



WALNUT TREE FIELDS

MATTISHALL

Abel
Homes

CONTEMPORARY AND ENERGY EFFICIENT NEW HOMES

2, 3, 4 and 5 bedroom homes in Mattishall

THE ABEL HOMES BOARD OF DIRECTORS

Tony Abel, Chris Abel, Maggie Abel and Paul LeGrice



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 Walnut Tree Fields at Mattishall. 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 Mattishall.

Tony Abel Chairman, Abel Homes



A HOME IN THE HEART OF NORFOLK

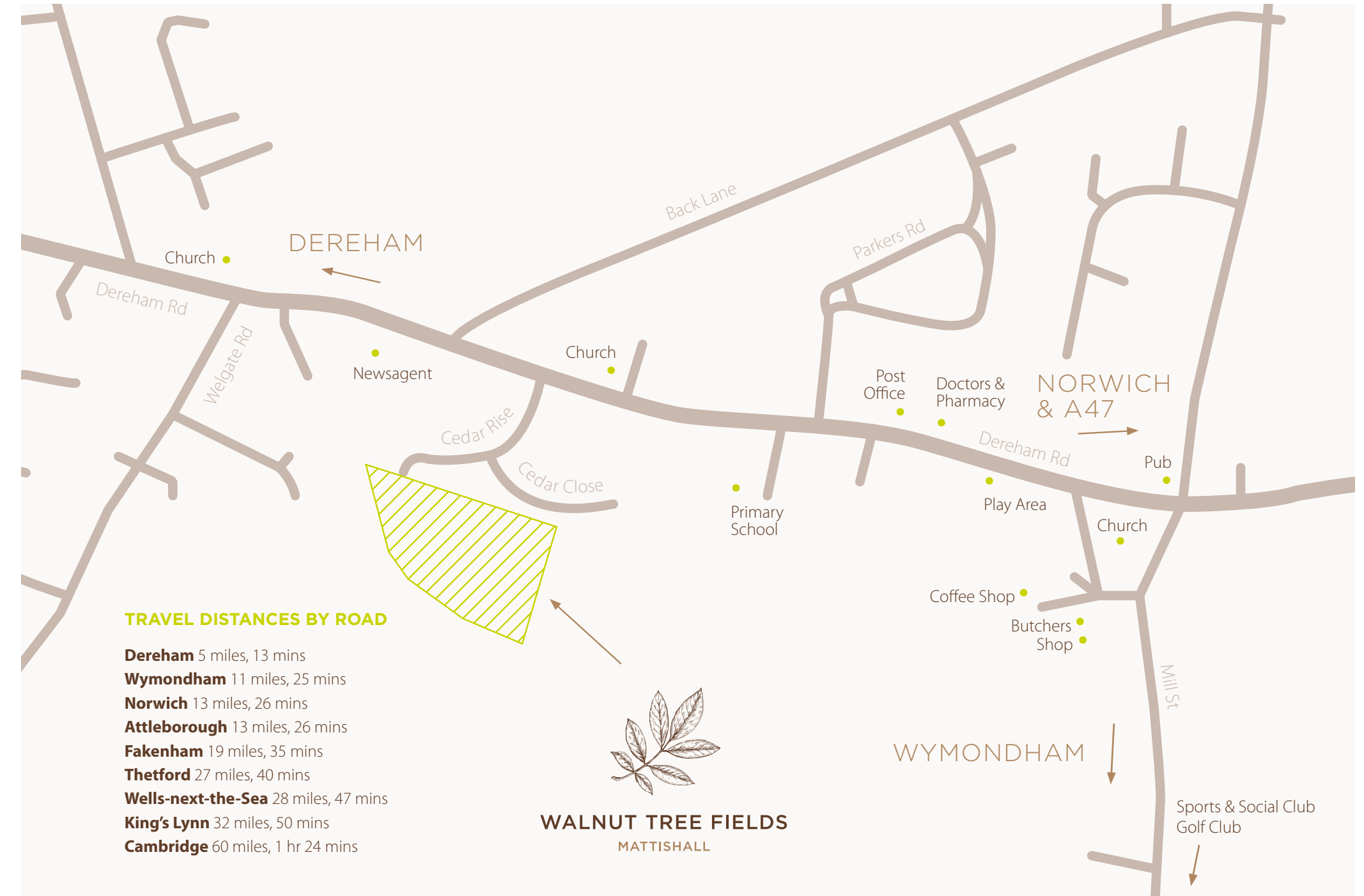
Mattishall is located 13 miles west of Norwich, near Dereham, in the geographical heart of Norfolk.

