

Find your sanctuary at

# Festival Park

Norwich

3, 4 & 5 bedroom homes



Charles Church



Welcome  
to your  
sanctuary.



At Charles Church,  
we know what  
makes a house  
a home. It's a  
feeling of comfort,  
belonging  
and connection.

Festival Park is our beautiful collection of three, four and five-bedroom homes set in the picturesque Norfolk village of Easton. With scenic countryside walks nearby and excellent city links, you'll enjoy the perfect blend of rural charm and modern convenience.



# Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

## A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

## Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

## A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

## Where sustainability matters

The Government's Code for Sustainable Homes guides how we design and build our developments and our homes, while our exacting standards and attention to detail create homes where quality, style and energy efficiency are given equal importance.

## 5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

## Building your sanctuary

Ready to find your sanctuary? We're here for you.









Our dedication  
goes beyond  
building houses.  
We craft spaces  
where you can  
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.









# Introducing Festival Park.

3, 4 & 5 bedroom homes.

Nestled in the picturesque Norfolk village of Easton, Festival Park features our stunning eco range of three, four and five bedroom premium new homes – designed with sustainability and energy efficiency in mind.

Settled between the historic, riverside city of Norwich and the charming market town of Dereham, here you can enjoy a family-friendly lifestyle including country walks, culture, fine dining, city shopping and entertainment.





An aerial photograph of a large, historic Gothic church, likely a cathedral, featuring a prominent tall spire. The church is surrounded by a courtyard with a green lawn and a covered walkway. The surrounding area includes residential buildings and trees under a blue sky with scattered clouds.

Discover your true  
sense of belonging.









Notice  
that feeling.  
That's the  
feeling  
of home.

Discover  
your happy  
place.





## Festival Park. The perfect place to live and grow.

Discover our new homes at Festival Park in the popular village of Easton, Norwich. Enjoy scenic country views, excellent city links and a variety of amenities on your doorstep.

Away from tranquil village life, you're under half an hour's drive from the vibrant city of Norwich boasting its excellent transport connections by road, rail and air. Easton features a range of schools rated 'Good' and 'Outstanding' by Ofsted. These include St Peter's CofE Primary School, St Augustine's Catholic Primary School, Ormiston Victory Academy and St Michael's VA Junior School.

With family-friendly planning in mind, we've committed to the addition of new play areas and an extension to a local primary school. Plans also feature a village green, a local shop, new allotments and improvements to the cycle routes. Which means you have a safe, friendly and active community to put down roots for the future.





Please do  
make yourself  
at home.





# The best of both worlds.

The historic heart of Norwich is just a short drive from Festival Park and is home to a Norman cathedral, a magnificent castle and medieval streets. Perfect for a day out with friends and family, there's also a wealth of shops, a daily market, restaurants, bars and museums.

For more shopping opportunities, Longwater Retail Park is just five minutes from Festival Park. And for travel further afield, you have Norwich train station, various bus routes and Norwich International Airport – which is under 20 minutes by car from Festival Park.



- 1 Historic medieval buildings
- 2 Norwich Cathedral from the Jarrold Foot Bridge
- 3 Sand dunes, Lowestoft
- 4 Norwich Cathedral
- 5 Riverside Walk



Charles Church





# Always in reach.

Festival Park is perfectly placed for effortless travel and daily convenience.

Norwich city centre is just 6 miles away, offering rail links to London and Cambridge, while Norwich International Airport is under 20 minutes by car. The nearby A47 and A11 connect you quickly to the wider region, with Dereham, Thetford and the Norfolk coast all within easy reach.

Whether you're commuting for work or planning your next getaway, everything is comfortably close.

