

KETT'S MEADOW PHASE 3

Hethersett · Norfolk



Persimmon
Together, we make a home.

TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that's sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME CHANGE

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



OUR STAR RATING

We've been awarded a five star rating by the Home Builders Federation in their 2023 survey.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



Kett's Meadow Phase 3

Hethersett • Norfolk



Kett's Meadow Phase 3 at a glance:

- Wide choice of 2, 3, 4 and 5-bedroom homes
- Strong local community with a range of amenities
- Near to the Norfolk Broads and nature reserves
- Fantastic transport links by road, rail and air
- Easy access to Norwich city centre

ENJOY MODERN LIVING IN A POPULAR VILLAGE SETTING

Kett's Meadow Phase 3 is our new collection of 2, 3, 4 and 5 bedroom homes in Hethersett, a large award-winning village close to the historic city of Norwich in Norfolk.

Hethersett is located just 5.4 miles to the south west of the city of Norwich, set close to the green fields of the Tiffey Valley. Kett's Meadow is nestled towards the northern reaches of the village, surrounded by an abundance of open green countryside and lush meadows.

Everything you need for day-to-day living is close to hand, including a popular butcher and Tesco Express. Nearby Wymondham offers a good range of shops and facilities, as well as a fantastic weekly market, held every Friday. Every third Saturday of the month, a bustling farmers' market is held, where you can taste the delights of Norfolk's famous local produce.

This lovely village is complemented by its lively community spirit and renowned for its sport and fitness. In 2013 it became the first village in the UK to receive a Prime Minister's Big Society Award for its outstanding contribution to the Olympic legacy and sport and fitness in general. So it's no surprise that there are numerous sports clubs in Hethersett and the surrounding villages including football, cycling, cricket, rugby, netball and running, something for all ages and abilities.

For a weekend retreat close to home, Norwich, one of the most complete medieval cities in Britain, is just 15 minutes by car, offering wonderful shopping where you can browse art galleries and antique and curiosity shops. Or perhaps journey to picturesque north Norfolk beach destinations

such as Cromer, Wells-Next-the-Sea, Holkham Beach or Brancaster. In approximately one hour you can be making the most of a summer weekend and enjoying miles of unspoilt golden coastlines and charming seaside villages.

You'll be well connected...

Commuting is made easy with the A11 trunk road a short distance away and A47 close-by. Norwich city centre can be reached in 15 minutes, the coast at Cromer in about 30 minutes, and Cambridge and the M11 in 70 minutes. The nearest train station is located in Wymondham, offering links to Norwich (15 mins), Cambridge (67 mins) and London (113 miles).

Regular bus services operate between the village, Wymondham and Norwich, while Hethersett is also close to the Thickthorn Park and Ride. Norwich International Airport has a good selection of both national and international destinations, providing convenient travel, whether it's business or pleasure.

Family-friendly with great schools

Hethersett is ideal for families, offering a choice of education from nursery through to secondary schools. Nearby Wymondham also boasts an Ofsted 'Outstanding' college for further education. This, together with its wide range of new modern homes, charming surrounding countryside, a good range of amenities and great road links means Hethersett has a great deal going for it.

JUMP IN THE CAR AND START EXPLORING:

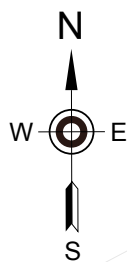
- Wymondham Train Station | 5.4 miles
- Norwich city centre | 5.5 miles
- Norwich International Airport | 7.3 miles
- Cromer | 27 miles
- Thetford | 28 miles
- Bury St Edmunds | 41 miles



SITE PLAN

Open Fields

KETTS MEADOW PHASE 3



Key

- | | |
|----------------------|-----------------------------|
| ● The Morden (2) | ● The Clayton Corner (3) |
| ● The Alnwick (2) | ● The Roseberry (4) |
| ● The Moseley (3) | ● The Leicester (4) |
| ● The Hanbury (3) | ● The Lumley (4) |
| ● The Rufford (3) | ● The Chedworth (4) |
| ● The Chatsworth (3) | ● The Chedworth Corner (4) |
| ● The Souter (3) | ● The Hadleigh (5) |
| ● The Hatfield (3) | ● Housing for the Community |
| ● The Clayton (3) | so Shared Ownership |

(3) indicates number of bedrooms

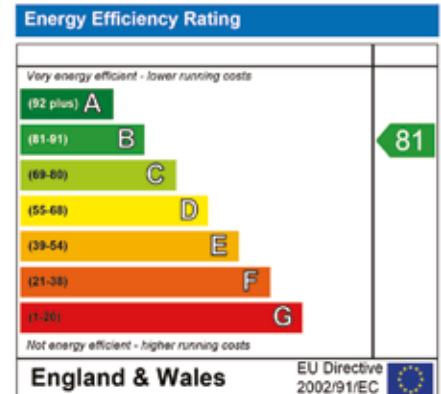
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.





MORDEN

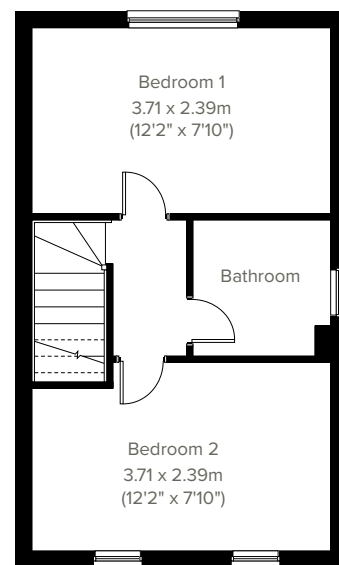
2 bedroom home



Modern living at its best, the Morden's open plan kitchen/dining/living room is bright and ideal for the way we live today. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. Perfect for first-time buyers and young professionals.



