a five-bedroom detached family home with a double garage and generous rear garden.

The entrance lobby leads through to the open plan kitchen and dining area with a separate utility room. There is a double aspect living room and a downstairs shower room plus an extra room – your choice for a fifth bedroom, home office or playroom.

Upstairs features a large master bedroom with en suite shower room, three further double bedrooms plus a generous family bathroom.

Total Floor Area: 164m² / 1765 ft²



GROUND FLOOR

Living Room

3.1m x 6.6m (10'2 x 21'8)

Kitchen

2.9m x 4.8m (9'6 x 15'9)

Dining Area

5.4m max x 4.1m
(17'9 max x 13'6)

Utility Room

2.0m x 1.7m (6'7 x 5'7)

Bedroom 5

3.6m x 3.0m (11'10 x 9'10)



FIRST FLOOR

Bedroom 1

5.6m max / 4.7m min x 3.6m
(18'4 max / 15'5 min x 11'10)

Bedroom 2

4.0m max / 3.1m min x 2.8m
(13'1 max / 10'2 min x 9'2)

Bedroom 3

3.1m x 2.8m (10'2 x 9'2)

Bedroom 4

3.1m x 3.6m (10'2 x 11'9)

CASHMERE

Housetype H-4J

4 Bedrooms 3 Bathrooms 4 Toilets Utility Room Double Garage | Plot 16



The Cashmere is an impressive four bedroomed detached home with double garage – the largest property on the development. The ground floor offers a large and sociable kitchen diner, utility room and double aspect living room. Downstairs also features an extra room suitable for a formal dining room, family room or home office.

Upstairs provides two double en suite bedrooms with shower rooms alongside a further two double bedrooms served by the family bathroom.

Total Floor Area: 210.3m² / 2264 ft²



GROUND FLOOR

Kitchen/Diner

6.2m x 5.0m
(20'4 x 16'5)

Utility

3.3m x 2.2m
(10'10 x 7'3)

Family Room

4.3m x 3.3m
(14'1 x 10'10)

Living Room

6.6m x 4.2m
(21'8 x 13'9)



FIRST FLOOR

Bedroom 1

6.7m x 5.0m max / 3.9m min
(22'0 x 16'5 max / 12'10 min)

Bedroom 2

3.3m x 3.3m
(10'10 x 10'10)

Bedroom 3

4.3m x 3.3m
(14'1 x 10'10)

Bedroom 4

4.3m x 3.2m
(14'1 x 10'6)

COLUMBUS

Housetype H-4P

 4 Bedrooms  3 Bathrooms  4 Toilets  Utility Room  Double Garage | **Plot 14**





The Columbus: for those seeking a large detached four bedroom home. The spacious ground floor comprises a walk-in hall-entrance, leading through to an open plan family kitchen, dining room and large living room. There's also a downstairs cloakroom, utility room and study or playroom.

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.

Total Floor Area: 168.6m² / 1815 ft²

GROUND FLOOR

Kitchen/Breakfast

6.3m x 3.0m (20'8 x 9'10)

Living Room

4.8m x 4.7m (15'9 x 15'5)

Utility

2.3m x 2.2m (7'7 x 7'3)

Study/Play Room

3.3m x 2.3m (10'10 x 7'7)

Dining Room

4.3m x 3.8m (14'1 x 12'6)



FIRST FLOOR

Bedroom 1

4.8m max x 4.6m max / 3.6m min
(15'9 max x 15'1 max / 11'10 min)

Bedroom 2

4.3m max / 3.4m min x 3.6m max / 3.1m min
(14'1 max / 11'2 min x 11'10 max / 10'2 min)

Bedroom 3

4.5m max / 2.6m min x 3.1m max / 2.2m min
(14'9 max / 8'6 min x 10'2 max / 7'3 min)

Bedroom 4

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

ADMIRAL

Housetype H-4E.3

 4 Bedrooms  2 Bathrooms  3 Toilets  Utility Room  Double Garage | **Plot 17**



Meet the Admiral; a four bedroom detached family home with double garage. On the ground floor, the entrance hall leads through to the sizeable open plan living room and dining area and through to the kitchen/breakfast room – with its central island incorporating the kitchen sink and a separate utility room.

Upstairs, the main bedroom offers both an en suite bathroom and separate dressing area. There are three further double bedrooms and a family bathroom.