### Travel by **foot** from Festival Park



	●	
Easton College	○	5 minutes
Shop	○	9 minutes
Pub	○	10 minutes
Café	○	10 minutes
Church	○	12 minutes
Playground	○	15 minutes
Takeaway	○	19 minutes
Hairdressers	○	19 minutes
Primary School	○	20 minutes

### Travel by **car** from Festival Park



	●	
Norfolk Broads	○	14 minutes
Norwich	○	16 minutes
Dereham	○	20 minutes
Norwich International Airport	○	22 minutes
Blickling	○	36 minutes
Wells-Next-The-Sea	○	1 hr
Cambridge	○	1hr 10 minutes
London	○	2hr 10 minutes

### Travel by **train** from Festival Park



	●	
Ipswich	○	45 minutes
Cambridge	○	59 minutes
Ely	○	59 minutes
London Liverpool	○	1 hour 50 minutes



Find your sanctuary at  
Festival Park.

# Festival Park site plan.

## 3 Bedroom Homes

 The Rhosilli

 The Studland

## 4 Bedroom Homes

 The Chopwell

 The Sandwood

 The Turnberry

 The Hastings

 The Kensington

 The Bamburgh

 The Hollicombe

 The Landcombe

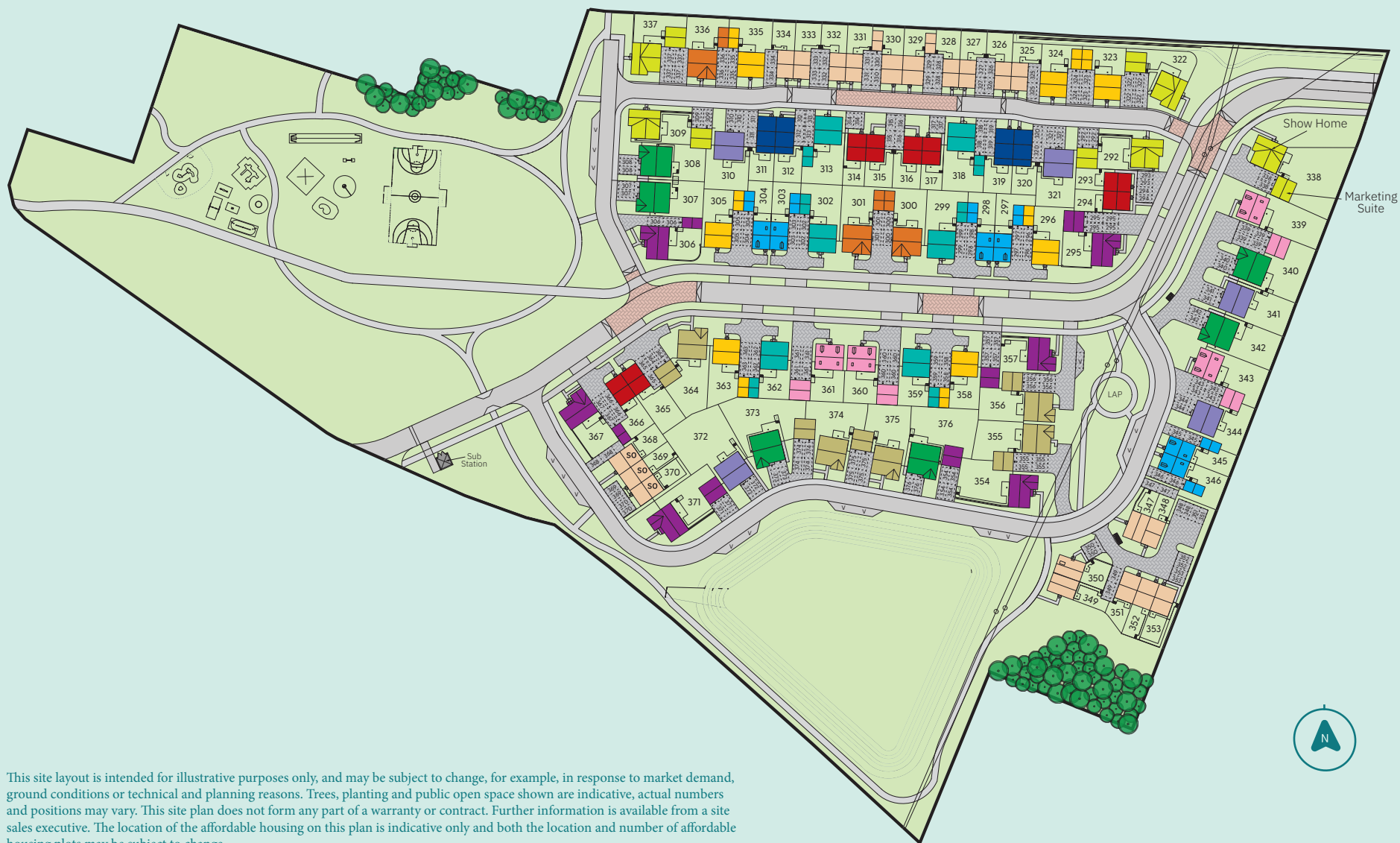
 The Seacombe

## 5 Bedroom Homes

 The Kingsand

 Affordable Housing

**SO** Shared Ownership



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 executive. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



Discover a  
home you  
adore in  
every detail.









# The Rhosilli

Semi-detached Home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x parking spaces
- EV charging point

The Rhosilli is thoughtfully-designed to be a practical as well as an attractive living space. The living room has bi-fold doors to the garden. With a family bathroom and three bedrooms – one of which benefits from an en suite – there’s plenty of space with four handy storage cupboards.

B [90]

Energy Efficiency Rating



Ground floor

Kitchen	2.99 x 3.29m
Living room	2.74 x 5.41m



First floor

Bedroom 1	3.22 x 3.56m
Bedroom 2	3.29 x 3.35m
Bedroom 3	2.21 x 2.91m

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# The Studland

Semi-detached Home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x parking spaces
- EV charging point