Ground floor



* Window positions may vary

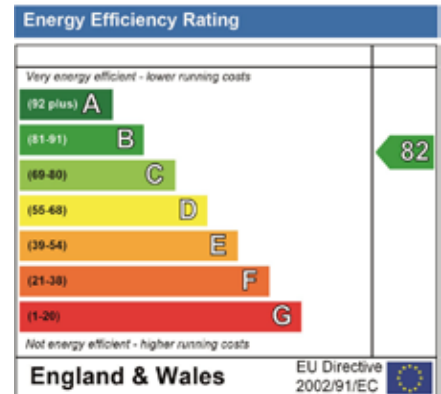
First floor

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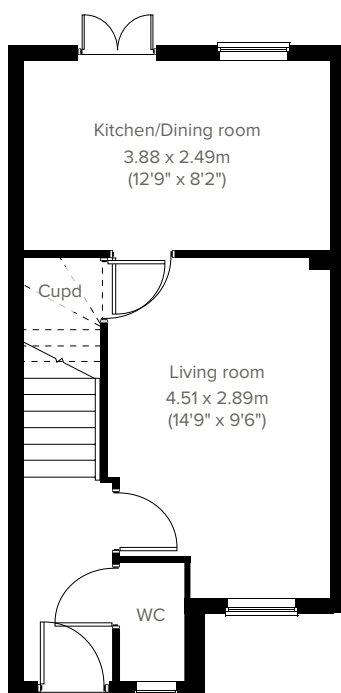


ALNWICK

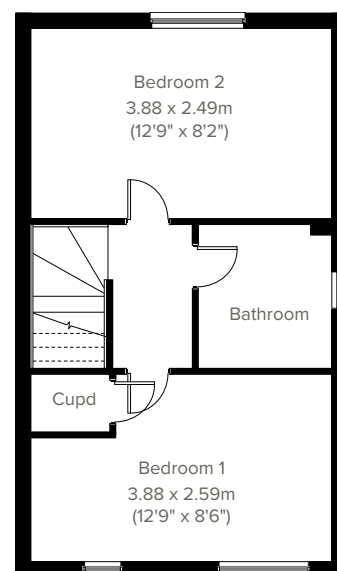
2 bedroom home



Perfectly-proportioned, the Alnwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor



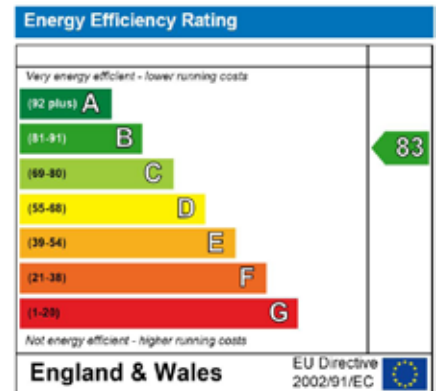
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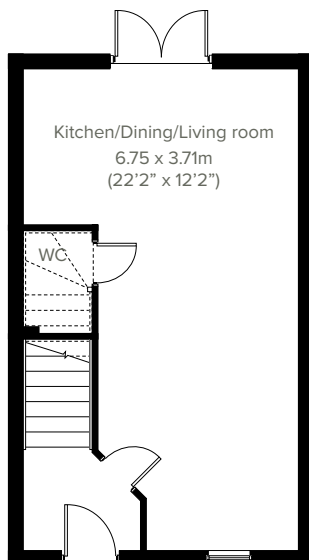


MOSELEY

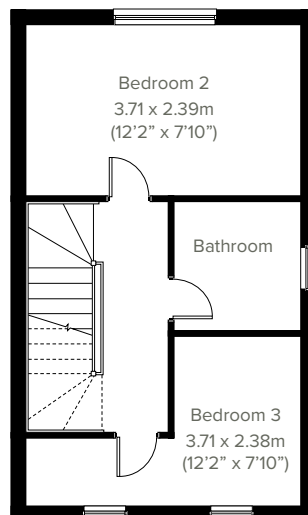
3 bedroom home



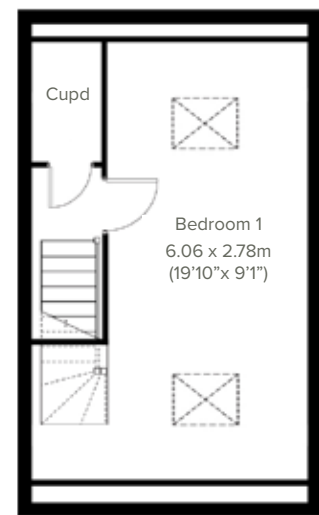
Perfect for the way we live today, the three-bedroom, 2.5-storey Moseley has a modern open plan kitchen, dining, living room. French doors also open into the garden making it a home that's ideal for entertaining. Upstairs there are three nicely-proportioned bedrooms and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



Ground floor



First floor



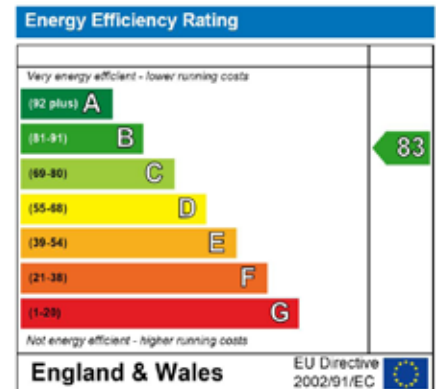
Second floor

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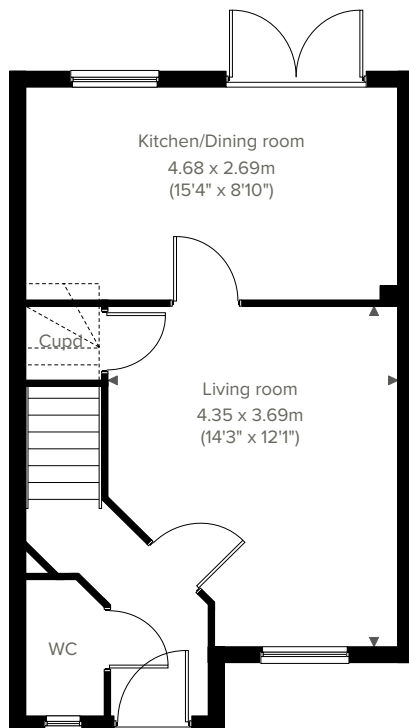