Under an hour from the coast and half an hour to Norwich, Walnut Tree Fields is located close to the centre of the village, just 3 miles from the A47 with farmland and footpaths to the south.

King's Lynn is 50 minutes to the west, Thetford 40 minutes to the south, Fakenham 35 minutes to the north and Dereham only five miles away.

Mattishall has a primary and pre-school, a doctors' surgery, convenient shops and a welcoming pub restaurant. Close by, the local sports and social club offers everything from cricket to cribbage, with summer BBQs, football and family fun.

We invite you to visit us and take a tour. Our dedicated staff will be delighted to show you around.





DESIGNED WITH MODERN LIFE IN MIND

Our Mattishall development offers 35 superb new homes, with the quality, choice and generous plot sizes you would expect from Abel Homes.

Every home at Walnut Tree Fields 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.

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 discuss 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 INCLUDE:

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.



Fitted appliances

As well as your choice of kitchen units, worktops and handles, our kitchens are equipped with fully integrated ovens, hobs, cooker hoods and A-Rated dishwashers and fridge/freezers.



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 all homes. For comfort, convenience and energy efficiency.



READY FOR LIVING

*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.



HOME SPECIFICATION

EXTREMELY ENERGY EFFICIENT

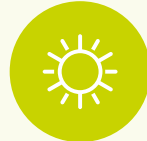
A-Rated for energy efficiency – the most energy efficient band.



Energy Performance Certificate – A-Rating. Our new homes at Walnut Tree Fields 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 – in fact, our new homes are up to 11% cheaper to run per year than other new build homes.*

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, 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 4 bedroom A-Rated Abel Home, standard occupancy behaviour. 100% PV utilisation using a 2.5kW system. When compared to a standard house built to standard UK building regulations. 2018 Report by Whole House Energy.

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 (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 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

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 down lighters 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
- Immersion heater
- Myson select compact double radiators
- Myson touch screen programmable room thermostats

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

**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.



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

PLOT 32 | Housetype H-4G



5 Bedrooms



3 Bathrooms



4 Toilets



Utility Room



Double Garage

The Liberty: A spacious five-bedroom detached home with a double garage and generous rear garden.

The entrance lobby leads through to the open plan kitchen/dining room and a separate utility room. There is a double aspect living room and a fifth bedroom/study along with a downstairs shower room.

Upstairs benefits from a master bedroom with an en-suite shower room and three further double bedrooms plus a family bathroom.

TOTAL FLOOR AREA:
164m² / 1765ft²

GROUND FLOOR

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

Dining Area
5.1m max x 4.1m
(16'9 max x 13'5)

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

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

Bedroom 5 / Study
3.6m x 3.1m
(11'10 x 10'2)



FIRST FLOOR

Bedroom 1
5.6m max / 4.7m min x 3.6m
(18'4 max / 15'5 min x 11'10)

Bedroom 3
3.1m x 2.8m
(10'2 x 9'2)

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

Bedroom 4
3.1m x 3.6m
(10'2 x 11'10)



CASHMERE

PLOT 31 | Housetype H-4J



4 Bedrooms



3 Bathrooms



4 Toilets



Utility Room



Double Garage

The Cashmere is an impressive four-bedroom detached home with double garage.

The ground floor offers a large kitchen/diner ideal for entertaining, utility room and double aspect living room. The Cashmere also features an additional room ideal for a family room, formal dining room or home office.

Upstairs provides a large master bedroom with an en-suite shower room. There is a second en-suite double bedroom and a further two double bedrooms served by the family bathroom.

TOTAL FLOOR AREA:
210.3m² / 2264 ft²



GROUND FLOOR

Kitchen / Dining Room
6.2m x 5.0m
(20'4 x 16'5)

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

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

Family Room
4.4m x 3.3m
(14'5 x 10'10)



FIRST FLOOR

Bedroom 1
6.2m x 5.0m max
/ 3.9m min
(20'4 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

PLOTS 21, 30, 34, 35 | Housetype H-4P



4 Bedrooms



3 Bathrooms



4 Toilets



Utility Room



Double Garage



The Columbus: A spacious detached four-bedroom home with double garage.

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 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.

