



Hare's Green
WATTON GREEN

Abel
Homes

Contemporary, energy efficient, spacious homes designed for modern living
2, 3 and 4 bedroom new homes in Watton Green

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



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.

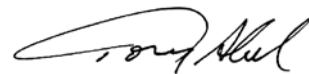
We are an independent, family-owned, Norfolk business that cares for our customers by providing a personalised service with options to tailor your home to your needs. We pride ourselves on our flexibility to include your personal choices wherever possible.

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 Hare's Green at Watton Green. We invite you to browse our brochure and will be delighted to answer any questions you may have.

Better still, why not visit and view our showhome? You'll be most welcome in Watton Green.



Tony Abel Chairman, Abel Homes



For illustration purposes only



Leap into your new home at Hare's Green

Watton is a bustling market town situated in the heart of the beautiful Breckland countryside with excellent access to the neighbouring market towns of Swaffham, Dereham, Attleborough and Thetford, as well as being well-positioned for Norwich.

Thetford Forest, Norfolk's largest forest offering a variety of family activities, is 10 miles to the south-west and the highly desirable Norfolk Coast, an Area of Outstanding Natural Beauty, being around an hour's drive to the north. South of the Town is Wayland Wood, the alleged site of the 'Babes in the Wood' legend and today an echo of the story is depicted by two small children on Watton's Town sign, which occupies a prominent position in the High Street.

The Town's popular and traditional market is held every Wednesday and provides a strong link to the history of the area. Watton is home to a variety of amenities and independent shops along with doctors, schooling, post office, library and supermarket. The thriving Sports Centre offers a fitness suite, all-weather courts and racquet sports, whilst Richmond Park Golf Club, an 18 hole course set amidst well-established parkland and flowing water, is situated to the edge of the Town.



Travel Distances by Road:

Norwich — 26 miles / 44 mins
Wymondham — 14 miles / 26 mins
Attleborough — 10 miles / 18 mins
Thetford — 14 miles / 21 minutes
Dereham — 11 miles / 20 mins
Sheringham — 35 miles / 1 hr 4 mins
Wells-next-the-Sea — 32 miles / 53 mins
Bury St Edmunds — 27 miles / 43 mins
King's Lynn — 27 miles / 44 mins
Ipswich — 47 miles / 1 hr 7 mins
Cambridge — 48 miles / 1 hr 5 mins



Designed with modern living in mind

Our Hare's Green development offers 98 superb new homes, with the quality, choice and generous plot sizes you would expect from Abel Homes.

Every home at Hare's Green 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.



Fibre to Your Home

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



Fitted Appliances

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



Triple-glazed Windows

High performance, premium quality, triple glazing. 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.



Floor Coverings Throughout

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



Off-street Parking

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



Underfloor Heating

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



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.





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

Low energy light fittings including under wall units

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

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

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

Thermostatically controlled showers

Choice of **vinyl flooring***

Chrome heated towel rails to bathrooms and en suites

Home Specification

A EXTREMELY ENERGY EFFICIENT

A-Rated for energy efficiency – the most energy efficient band.

Energy Performance Certificate – A-Rating. Our new homes at Hare's Green 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 government guaranteed index linked Feed in Tariff and Export Tariff over a 20 year period.**

CONSTRUCTION

- ✓ Triple-glazed windows as standard
- ✓ 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

- ✓ White 'Roca' sanitaryware
- ✓ 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

*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.
** Tariffs subject to the terms of the FIT scheme.

INTERNAL DECORATION & FINISHES

- ✓ Floor coverings throughout; choice of carpet and 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



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, 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

- ✓ 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



Plots 1, 20, 40, 41 & 94



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.

These properties afford a double garage and generous plot sizes.

Total Floor Area: 164m² / 1765 ft²

GROUND FLOOR

Kitchen

3.7m x 4.6m (12'2 x 15'1)

Utility

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

Dining Room

3.6m x 5.1m (11'10 x 16'11)

Living Room

7.0m x 3.3m (23' x 10'10)

Family Room

3.6m x 3.2m (11'10 x 10'6)

FIRST FLOOR

Bedroom 1

3.9m x 3.5m (12'10 x 11'6)

Bedroom 2

4.2m max / 3.6m min x 3.2m
(13'9 max / 11'11 min x 10'6)

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 10'10)



Plots 19, 39 & 98



A spacious four bedroom detached home with a double garage. The entrance hall leads through to the large open plan living room and dining area and through to the kitchen/ breakfast room with island and a separate utility room.