HANBURY

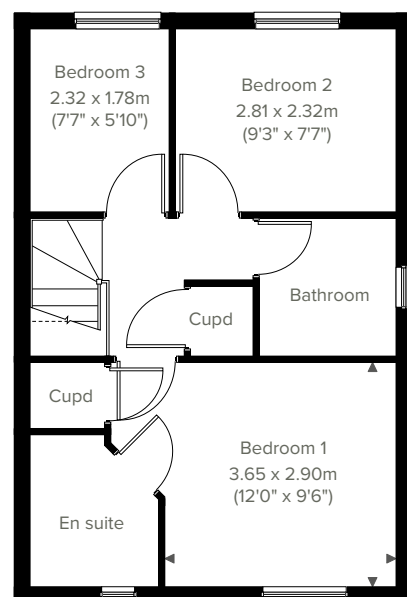
3 bedroom home



The popular Hanbury is a three-bedroom family home with bright and modern open plan kitchen/ dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor



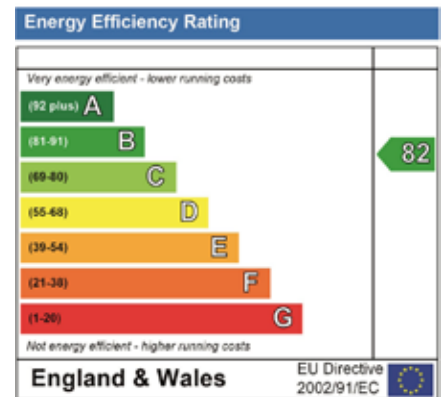
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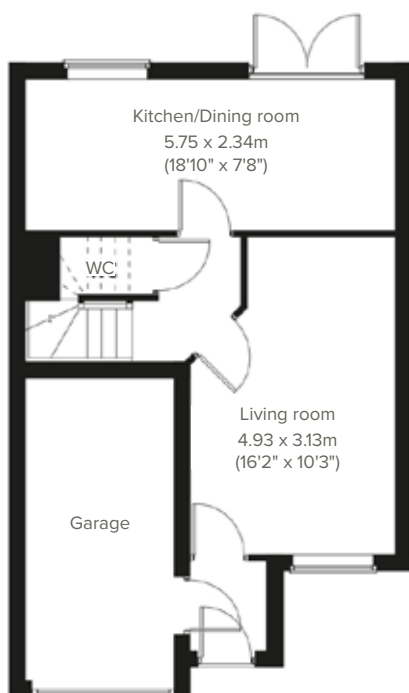


RUFFORD

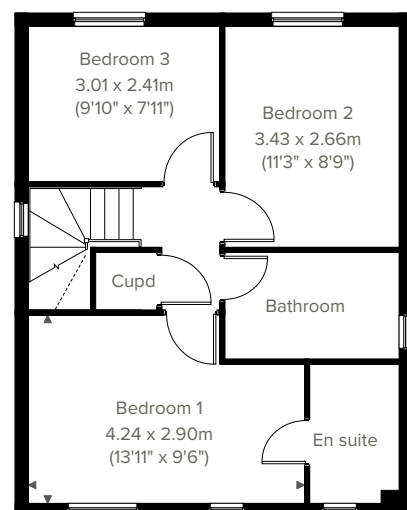
3 bedroom home



A thoughtfully-designed three-bedroom home with much to offer, the Rufford is popular with families. The bright and modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. The front porch, inner hallway, downstairs WC and cupboard takes care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



Ground floor



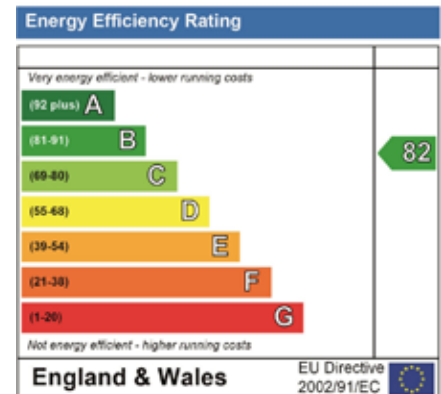
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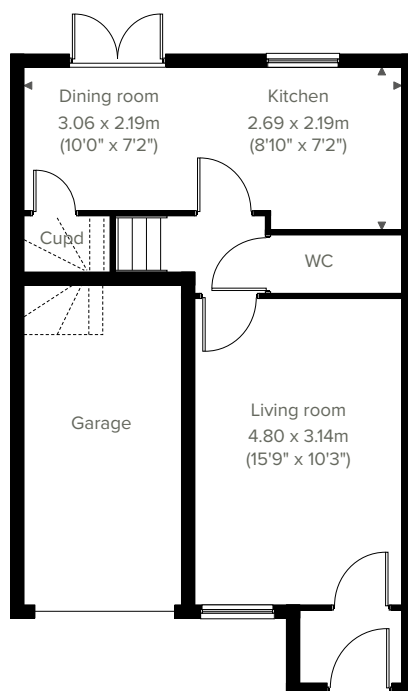