TOTAL FLOOR AREA:
168.6m² / 1815 ft²



GROUND FLOOR

Kitchen / Breakfast Room
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 / Playroom
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
4.6m max / 3.6m min x
4.8m max / 4.3m min
(15'1 max / 11'10 min x
15'9 max / 14'1 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 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 4
3.4m max x 3.1m max
(11'2 max x 10'2 max)

PILGRIM

PLOT 33 | Housetype H-4F.2



4 Bedrooms



2 Bathrooms



3 Toilets



Utility Room



Double Garage



The Pilgrim: A large family home with four double bedrooms and a double garage.

The generous hallway leads to an open-plan kitchen/diner and utility room on the left whilst a large lounge is on the right hand side.

Upstairs has four good-sized double bedrooms with the master having an en-suite shower room and the other bedrooms being served by the family bathroom.

TOTAL FLOOR AREA:
162m² / 1744ft²

GROUND FLOOR

Kitchen / Dining Room
6.4m x 3.7m
(20'12 x 12'2)

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

Living Room
4.7m x 6.4m
(15'5 x 20'12)



FIRST FLOOR

Bedroom 1
5.2m x 3.5m
(17'1 min x 11'6)

Bedroom 4
4.0m x 2.8m
(13'1 x 9'2)

Bedroom 2
4.0m x 3.5m
(13'1 x 11'6)

Bedroom 3
4.7m max / 4.1m min x 2.9m
(15'5 max / 13'5 min x 9'6)



OPAL

PLOTS 12, 15, 16, 23, 26, 27, 28 & 29 | Housetype H-3E



3 Bedrooms



2 Bathrooms



3 Toilets



Single Garage (double to Plot 28)



The Opal, our showhome, 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 / 1041 ft²

GROUND FLOOR

Kitchen 4.0m x 3.0m (13'1 x 9'10)	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 (11'9 / 10'6 min x 9'10)
Bedroom 3 2.9m x 2.4m (9'6 x 7'10)



Please note: Slatted wooden room screen is an optional extra – please ask for details

GOLDINGS

PLOTS 13 & 22 | Housetype H-3B.1



3 Bedrooms

2 Bathrooms

3 Toilets

Single Garage



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

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



PHOENIX

PLOT 14 | Housetype B-3A



3 Bedrooms



2 Bathrooms



2 Toilets



Utility Room



Single Garage



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

On one side of the hallway entrance is the kitchen, utility 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 / 992 ft²



GROUND FLOOR

Kitchen

3.8m x 2.9m
(12'6 x 9'6)

Living / Dining Room

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

Bedroom 2

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

Utility

2.4m x 1.4m
(7'10 x 4'7)

Bedroom 1

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

Bedroom 3

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

Bathroom

En-Suite

Bedroom 1

Bedroom 3

Bedroom 2

PERLE

PLOTS 17, 18 & 19 | Housetype H-2C.2



2 Bedrooms



2 Bathrooms



3 Toilets



Single Garage

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



GROUND FLOOR

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

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

SITE PLAN

- 2 Bedroom**
- Perle (H-2C.2)
Plots 17, 18, 19
- 3 Bedroom**
- Opal (H-3E)
Plots 12, 15, 16, 23, 26, 27, 28, 29
 - Goldings (H-3B.1)
Plot 13, 22
 - Phoenix (B-3A)
Plot 14
- 4 Bedroom**
- Cashmere (H-4J)
Plot 31
 - Columbus (H-4P)
Plots 21, 30, 34, 35
 - Pilgrim (H-4F.2)
Plot 33
- 5 Bedroom**
- Liberty (H-4G)
Plot 32
- Affordable Housing