The open plan kitchen/dining room is the spacious heart of this home, with bi-fold doors opening into the garden and rooflights to let light stream in. The Studland also features a separate living room, practical utility, downstairs WC, and both understairs and hallway storage. Upstairs there are three well-proportioned bedrooms with an en suite to bedroom one.

B [91]

Energy Efficiency Rating



Ground floor

Kitchen/Dining room	4.44 x 5.39m
Living room	3.35 x 4.52m



First floor

Bedroom 1	3.22 x 3.87m
Bedroom 2	3.22 x 4.82m
Bedroom 3	2.66 x 2.85m

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# The Chopwell

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

The Chopwell is a double-fronted new home with plenty of space for a growing family. Four bedrooms and two bathrooms create a good balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/ dining/snug with bi-fold doors to the garden, a separate living room and a utility with outside access.



B [91]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining/Snug	7.32 x 5.75m
Living room	3.94 x 3.15m



First floor

Bedroom 1	4.08 x 3.54m
Bedroom 2	4.25 x 3.20m
Bedroom 3	2.99 x 2.79m
Bedroom 4	3.16 x 2.77m

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# The Sandwood



Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suite
-  Integral garage and 2 x parking spaces
-  EV charging point

The Sandwood is practical as well as attractive and offers family friendly space. The kitchen/dining room has bi-fold doors leading to the garden as well as a handy downstairs WC and utility. Upstairs, bedroom one benefits from an en suite and bedrooms two and three also benefit from the use of a Jack and Jill en suite.



A [92]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining	5.47 x 3.08m
Living room	4.99 x 3.39m



First floor

Bedroom 1	5.20 x 3.47m
Bedroom 2	4.87 x 3.39m
Bedroom 3	3.36 x 3.26m
Bedroom 4	2.93 x 2.89m

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# The Turnberry

Detached Home






Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

The Turnberry has a great balance of living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/family room with bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms and two bathrooms, a utility room and a garage complete this family-friendly home.