CHATSWORTH

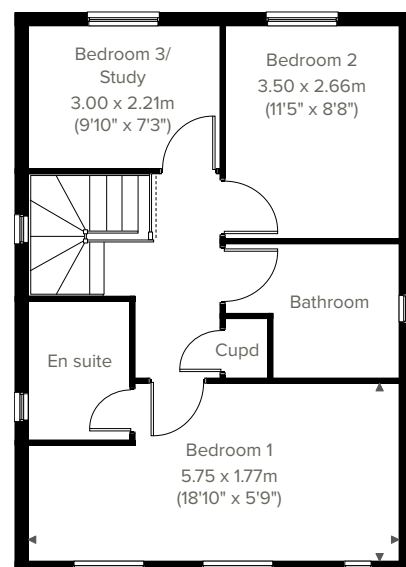
3 bedroom home



An attractive three-bedroom family home, the Chatsworth is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. The front porch, downstairs WC and two storage cupboards take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



Ground floor



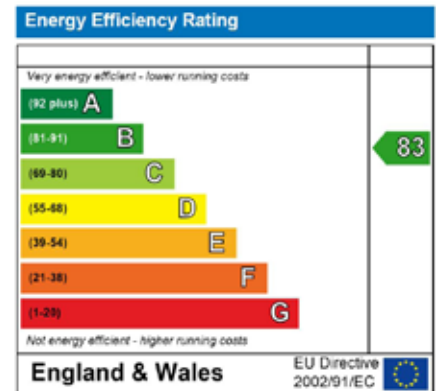
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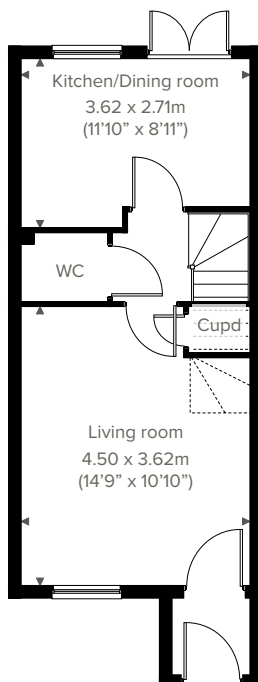


SOUTER

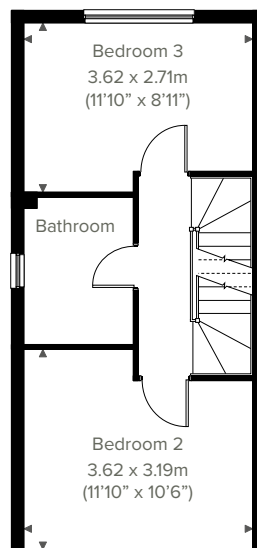
3 bedroom home



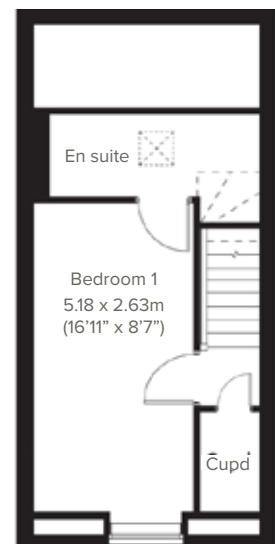
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking mean it's practical as well as stylish.



Ground floor



First floor



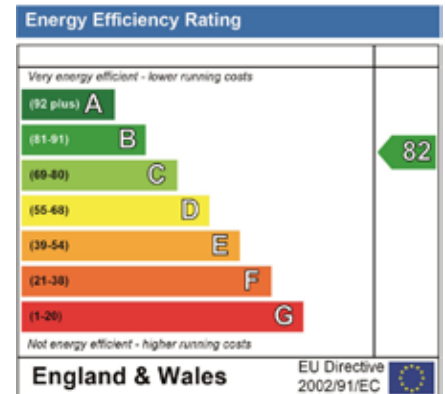
Second floor

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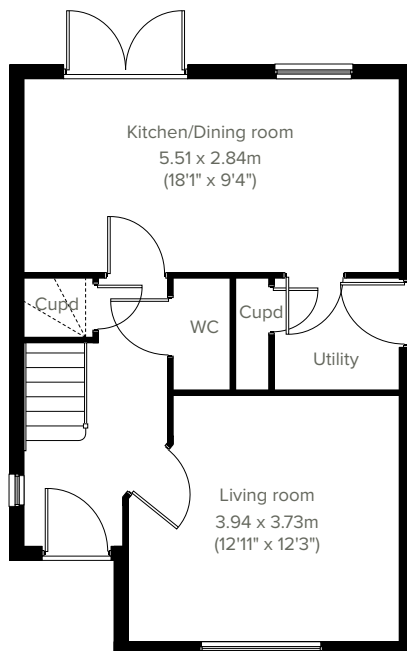


HATFIELD

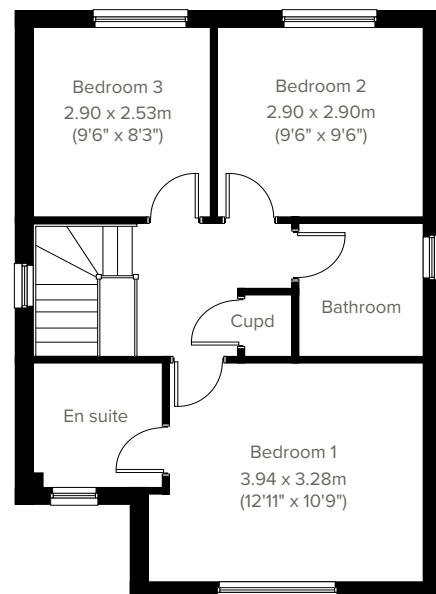
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield's bright front aspect living room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one is en suite and there's a good-sized family bathroom and further storage.