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

Total Floor Area: 162.5m² / 1749ft²



GROUND FLOOR

Kitchen

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

Utility

2.4m x 2.0m (7'10 x 6'7)

Dining Room

4.0m x 4.1m (13'1 x 13'5)

Living Room

4.3m x 6.3m (14'1 x 20'8)

FIRST FLOOR

Bedroom 1

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

Dressing Room

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

Bedroom 2

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

Bedroom 3

4.0m x 3.1m (13'1 x 10'4)

Bedroom 4

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



Plots 2, 4, 6, 17, 25, 70, 89 & 90



An attractive detached four bedroom home offering a double garage complemented by 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, kitchen 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.

Total Floor Area: 124.1m² / 1335ft²



GROUND FLOOR

Kitchen

5.0m x 3.7m max / 2.1m min
(16'5 x 12'2 max / 6'11 min)

Living Room

5.0m x 3.5m max / 2.8m min
(16'5 x 11'6 max / 9'2 min)

Dining Room

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

FIRST FLOOR

Bedroom 1

3.4m x 3.5m (11'2 x 11'6)

Bedroom 2

4.0m x 2.7m (13'1 x 8'10)

Bedroom 3

3.4m x 3.0m (11'2 x 9'11)

Bedroom 4

3.1m max / 2.0 m min x 2.8m
(10'2 max / 6'9 min x 9'2)



Bramling

Housetype H-3H

3 Bedrooms 2 Bathrooms 3 Toilets Single Garage

Plots 24, 63, 69, 79 & 88



A detached three bedroom home with single garage. The hallway leads through to the kitchen and a spacious living/dining room.

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

Total Floor Area: 97.8m² / 1052ft²

GROUND FLOOR

Kitchen

2.6m x 3.0m (8'6" x 9'11")

Dining Area

4.1m x 3.0m (13'5" x 9'11")

Living Room

5.2m x 3.0m (17'1" x 9'11")



FIRST FLOOR

Bedroom 1

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

Bedroom 2

3.0m x 3.7m max / 3.3m min
(9'10" x 12'2" max / 10'10")

Bedroom 3

2.1m x 2.8m (6'11" x 9'2")



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 (Single garage to Plots 92 & 93). 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 2.8m (15'1 x 9'2)

Utility

1.8m x 2.5m (6'1 x 8'2)

Dining Area

3.7m x 3.6m (12'2 x 11'10)

Living Room

3.9m x 6.4m (12'11 x 21')

Bedroom 1

2.9m x 4.7m (9'8 x 15'5)

FIRST FLOOR

Bedroom 2

3.9m x 3.8m (head height above 1.5m – 3.9m x 3.2m)

(13' x 12'8) (head height above 4'11 – 13' x 10'6)

Bedroom 3

3.1m x 3.8m

(head height above

1.5m – 3.1m x 3.2m)

(10'2 x 12'8)

(head height above

4'11 – 10'2 x 10'6)



Plots 3, 49, 64 & 68



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

The ground floor has a large lobby entrance linking the generous kitchen and open plan living room/dining room.

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

Total Floor Area: 96.7m² / 1041ft²



GROUND FLOOR

Kitchen

4.0m x 3.0m (13'1 x 9'11)

Living Room

4.2m x 3.1m (13'9 x 10'2)

Dining Room

3.1m x 3.3m (10'2 x 10'10)

FIRST FLOOR

Bedroom 1

4.0m max / 3.2m min x 2.9m
(13'1 max / 10'6 min x 9'6)

Bedroom 2

3.6m max / 3.2m min x 3.0m
(11'10 max / 10'6 min x 9'11)

Bedroom 3

2.9m x 2.4m (9'6 x 7'10)



Plots 9, 10, 22, 23, 32, 33, 50, 51, 60, 61, 71 & 72



A semi-detached three bedroom home with single garage. The ground floor comprises a hallway which leads through to the 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: 88.4m² / 951ft²



GROUND FLOOR

Kitchen

2.7m x 3.5m max / 2.1m min
(8'10 x 11'6 max / 6'11 min)

Living Room

5.2m max / 4.1m min x 4.6m
(17'1 max / 13'6 min x 15'2)

FIRST FLOOR

Bedroom 1

3.0m x 3.9m (9'11 x 12'10)

Bedroom 2

3.0m x 3.1 m max / 2.6m min
(9'11 x 10'2 max / 8'7 min)

Bedroom 3

2.1m x 2.6m (6'11 x 8'6)

Plots 7 & 28



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 suite with bedroom, shower room and storage cupboard and to the further two double bedrooms; these being served by the family bathroom.