Total Floor Area: 162.5m² / 1749 ft²



GROUND FLOOR

Kitchen

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

Utility

2.5m x 2.0m
(8'2" x 6'7")

Dining Area

3.9 x 4.1m
(12'10" x 13'5")

Living Room

4.2m x 6.3m
(13'9" x 20'8")



FIRST FLOOR

Bedroom 1

5.5m max / 4.3m min x 3.1m
(18'1" max / 14'1" min x 10'2")

Bedroom 2

4.2m x 3.0m
(13'9" x 9'10")

Bedroom 3

3.7m x 3.0m
(12'2" x 9'10")

Bedroom 4

4.9m max / 3.3m min x 3.1m
(16'1" max / 10'10" min x 10'2")

NELSON

Housetype H-4D.2

 4 Bedrooms  3 Bathrooms  4 Toilets  Integrated Double Garage | **Plot 13**



With four bedrooms and integral double garage, the detached Nelson offers a spacious open-plan feel on the ground floor, with the hall-entrance leading to a kitchen, dining area and living room.

Upstairs features four bedrooms – a large master with en suite shower room and dressing room. A second bedroom with en suite sits alongside a family bathroom and two further bedrooms.

Total Floor Area: 147.2m² / 1584 ft²



GROUND FLOOR

Kitchen

3.7m x 2.5m (12'2 x 8'2)

Dining Area

4.2m x 2.8m (13'9 x 9'2)

Living Room

5.3m x 3.6m (17'5 x 11'10)



FIRST FLOOR

Bedroom 1

5.9m x 4.1m (19'4 x 13'5)

Bedroom 2

4.1m x 2.9m (13'5 x 9'6)

Bedroom 3

3.7m x 3.0m (12'2 x 9'10)

Bedroom 4

3.7m x 2.3m (12'2 x 7'7)

HORIZON

Housetype H-3G

 3 Bedrooms  2 Bathrooms  2 Toilets  Utility Room  Double Garage | **Plot 20**



The Horizon is a three-bedroom chalet-style home, with bedrooms on the ground and first floor. The home benefits from a good sized garden and double garage. The entrance hall leads through to an open-plan kitchen/dining room with a separate utility room. A double aspect living room is accessed from the entrance hall.

Also on the ground floor is the master bedroom with double doors to the garden, next to a shower room. Upstairs a family bathroom sits between two further double bedrooms, both with velux windows.

Total Floor Area: 118m² / 1270 ft²



GROUND FLOOR

Kitchen

4.6m x 2.7m (15'1 x 8'10)

Utility

2.5m x 1.9m (8'2 x 6'3)

Dining Area

3.6m x 3.8m (11'10 x 12'6)

Living Room

4.0m x 6.4m (13'1 x 21'0)

Bedroom 1

4.5m x 2.9m (14'9 x 9'6)



FIRST FLOOR

Bedroom 2

4.0m x 3.6m (head height above 1.5m - 4.0m x 2.9m)
(13'1 x 11'10 (head height above 4'9 - 13'1 x 9'6))

Bedroom 3

3.1m x 3.6m (head height above 1.5m - 3.1 x 2.9)
(10'2 x 11'10 (head height above 4'9 - 10'2 x 9'6))

OPAL

Housetype H-3E

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage (Double to Plot 24) | **Plots 21 & 24**



The Opal is a spacious three-bedroomed, detached home. The ground floor begins with a large lobby entrance, moving through to a generous kitchen which leads to the dining area and large living room.

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

Total Floor Area: 96.7m² / 1041 ft²



GROUND FLOOR

Kitchen

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

Dining Room

3.1m x 3.0m (10'2" x 9'10")

Living Room

5.0m x 3.1m (16'5" x 10'2")



FIRST FLOOR

Bedroom 1

4.0m max / 3.2m min x 3.2m
(13'1" max / 10'6" min x 10'6")

Bedroom 2

3.6 max / 3.0 min x 3.4
(11'10" max / 9'10" min x 11'2")

Bedroom 3

3.1m x 2.4m (10'2" x 7'10")

MOSAIC

Housetype B-3A.1

 3 Bedrooms  2 Bathrooms  2 Toilets  Utility Room  Single Garage | **Plot 1**



The Mosaic is a detached three-bedroom bungalow, enjoying the best in ground-floor living and a generous plot size. To the right of the hallway entrance is the kitchen, utility and living/dining room.

To the left of the hallway entrance are three bedrooms (including a master bedroom with en suite shower room) plus an additional family bathroom.