Ground floor



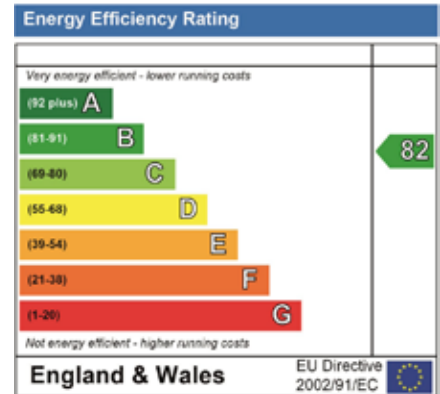
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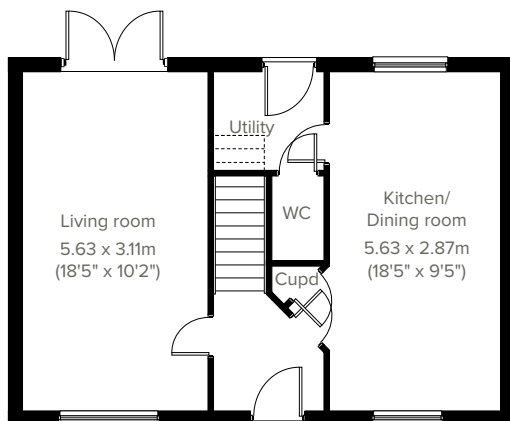


CLAYTON

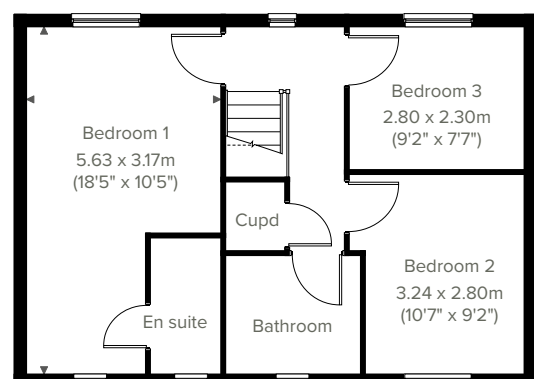
3 bedroom home



A superb family home, the Clayton features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



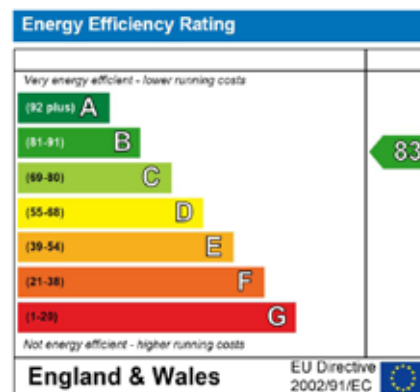
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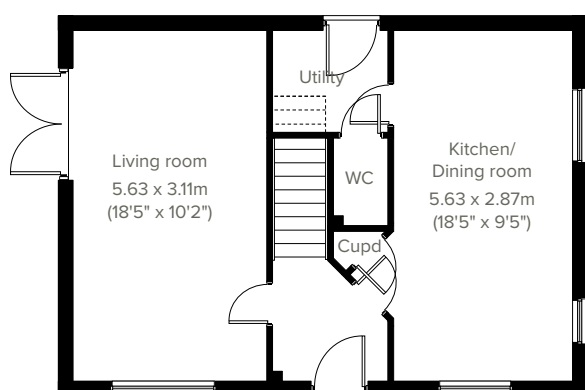


CLAYTON CORNER

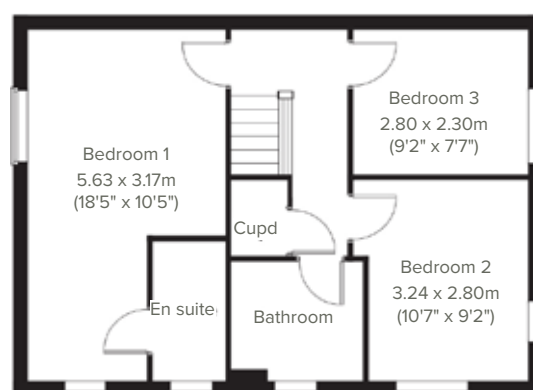
3 bedroom home



A fantastic family home, the Clayton Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



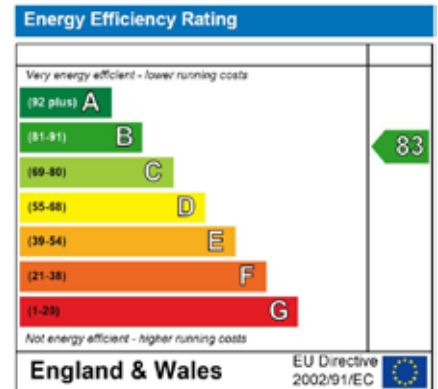
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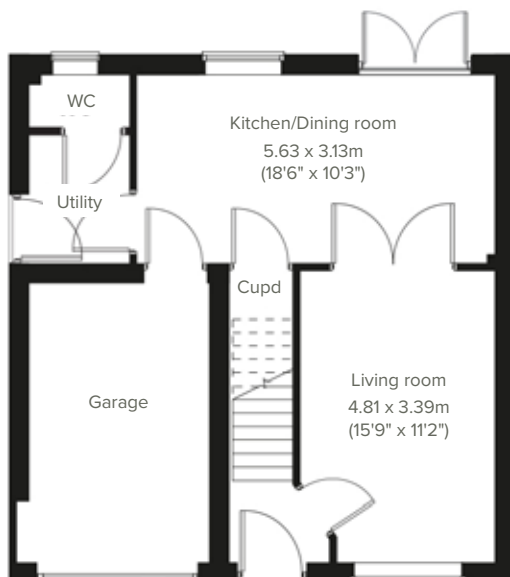