A [93]

Energy  
Efficiency Rating



Ground floor

Kitchen/Family	8.56 x 3.10m
Dining room	3.33 x 2.72m
Living room	4.86 x 3.11m



First floor

Bedroom 1	3.98 x 3.37m
Bedroom 2	4.37 x 2.70m
Bedroom 3	4.04 x 3.37m
Bedroom 4	3.23 x 2.78m

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# The Hastings

Detached Home






Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

The Hastings is a flexible home featuring a spacious kitchen/family room, as well as separate living and dining rooms. Upstairs also benefits from four bedrooms and two bathrooms. There's also a study, convenient utility room and lots of storage space.



A [93]

Energy  
Efficiency Rating



Ground floor

Kitchen	8.11 x 3.21m
Living room	4.87 x 3.22m
Dining room	3.49 x 2.55m



First floor

Bedroom 1	4.44 x 3.18m
Bedroom 2	4.44 x 2.61m
Bedroom 3	3.05 x 2.56m
Bedroom 4	2.82 x 2.80m
Study	2.56 x 2.08m

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# The Kensington

Semi-detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

The Kensington features a dual aspect kitchen/dining room that has French doors leading to the garden. The ground floor also benefits from a utility store, a separate living room, downstairs WC and built in storage. This three-storey home boasts four bedrooms, with bedroom one on the top floor benefiting from an en suite and dormer window.



A [90]

Energy  
Efficiency Rating



Ground floor

Kitchen/Family	2.38 x 2.59m
Dining room	2.74 x 2.59m
Living room	4.16 x 3.95m



First floor

Bedroom 2	3.00 x 2.85m
Bedroom 3	2.69 x 3.10m
Bedroom 4	2.34 x 3.10m



Second floor

Bedroom 1	4.14 x 5.91m
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# The Bamburgh

Detached Home






Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single/Double garage (plot specific) and 2 x parking spaces
-  EV charging point

For families looking for a four-bedroom, two-bathroom home, the Bamburgh is an excellent choice. The open plan kitchen/dining/snug area provides the perfect balance of both practical and flexible living. Bi-fold doors lead to the rear garden, and a separate bath and shower in the family bathroom provides convenience as well as luxury.



A [93]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining/Snug	7.81 x 6.20m
Living room	5.30 x 3.84m



First floor

Bedroom 1	3.84 x 3.31m
Bedroom 2	3.92 x 3.57m
Bedroom 3	3.17 x 2.69m
Bedroom 4	2.94 x 2.68m

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# The Hollicombe

Detached Home



Features

- 4 x Bedrooms
- 1 x Bathroom
- 2 x En suite
- Integral garage and 2 x parking spaces
- EV charging point

The Hollicombe is thoughtfully designed to be a practical as well as an attractive living space. The kitchen/ family room has bi-fold doors to the garden and the living room benefits from a bay window. With a family bathroom and four bedrooms – three of which benefit from en suites – there’s plenty of space upstairs for all the family.

A [93]

Energy  
Efficiency Rating



Ground floor

Kitchen/Family	8.92 x 3.42m
Living room	4.29 x 3.50m



First floor

Bedroom 1	4.43 x 3.50m
Bedroom 2	3.32 x 3.16m
Bedroom 3	3.70 x 3.16m
Bedroom 4	3.68 x 2.99m

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# The Landcombe

Detached Home






Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Double garage and 4 x parking spaces
-  EV charging point

The Landcombe is a four-bedroom home with a generous open plan kitchen/family room which provides the perfect place to entertain. Separate living and dining rooms offer extra space for the family. Upstairs you'll find four bedrooms and a study. Bedroom one has an en suite, and there's also a family bathroom with a bath and separate shower, plus two handy storage cupboards.



A [93]

Energy  
Efficiency Rating



Ground floor

Kitchen/Family	8.56 x 4.24m
Dining area	3.95 x 2.80m
Living room	4.37 x 3.50m



First floor

Bedroom 1	3.63 x 3.50m
Bedroom 2	3.44 x 2.85m
Bedroom 3	3.96 x 2.55m
Bedroom 4	3.73 x 2.52m

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# The Seacombe

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and 2 x parking spaces
-  EV charging point

The Seacombe boasts a spacious open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage.



