



OLD PUMP  
HOUSE COURT  
NORWICH

# OLD PUMP HOUSE COURT



# STYLISH NORWICH LIVING



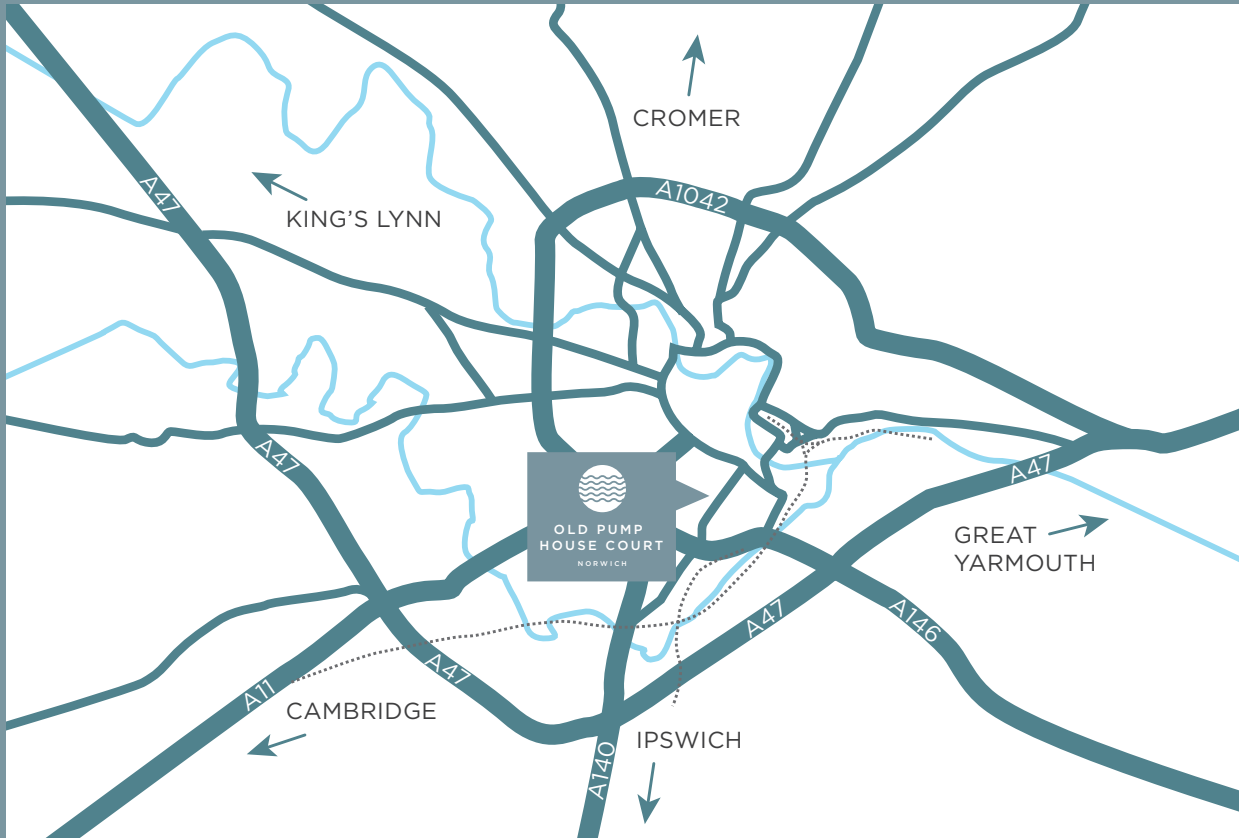
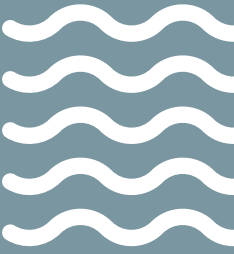
**Old Pump House Court is a stylish and exclusive development of just three single storey homes located within easy reach of Norwich city centre.**

Offering bright, open plan accommodation that is finished to a high specification, these unique homes enjoy the secluded setting within the original 1871 decorative Victorian red brick walls of the former freshwater pump house.

At the heart of the development is an established Horse Chestnut tree and Beech hedge which adds to the charm of the location. Each property has their own private garden and off-road parking.

Vello Homes has a long history with over 30 years of delivering high quality homes in East Anglia. Vello Homes is a family-owned and operated business based in Brundall, Norfolk and specialises in small scale, high quality, bespoke housing developments primarily in a 20 mile radius of Norwich.





## LOCATION

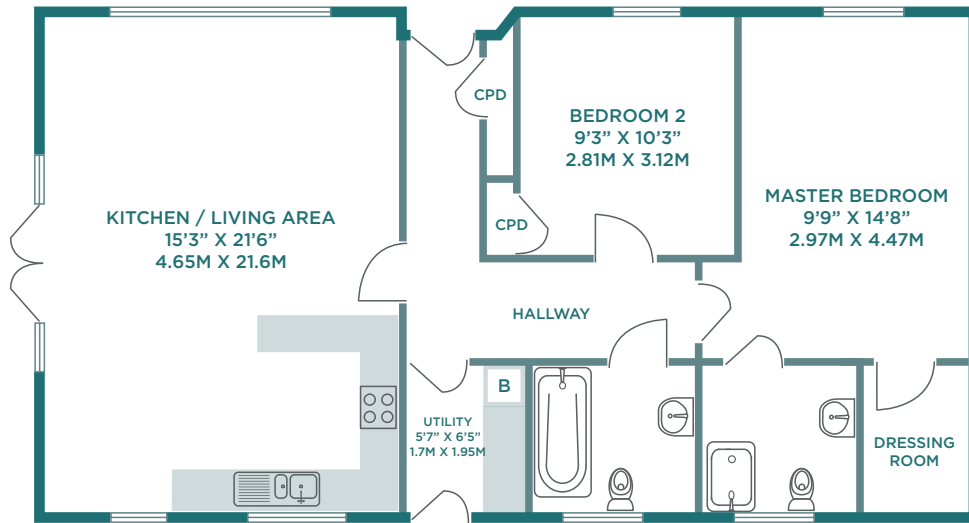


Situated just to the south of Norwich City centre, Hall road is a short walk to the centre of this historical city, which is regarded as the most complete medieval city in the UK.