Total Floor Area: 92.9m² / 1000ft²



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 2

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

Bedroom 3

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

Plots 5, 8, 21, 27 & 62



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 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 2

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

Bedroom 3

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



Plots 91, 95 & 97

(Single to Plots 91 & 97)



The Phoenix is a contemporary, detached three-bedroom bungalow with garaging. On one side of the hallway entrance is the kitchen, with utility area, and living/dining room. On the opposite side of the hall are the three bedrooms (including a master bedroom with en suite shower room) which are clustered together with the family bathroom.

Total Floor Area: 92.2m² / 992ft²

GROUND FLOOR

Kitchen

5.5m x 2.4m (18'1 x 7'10)

Living Room

5.5m 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

3.7m x 3m (12'2 x 9'10)

Bedroom 3

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



Plots 29, 30, 31, 45, 46, 56, 57, 58, 59, 80 & 81



The Perle is a semi-detached or terraced 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



GROUND FLOOR

Kitchen

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

Living Room

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

FIRST FLOOR

Bedroom 1

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

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)

Plots 42, 43, 44, 47, 48, 65, 66, 67, 82 & 83



The Topaz is a two bedroom semi-detached or terraced 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

2.0m x 4.3m (6'7 x 14'1)

Living Room

4.3m x 4.0m (14'1 x 13'2)

FIRST FLOOR

Bedroom 1

4.3m x 2.5m (14'1 x 8'3)

Bedroom 2

3.0m x 3.1m (10'1 max / 10'3)



Plots 34, 35, 36 & 96



A detached two bedroom bungalow with a single garage. The central hallway leads to a large open-plan living/dining room and kitchen with utility area.

On the opposite side of the hall there are two double bedrooms and a family bathroom.

Total Floor Area: 76m² / 818ft²

GROUND FLOOR

Kitchen

5.7m x 2.4m (18'8 x 7'10)

Dining / Living Room

5.7m x 4.1m (18'8 x 13'7)

Bedroom 1

3.9m max / 3.0m min x 3.6m
(13' max / 10' min x 11'10)

Bedroom 2

3.4m x 3.0m (11'2 x 9'11)



Building a reputation for quality

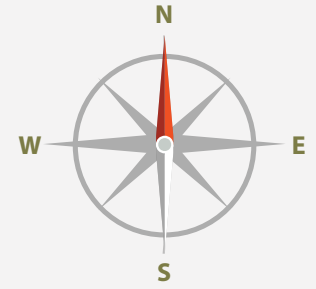
Our previous and current developments across Norfolk and Suffolk:



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

Hus46+ Watton





Showhouse & Marketing Suite

2 BEDROOM

- Apollo (B-2A)**
Plots 34, 35, 36, 96
- Topaz (H-2A)**
Plots 42, 43, 44, 47, 48, 65, 66, 67, 82, & 83
- Perle (H-2C)**
Plots 29, 30, 31, 45, 46, 56, 57, 58, 59, 80 & 81

