



THE ACORNS

— NORFOLK —



BY



BRANKSOME
HOMES

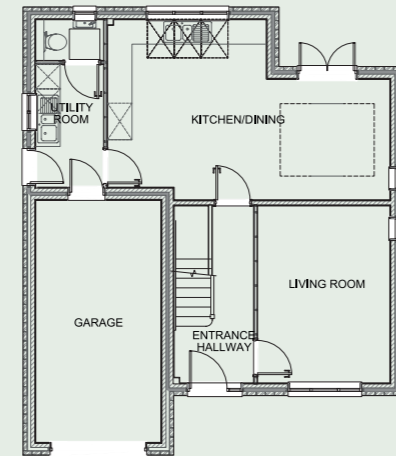
Branksome Homes (EA) Ltd are developers creating quality energy efficient individual new homes.

All our homes are built to very high-quality standards with our exceptional specifications on our carefully selected sites throughout Norfolk. Our sites consist of small numbers of new homes to enable our high quality standards to be maintained consistently throughout. Our company's ambition is to create exceptional quality homes that people will enjoy and will stand the test of time.

The Acorns

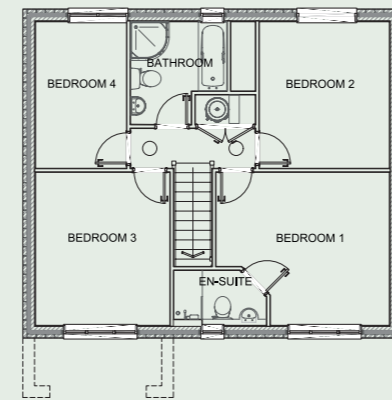
The Acorns is a small development of just three homes set back from the road, close to the heart of the bustling town of Long Stratton. All finished to a high standard with Sitting Room with open plan Kitchen/Dining Room and Utility. Plots Two and Three provide three first floor bedrooms (one en suite) and a study, while Plot One features four bedrooms (one en suite).

Plot One



GROUND FLOOR

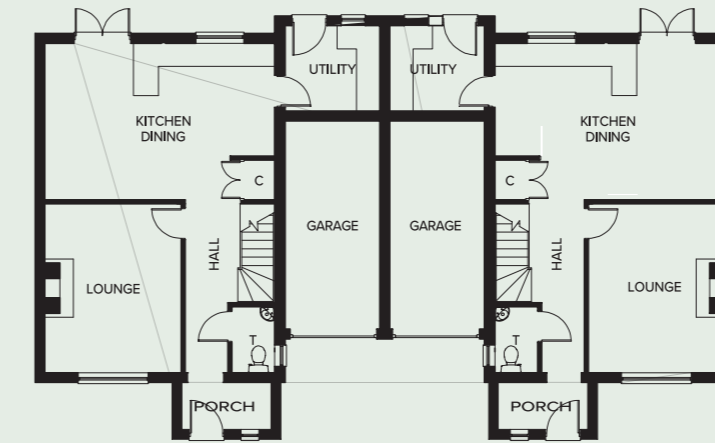
Living room 10'8 x 12'5 (3.3m x 3.8m)
 Kitchen/Dining 22'9 x 14'8 (7.0m x 4.5m)
 Utility room 5'6 x 9'8 (1.7m x 3.0m)



FIRST FLOOR

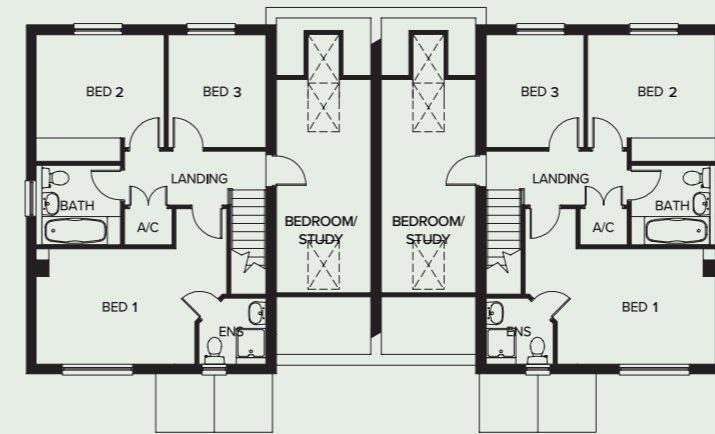
Bedroom 1 14'1 x 12'5 (4.3m x 3.8m)
 Bedroom 2 10'5 x 19'7 (3.2m x 3.6m)
 Bedroom 3 10'8 x 26'2 (3.3m x 3.8m)
 Bedroom 4 7'5 x 19'7 (2.3m x 3.6m)
 Bathroom 7'9 x 8'5 (2.4m x 2.6m)

Plots Two and Three



GROUND FLOOR

Lounge 14'2 x 11'1 (4.3m x 3.4m)
 Kitchen/Dining 18'10 x 12'6 (5.5m x 3.8m)
 Utility room 7' x 8'1 (2.1m x 2.5m)