ROSEBERRY

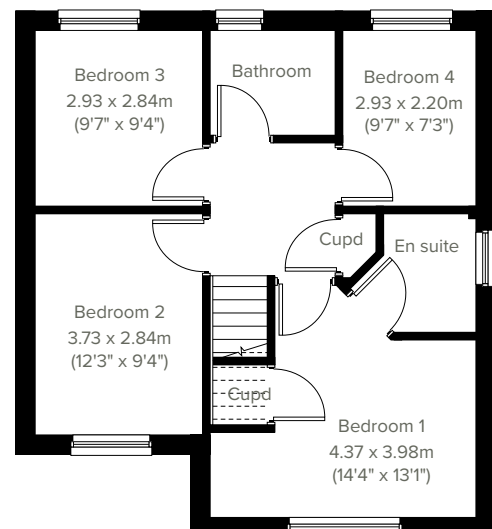
4 bedroom home



The Roseberry is a superb detached home with an integral garage, a good-sized living room with double doors leading into a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too with a utility, downstairs WC and three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



Ground floor



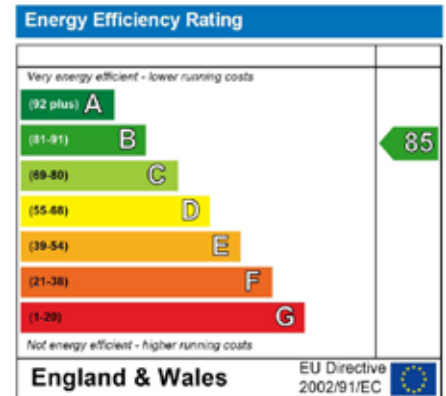
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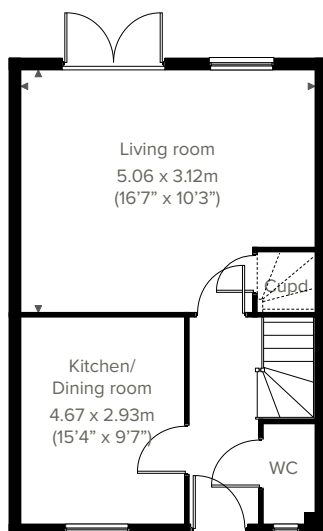


LEICESTER

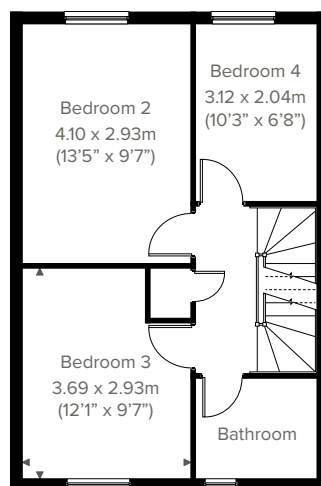
4 bedroom home



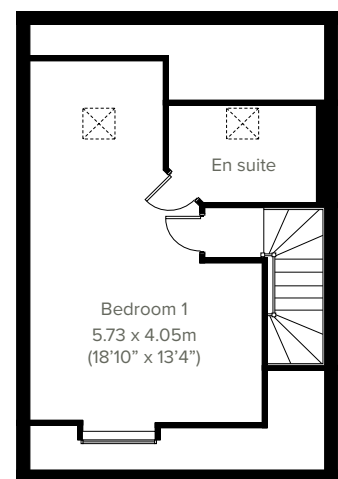
Modern three-storey living at its best; the Leicester is a four-bedroom home ideal for families. It features an open plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized bedrooms and the main family bathroom, and on the top floor, there's an impressive bedroom one with en suite.



Ground floor



First floor



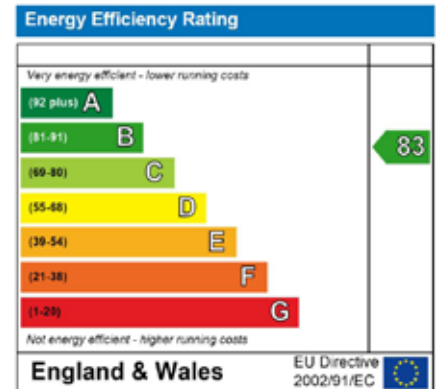
Second floor

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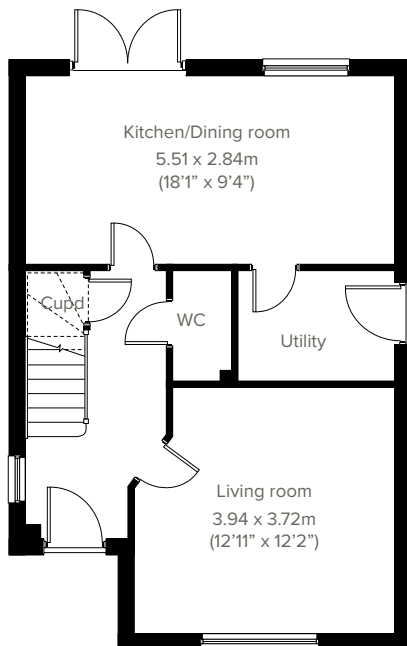


LUMLEY

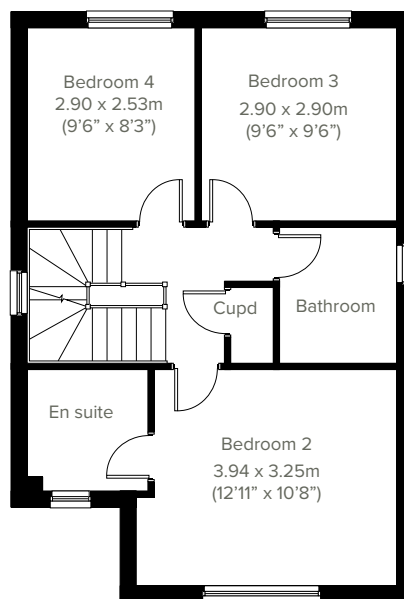
4 bedroom home



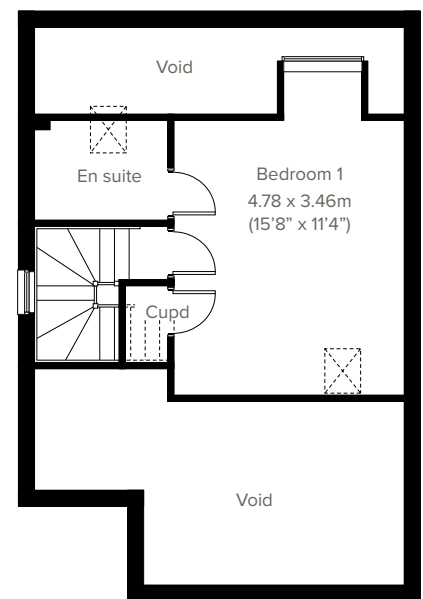
This modern three-storey home is ideal for family life. The Lumley is a four-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom, and on the top floor there's an impressive bedroom one with en suite.