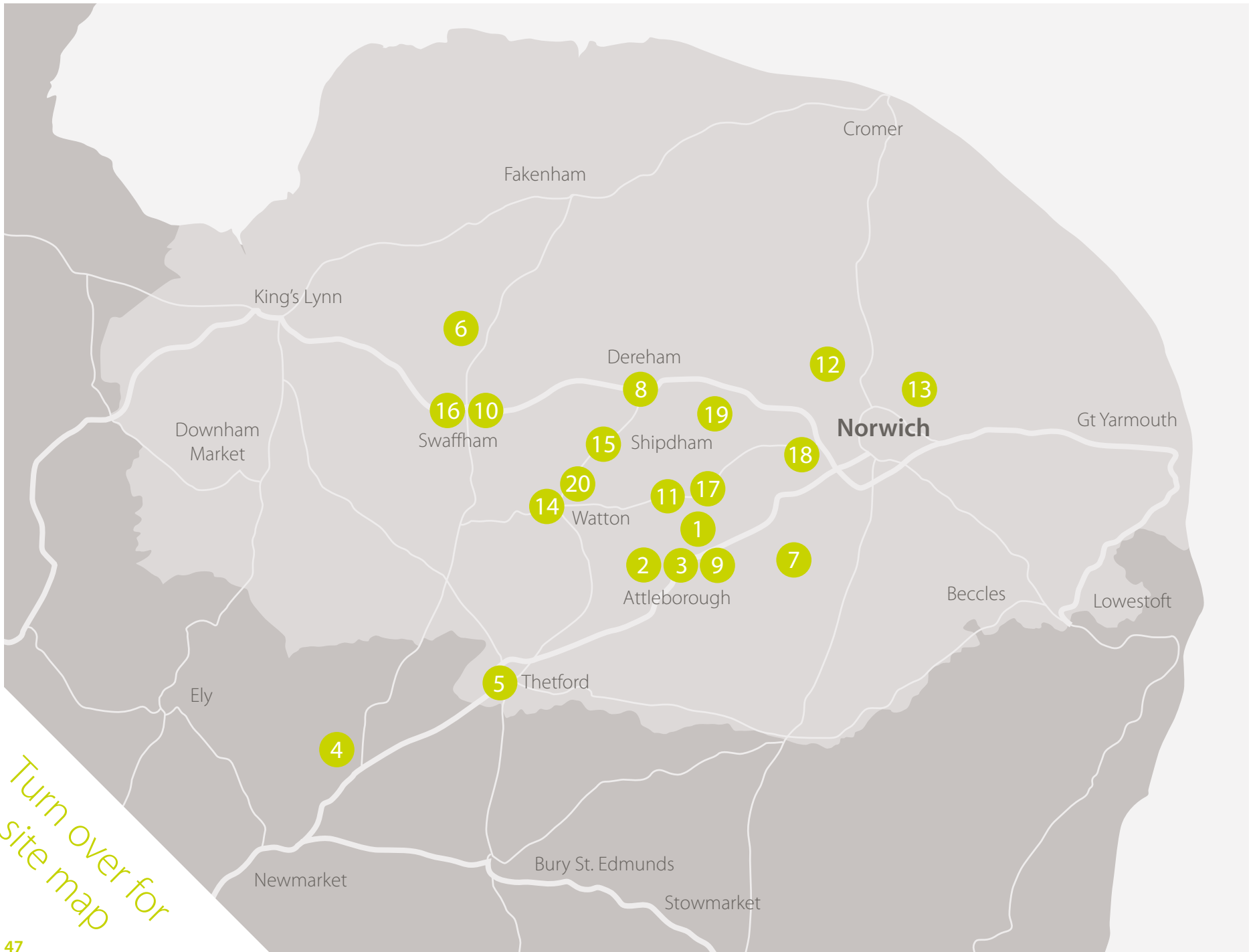
3 BEDROOM

- Phoenix (B-3A)**
Plots 91, 95 & 97
- Goldings (H-3B)**
Plots 5, 8, 21, 27 & 62
- Sylva (H-3B.2)**
Plots 7 & 28
- Harmony (H-3C)**
Plots 9, 10, 22, 23, 32, 33, 50, 51, 60, 61, 71 & 72

- Opal (H-3E)**
Plots 3, 49, 64 & 68
- Horizon (H-3G)**
Plots 18, 26, 37, 38, 92 & 93
- Bramling (H-3H)**
Plots 24, 63, 69, 79 & 88

4 BEDROOM

- Greenburg (H-4B)**
Plots 2, 4, 6, 17, 25, 70, 89 & 90
- Admiral (H-4E)**
Plots 19, 39 & 98
- Liberty (H-4G)**
Plots 1, 20, 40, 41 & 94
- Affordable Housing**



Turn over for
site map



Travel by road:	Thetford 14 miles / 21 mins	Bury St Edmunds 27 miles / 43 mins
Norwich 26 miles / 44 mins	Dereham 11 miles / 20 mins	King's Lynn 27 miles / 44 mins
Wymondham 14 miles / 26 mins	Sheringham 35 miles / 1 hr 4 mins	Ipswich 47 miles / 1 hr 7 mins
Attleborough 10 miles / 18 mins	Wells-next-the-sea 32 miles / 53 mins	Cambridge 48 miles / 1 hr 5 mins

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

Viewing Information

Hare's Green

Show House & Marketing Suite
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HM Government



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