A [94]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining/Snug	8.56 x 5.46m
Living room	4.62 x 4.18m



First floor

Bedroom 1	4.19 x 2.87m
Bedroom 2	3.85 x 3.06m
Bedroom 3	3.98 x 3.21m
Bedroom 4	3.21 x 2.92m

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# The Kingsand




Detached Home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  3 x En suites
-  Double garage and 4 x parking spaces
-  EV charging point

Step into the Kingsand, a five-bedroom home with an open plan kitchen/ dining/ snug, bi-folding doors, separate living room, utility and WC. On the first floor there are three bedrooms, including bedroom one with a dressing room and en suite, plus a family bathroom. Then on the top floor, you'll find two further bedrooms, both with their own en suites and storage areas.



A [92]

Energy  
Efficiency Rating



Ground floor	
Kitchen/Dining/Snug	7.44 x 6.20m
Living room	4.05 x 3.42m



First floor	
Bedroom 1	4.14 x 5.91m
Bedroom 2	2.67 x 3.54m
Bedroom 3	3.81 x 3.26m



Second floor	
Bedroom 4	3.98 x 3.67m
Bedroom 5	3.98 x 3.47m

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# Specification.

## General

- Electric media plate to living room
- Chrome sockets to ground floor and 1x USB per room
- Chrome downlighters to kitchen/utility/wc/bathroom/ en suite(s)
- Dulux matt emulsion finish in soft white to walls and ceilings
- Oak finished 5 panel internal doors
- Gas central heating
- UPVC double glazed anthracite windows
- Fitted wardrobes included to bedroom 1 (from evolution plus) – 3 door (2001mm-3000mm)

## Kitchen

- Choice of kitchen units/worktop (subject to build stage)
- Worktop upstand to kitchen and utility
- Soft close draws and doors
- AEG stainless steel eye level oven and induction hob – excluding the Rhossili
- Induction hob 60cm and in 4 bed + 80cm
- Integrated fridge/freezer, dishwasher, and washing machine included subject to kitchen layout
- Glass splashback in a variety of colours

Specification is dependent on build stage. Please refer to your sales advisor for further information on specific plots. \*As per house type drawings

\*\*As per individual kitchen drawings ^As per external drawings for sizes

## Bathrooms and en suites

- Soft close toilet seat
- Contemporary Villeroy & Boch sanitaryware
- Choice of wall tiling (subject to build stage)
- Half-height tiling to sanitaryware walls in bathroom & en suite
- Chrome tile trim
- Hansgrohe bathroom brassware
- Chrome towel radiators to main bathroom and en suite
- Hollicombe, Seacombe, Sandwood, Kingsand: fitted with 300L unvented hot water cylinder and Hansgrohe thermostatic showers throughout
- All other housetypes: en suite 1 with Hansgrohe thermostatic shower, en suite 2 with electric shower

## Exterior

- Outside tap
- 7kWh Mode 3 EV charging point
- Landscaped front gardens
- Lockable windows
- Front door security chain
- Smoke detectors (hall & landing)
- Power and lighting to garage
- Personnel door to detached garages
- 1.8m high fencing
- Solar panels (ask sales advisor for plot-specific details)
- Front external downlight
- Rear external socket





This is your  
world, we  
just built it.

Charles Church





# 10 reasons to buy a new home.

## 01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

## 02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

## 06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

## 07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



### 03. More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

### 04. Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.




### 05. No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

### 08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From German appliances and an integrated coffee machine in the kitchen, to oak internal doors and built in wardrobes in bedroom one. Everywhere you look and touch will feel just right.



### 09. A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straight away.

### 10. Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by smoke detectors, fire retardant materials and security lighting.





# Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

## Schemes available to help you move.



### Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



### Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



### Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



### Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



### Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



### Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



### Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



### Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.





## Festival Park

Dereham Road, Easton,  
Norwich, Norfolk, NR9 5EG

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### Our star rating

We've been awarded a five  
star rating by the Home Builders  
Federation in their 2024 survey.

Issue: September 2025

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

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