Ground floor



First floor



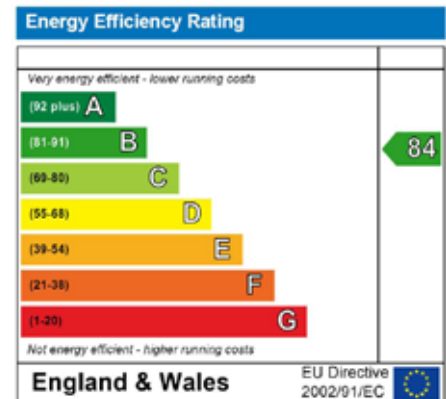
Second floor

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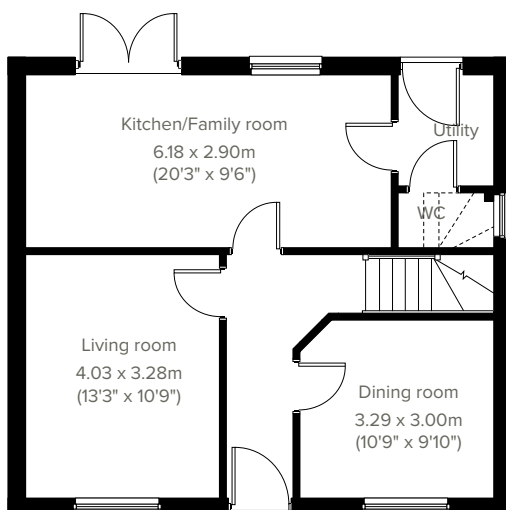


CHEDWORTH

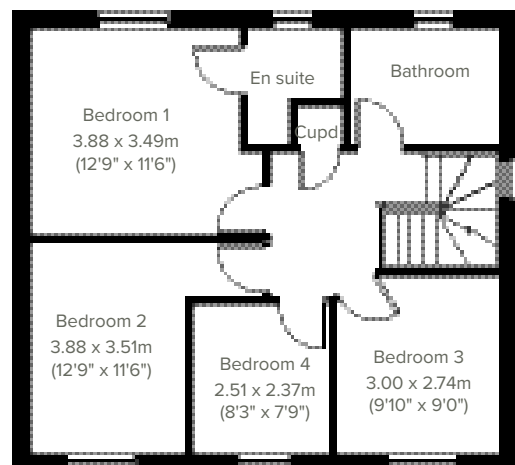
4 bedroom home



A popular family home, the Chedworth ticks all the boxes. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



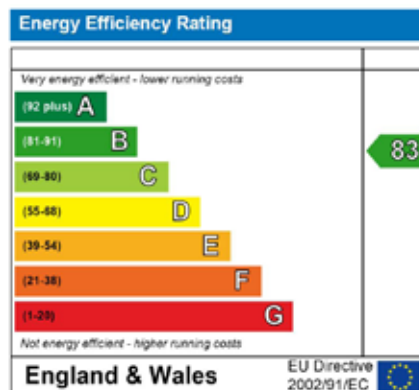
First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

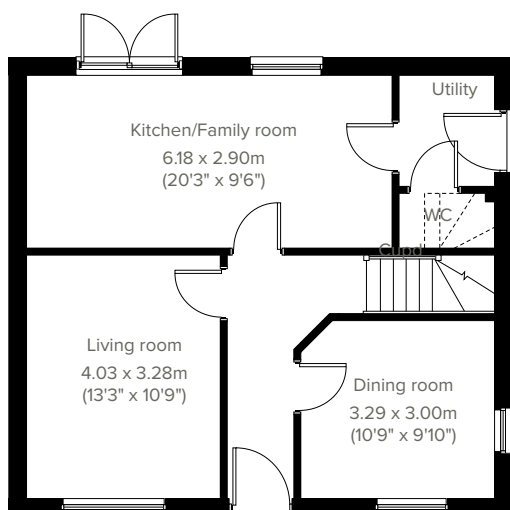


CHEDWORTH CORNER

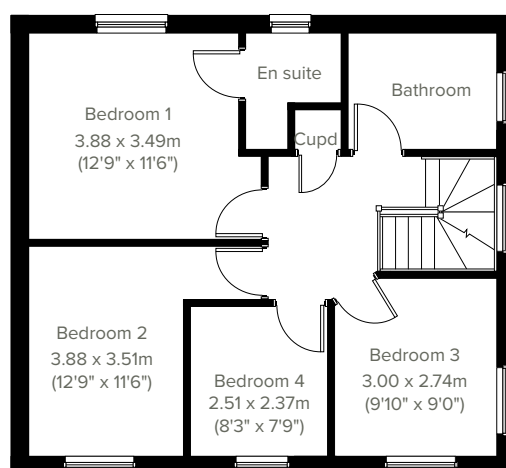
4 bedroom home



A perfectly-proportioned detached home, the Chedworth Corner is a popular choice with families. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a bright front aspect living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one is en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