SITE PLAN

- 2 Bedroom

 - Perle (H-2C.2)
Plots 17, 18, 19
- 3 Bedroom

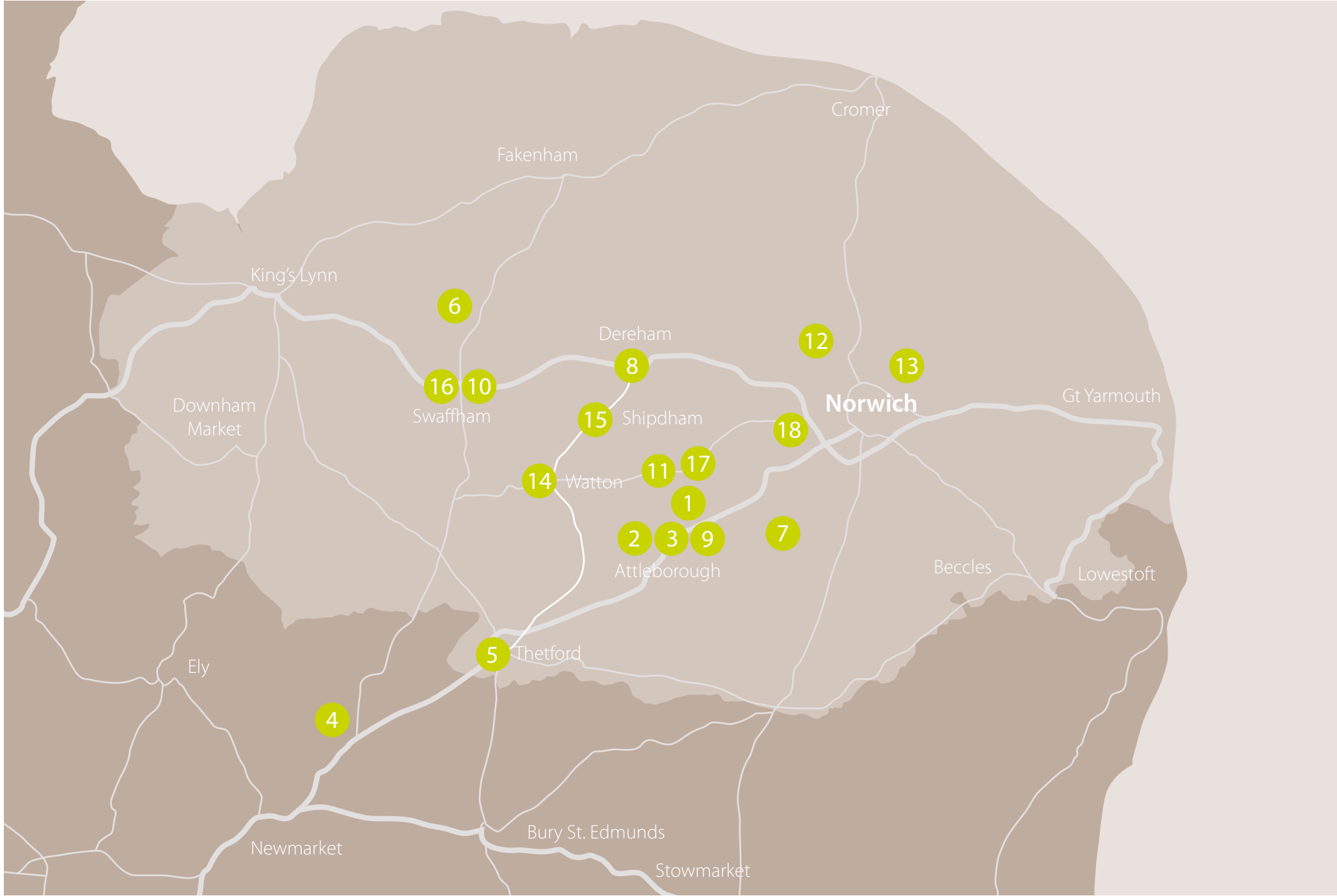
 - Opal (H-3E)
Plots 12, 15, 16, 23, 26, 27, 28, 29
 - Goldings (H-3B.1)
Plot 13, 22
 - Phoenix (B-3A)
Plot 14
- 4 Bedroom

 - Cashmere (H-4J)
Plot 31
 - Columbus (H-4P)
Plots 21, 30, 34, 35
 - Pilgrim (H-4F.2)
Plot 33
- 5 Bedroom

 - Liberty (H-4G)
Plot 32
- Affordable Housing



Showhouse &
Marketing Suite



TRAVEL DISTANCES BY ROAD

Dereham 5 miles, 13 mins
Wymondham 11 miles, 25 mins
Norwich 13 miles, 26 mins
Attleborough 13 miles, 26 mins
Fakenham 19 miles, 35 mins
Thetford 27 miles, 40 mins
Wells-next-the-Sea 28 miles, 47 mins
King's Lynn 32 miles, 50 mins
Cambridge 60 miles, 1 hr 24 mins

VIEWING INFORMATION

Walnut Tree Fields
Showhouse & Marketing Suite
23 Cedar Rise
Mattishall
NR20 3NN

Opening times: Fri-Mon, 10am-4pm
T: 07496 957 798
E: walnut@abelhomes.co.uk
www.abelhomes.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

This brochure is a guide to help you get a feel for the type of homes we are proud to build. The information provided in this brochure is correct at the time of printing but is subject to change. Room dimensions are provided as a guide only. Our customer team are on hand to talk you through the process at every step.