Total Floor Area: 95.2m² / 1025 ft²



GROUND FLOOR

Kitchen

3.7m x 2.9m (12'2 x 9'6)

Utility

2.4m x 1.5m (7'10 x 4'11)

Living/Dining Room

5.5 x 4.3m (18'1 x 14'1)

Bedroom 1

6.2m max / 4.8m min x 3.6m
(20'4 max / 15'9 min x 11'10)

Bedroom 2

3.7m x 3.1m (12'2 x 10'2)

Bedroom 3

2.9m x 2.9m (9'6 x 9'6)

GOLDINGS

Housetype H-3B.1

 3 Bedrooms  2 Bathrooms  3 Toilets  Single Garage | **Plots 9, 12, 22, 25, 26**



The Goldings is a detached three-bedroom home with good sized garden and single garage. The entrance hall leads to a generous sized living room and on the opposite side of the hallway is an open-plan kitchen and dining room.

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

Total Floor Area: 92.9m² / 1000 ft²



GROUND FLOOR

Kitchen/Dining Room
3.1m x 5.5m (10'2 x 18'1)

Living Room
3.1m x 5.5m (10'2 x 18'1)



FIRST FLOOR

Bedroom 1
3.1m x 4.0m (10'2 x 13'1)

Bedroom 3
3.1m x 2.2m (10'2 x 7'3)

Bedroom 2
3.1m x 3.1m max / 2.9 min
(10'2 x 10'2 max / 9'6 min)

PHOENIX

Housetype B-3A

 3 Bedrooms  2 Bathrooms  2 Toilets  Utility Room  Single Garage | **Plots 18, 19, 23**



The Phoenix is a contemporary, detached three-bedroom bungalow.

On one side of the hallway entrance is the kitchen, utility and living/dining room. On the opposite side of the hall the three bedrooms (including a master bedroom with en suite shower room) are clustered together with an additional family bathroom.

Total Floor Area: 92.2m² / 992 ft²



GROUND FLOOR

Kitchen

3.7m x 2.9m (12'2 x 9'6)

Utility

2.4m x 1.5m (7'10 x 4'11)

Living/Dining Room

5.5 x 4.3m (18'1 x 14'1)

Bedroom 1

5.2m max / 3.8m min x 3.5m
(17'1 max / 12'6 min x 11'6)

Bedroom 2

3.6m x 3.1m (11'10 x 10'2)

Bedroom 3

2.9m x 2.9m (9'6 x 9'6)

PERLE

Housetype H-2C.2

 2 Bedrooms  2 Bathrooms  3 Toilets  Single Garage | **Plots 27 & 28**





GROUND FLOOR

Kitchen

2.4m max / 1.8m min x 3.9m
(7'10 max / 5'11 min x 12'10)

Living/Dining Room

4.7m x 4.0m (15'5 x 13'1)



FIRST FLOOR

Bedroom 1

3.8m max / 3.2m min x 3.5m max / 2.8m min
(12'6 max / 10'6 min x 11'6 max / 9'2)

Bedroom 2

4.7m max / 3.6m min x 3.2m max / 2.7m min
(15'5 max / 11'10 min x 10'6 max / 8'10 min)

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

The hallway leads through to the 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: 77m² / 829 ft²

TOPAZ

Housetype H-2A.2 SE

 2 Bedrooms  1 Bathrooms  2 Toilets  2 Parking Spaces | **Plots 10 & 11**



The Topaz is a two-bedroom semi-detached home. The ground floor has a hall entrance leading to a kitchen, good-sized living/dining space and downstairs toilet.

Upstairs has two good-sized double bedrooms and family bathroom off a central landing.

Total Floor Area: 69.8m² / 751 ft²



GROUND FLOOR

Kitchen

3.9m x 1.9m (12'10 x 6'3)

Living/Dining Room

4.3m x 3.9m (14'1 x 12'10)



FIRST FLOOR

Bedroom 1

4.3m x 2.5m (14'1 x 8'2)

Bedroom 2

4.3m max / 3.1m min x 3.1m (14'1 max / 10'2 min x 10'2)