Norwich is well known for its picturesque cobbled streets, imposing Norman Castle and elegant Cathedral. The cosmopolitan centre has a strong cultural background with many art, music and theatre venues and a very wide range of bars and restaurants. Situated in the heart of Norfolk, Norwich provides access to the beautiful coastline and famous Norfolk Broads.

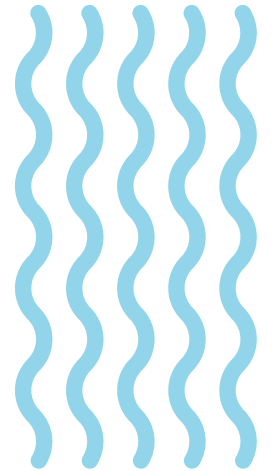
**TO FIND OLD PUMP HOUSE COURT  
USE THE POSTCODE NR1 2PP FOR  
YOUR SAT-NAV**





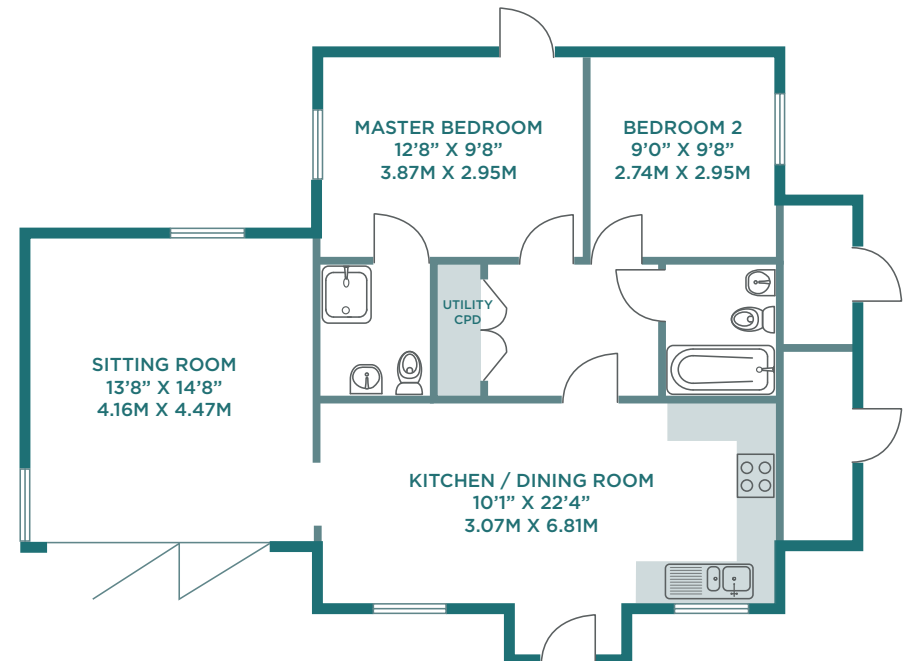
## PLOTS ONE & TWO

Plots one and two are a pair of single storey brand new detached homes.



## PLOT THREE

Plot three; situated at the heart of the development is the stylish conversion of the freshwater pump house.



# SPECIFICATION



## General

- Traditional brick and thermal block construction with cavity insulation
- Black clay roof tiles
- Grey aluminium double glazed windows
- Moulded skirtings and architrave painted white
- Oak panel internal doors with polished chrome fittings
- A choice of flooring throughout\*
- 10 Year architect's certificate

## Kitchens

- Fully fitted kitchen with choice of units, handles and worktops\*
- NEFF double oven and ceramic hob
- Stainless steel chimney hood
- Fully integrated fridge freezer and dishwasher
- Stainless steel one and a half bowl sink with mixer

## Electrical, Heating & Lighting

- Energy efficient air source heat pump for heating and hot water
- Underfloor heating throughout ground floor
- Energy efficient lighting throughout
- Slimline white sockets throughout
- Copper wire telephone/broadband
- TV aerial and amplifier fitted
- Intruder alarm system
- Mains water, electric and drainage

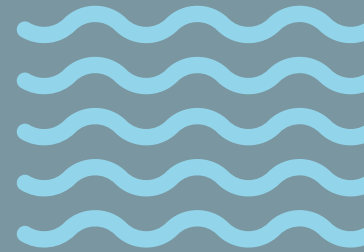
## Bathrooms & En suites

- Contemporary white sanitary-ware
- Chrome taps and fittings
- Vanity units to bathroom and en suite
- Chrome heated towel rails in bathroom and en suite
- Porcelanosa ceramic floor tiling to bathroom, en suite, and utility room (if applicable)
- A choice of Porcelanosa ceramic wall tiling to bathroom, en suite and cloakrooms\*

## External

- Lighting to front and rear
- Turfed lawns with planted borders
- Contemporary patio and paths
- Brickweave / gravel driveway
- Multiple external lights
- Outside tap

\*Depending on stage of construction





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