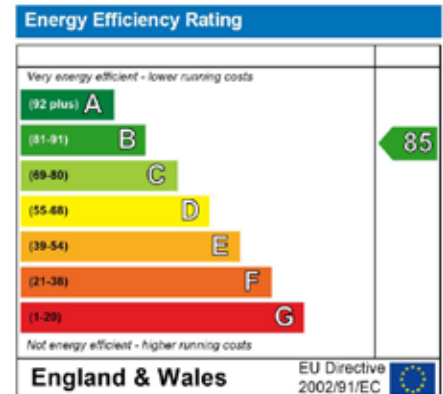
First floor

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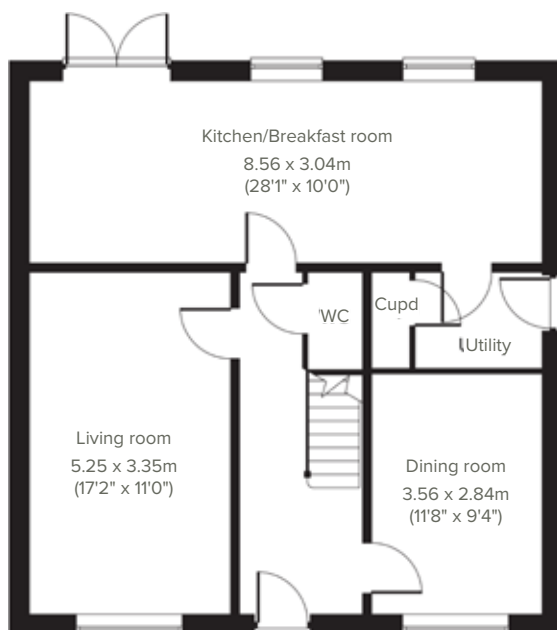


HADLEIGH

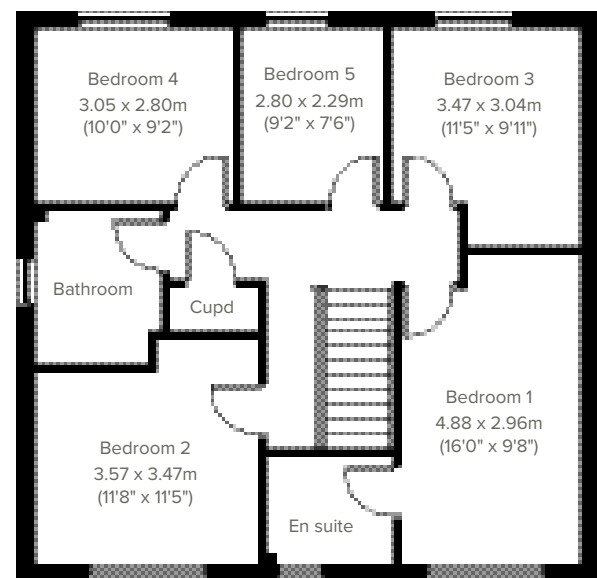
5 bedroom home



An impressive family home, the Hadleigh is a five-bedroom detached property perfect for modern living. The stylish open plan kitchen/breakfast room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with en suite - a large family-sized bathroom and handy storage cupboard.



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

SPECIFICATIONS



External

Walls	Traditional cavity walls (Inner: stud partitions & dry-lined walls. Outer: brick and block construction, style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. French doors to garden (where applicable)



Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically-controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point and phone extension point in living room



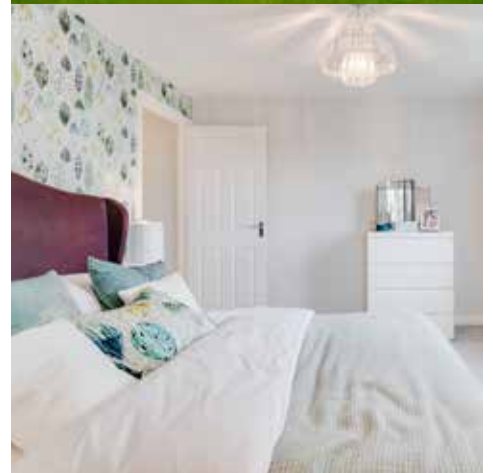
Kitchen

General	Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel bowl sink with mixer tap to kitchen only
Appliances	Plumbing for washing machine
Appliances	Stainless steel single electric oven, gas hob and stainless steel cooker hood with stainless steel splashback



Bathroom

Finishings	White bathroom suites with chrome-finished tap
Ventilation	Extractor fan to bathroom and en suite (where applicable)
Shower	Thermostatically-controlled shower to en suite
Wall tiling	Half height tiling to sanitaryware walls
Splashback	Splashback to basin in WC
En suite	En suite to bedroom one (where applicable)



Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery back-up, & carbon monoxide detector



Garage & Gardens

Garage	Garage with up-and-over door; or car ports or parking space
Garage	Personnel door fitted to garages (where applicable). Integral garage doors fitted as standard (where applicable)
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre close-boarded fence to rear garden, plus gate



BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.



The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.



IT PAYS TO BUY NEW

✓ NO CHAINS

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

✓ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

✓ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

✓ LESS WORK, MORE FREEDOM

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.

✓ FLEXIBLE WAYS TO BUY

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

✓ BETTER SAFE THAN SORRY

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

✓ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

✓ FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them.

✓ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

✓ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Finishing Touches (depending on the build stage).

Kett's Meadow Phase 3

For prices, opening times and availability contact:

Miller Close
Hethersett
Norwich, Norfolk
NR9 3PH

T: 01603 513 718

E: kettsmeadow.angl@persimmonhomes.com

persimmonhomes.com/ketts-meadow-phase3

Head Office

Persimmon Homes Anglia

Persimmon House, Bankside 100
Peachman Way, Broadland Business Park
Norwich
NR7 0WF

T: 01603 977 200

E: angl.sales@persimmonhomes.com

persimmonhomes.com



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