BUILDING A REPUTATION FOR QUALITY



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





5 BEDROOM

Liberty (H-5G)
Page 16

4 BEDROOM

Cashmere (H-4J)
Page 18

Columbus (H-4P)
Page 20

Admiral (H-4E.3)
Page 22

Nelson (H-4D.2)
Page 24

3 BEDROOM

Horizon (H-3G)
Page 26

Opal (H-3E)
Page 28

Mosaic (B-3A.1)
Page 30

Goldings (H-3B.1)
Page 32

Phoenix (B-3A)
Page 34

2 BEDROOM

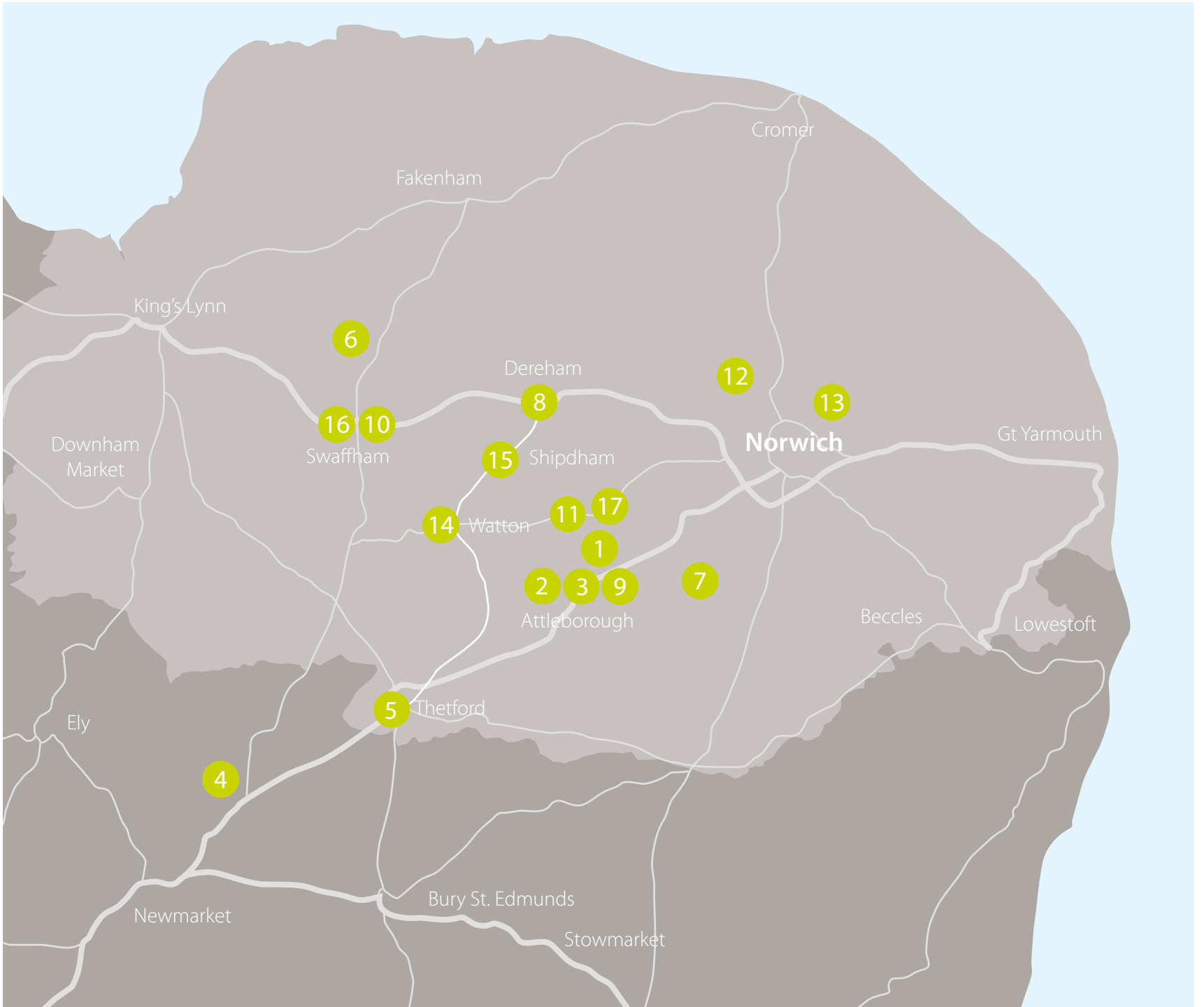
Perle (H-2C.2)
Page 36

SHARED EQUITY

Topaz (H-2A.2)
Page 38

Affordable Housing







Travel Distances by Road:

Norwich 6 miles / 19 mins	Dereham 15 miles / 20 mins	King's Lynn 42 miles / 53 mins
Attleborough 14 miles / 16 mins	Bury St Edmunds 41 miles / 53 mins	Ipswich 45 miles / 1 hr 6 mins
		Cambridge 62 miles / 1hr 11mins

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

VIEWINGS BY APPOINTMENT ONLY

The Limes
Mill Road
Little Melton
Norfolk
NR9 3PU (for Sat Nav please use NR9 3NX)

T: 01953 884486
E: limes@abelhomes.co.uk
www.abelhomes.co.uk

Select
William H Brown
5 Bank Plain
Norwich, Norfolk NR2 4SF

Select

T: 01603 221797
E: select.norwich@sequencehome.co.uk



Neaton Business Park (North)
Norwich Road, Watton IP25 6JB

T: 01953 884486 | E: sales@abelhomes.co.uk
Open Monday-Friday, 9am-5.30pm