FIRST FLOOR

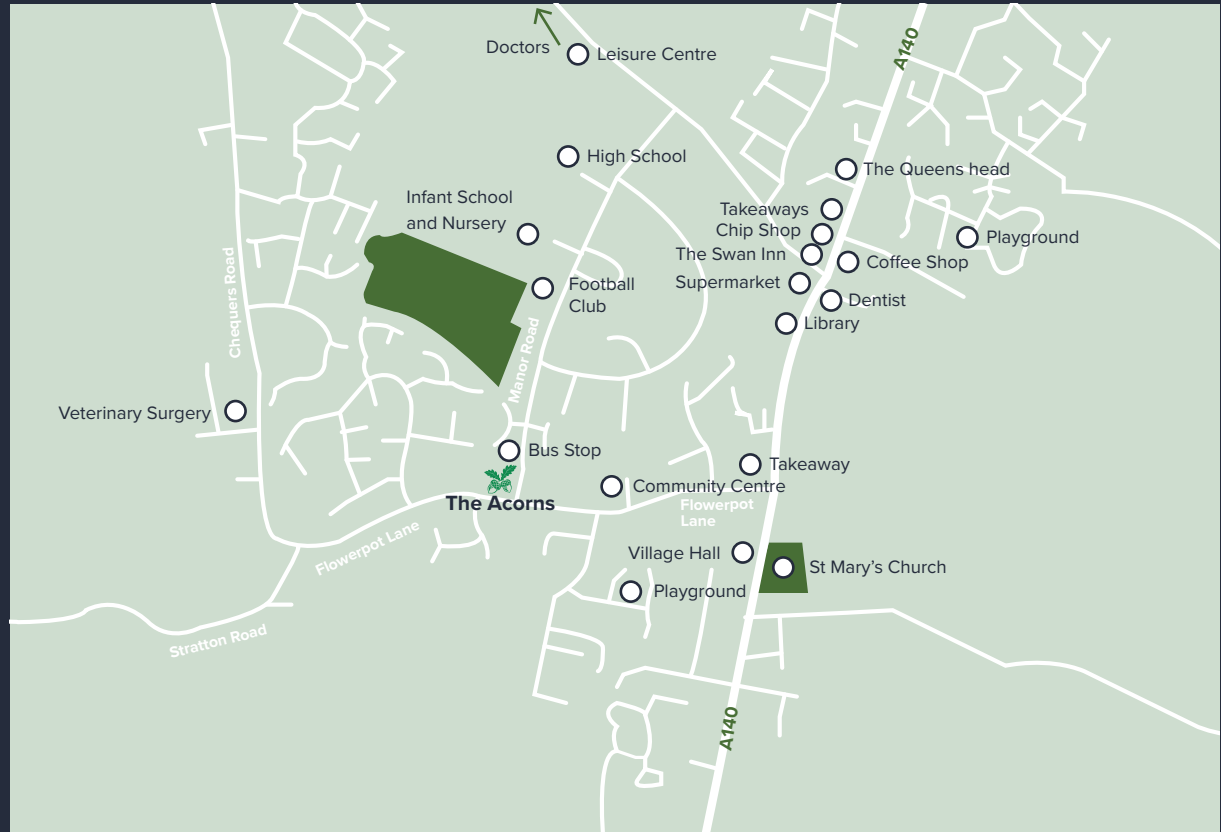
Bedroom 1 15'4 x 9'6 (4.7m x 2.9m)
 Bedroom 2 10'4 x 10'6 (3.2m x 3.2m)
 Bedroom 3 9'7 x 8'2 (3.0m x 2.5m)
 Bathroom 6'7 x 6'9 (2.0m x 2.1m)
 Bedroom/Study 8'1 x 14'8 max (2.5m x 4.5m max) (limited head room due to sloping ceiling)

Specification

- Fully fitted Fairford kitchen & utility finished with charcoal fronts, metric brush brass handles & a white marble effect worktop
- Franke Brass active single lever tap
- 70/30 built in fridge freezer
- Dishwasher
- SS touch control D/oven
- Combi induction Hob with integrated extractor (link detached only)
- Slimline cistern & pan with soft close seats
- Cubix high gloss floor standing units
- Carino Milla mono basin mixer taps
- Spey Thermostatic bar shower valves with deluge head & slide rail kit quadrant shower enclosures
- Hydrowall panels finished in Gold Vein, bath panels to match
- L.V.T laid in kitchen, utility, bath & cloakrooms, hallways
- Underfloor heating on the entire ground floor
- Radiators & towel rails on the 1st floor
- Grant Air source heat pumps with 300l tank (7 year Manufacturing warranty)

Location

Long Stratton is situated to the south of Norwich and offers a wide range of amenities including a post office and shops including a supermarket catering for most people's needs, all levels of schools, a medical practice, various takeaway food shops, banks, library, coffee shop and cafe, public houses and a leisure centre. The property is conveniently located for access to Norwich, Diss, Wymondham and Attleborough where there are rail links to London and Cambridge.



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