

# King George's Close

NORTON, SUFFOLK

willow walk  
HOMES



Our latest collection of contemporary  
countryside homes in the heart of Suffolk

# King George's Close, Norton, Suffolk

Situated in the heart of Norton village, King George's Close is a one-off development consisting of five beautiful family homes.

From the outside, the architectural style complements the picturesque setting, featuring charming windows, clad porches and tastefully landscaped gardens and driveways.

Inside, the four semi-detached homes offer modern, open-plan interiors downstairs, and three double bedrooms upstairs. At the end of the close, the fifth property boasts an impressive entrance hall, a large kitchen diner and four double bedrooms.

Whether you are a first-time buyer or planning to lay down permanent roots in a forever home, King George's Close offers high-spec, tailored homes to suit a variety of lifestyles and tastes.





Versatile, open plan living, beautifully designed with style, quality and a personal touch



# Specification for King George's Close

Contemporary kitchens and bathrooms, premium quality fittings, energy-efficient lighting and the latest wiring for home entertainment and connectivity are just a few of the many benefits of owning a Willow Walk home.

## KITCHEN & UTILITY ROOM

- ◆ Choice of wall and base units with soft-close doors/drawers
- ◆ Choice of laminate worktop and matching upstand [Stone can be provided as an 'upgrade']
- ◆ Choice of Karndean flooring
- ◆ 1.5 bowl stainless steel inset sink with Monobloc tap in kitchen; single bowl stainless steel inset sink in utility room [where applicable]
- ◆ Stainless steel single-oven and 4 ring electric ceramic hob
- ◆ Glass splashback to hob
- ◆ Chimney-style cooker hood
- ◆ Fully integrated washing machine, dishwasher and fridge/freezer

## BATHROOM, EN-SUITE & CLOAKROOM

- ◆ Choice of ceramic wall tiles to the bathroom and en-suite [full-height above bath and in shower enclosure; half-height to all other areas]
- ◆ Choice of ceramic wall tiles to the cloakroom [splashback to hand basin and tiled window sill where applicable]
- ◆ Choice of ceramic floor tiles to the bathroom and en-suite
- ◆ Choice of Karndean flooring to the cloakroom

- ◆ Contemporary white sanitaryware by Roca
- ◆ Floor mounted back-to-wall WCs with soft close seat
- ◆ Wall mounted thermostatic bath/shower mixer
- ◆ Chrome finish towel rail to the bathroom and en-suite
- ◆ Shower enclosure with low profile shower tray and chrome framed clear glass door

## HEATING, ELECTRICAL & LIGHTING

- ◆ Air source heat pump with 7-day programmable heating
- ◆ Compact style radiators with top and side grills
- ◆ White face plates to all switches and sockets [brass, chrome or stainless steel can be provided as an 'upgrade']
- ◆ Double sockets throughout with USB sockets provided in the kitchen and bedrooms
- ◆ Low energy downlights provided as standard to cloakroom, kitchen, utility room, bathroom and en-suite; energy-efficient pendants elsewhere
- ◆ Socket and light to loft





Decades of expertise, attention to detail and craftsmanship,  
combined to create a home to suit you



# Specification for King George's Close – *continued*

## INTERNAL FEATURES

- ◆ TV point to living room and all bedrooms
- ◆ Telephone point to the entrance hall and living room
- ◆ Internal walls – Dulux matt emulsion [Swansdown]
- ◆ Ceilings [smooth] – Dulux matt emulsion [Swansdown]
- ◆ Woodwork – Dulux Satinwood [white]
- ◆ White solid core internal doors with chrome-effect door furniture
- ◆ Loft hatch and ladder

## EXTERNAL FEATURES

King George's Close is a private road. A management company will be appointed to maintain the road, the drainage, and the shared areas of soft landscaping. The homeowners shall pay an annual service charge to the management company.

- ◆ GRP composite entrance door with multi-point locking
- ◆ uPVC windows and French doors with multi-point locking
- ◆ Buff riven paved patio and path
- ◆ Turf and landscaped front garden; topsoil and seed to rear garden

- ◆ 1.8m fence between plot's; low level post-and-rail fence at the back of the rear garden to preserve scenic views
- ◆ An external tap will be provided at either the front, or at the rear of the property
- ◆ An external light will be provided each side of the entrance door and the patio doors

## PEACE OF MIND

- ◆ Mains-powered smoke alarm to each floor
- ◆ Battery-powered carbon monoxide detector to all rooms with a concealed flue
- ◆ Spur provided for future intruder alarm fitting in the entrance hall [alarm can be provided as an 'upgrade']
- ◆ Each home will be independently surveyed during construction by Build-Zone, who will issue their 10-year warranty certificate upon completion

*All images are used for illustrative purposes only and are deemed to be representative. They may not be the same as the actual home you purchase, and the specification may differ. Images may include optional upgrades and extras which involve additional cost. Individual features such as windows, carpets, paint colours and other material colours may vary. Unless specifically mentioned within these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.*



# Tailored to You

Choose from our range of optional upgrades to personalise your new home

## KITCHEN & UTILITY ROOM

- Granite / Quartz / Silestone worktop and matching upstand
- Upgrade appliances to Bosch or Neff
- Upgrade single-oven to double-oven
- Upgrade 4-ring ceramic hob to a 6-ring hob, or to an induction hob
- Integrated wine cooler
- Ceramic tiling to floors
- Under cabinet lighting
- Fully tiled splashback

## BATHROOM & EN-SUITE

- Upgrade sanitaryware
- Upgrade pedestal basin to vanity unit
- Free-standing bath and tap
- Fully tiled walls

## FIXTURES & FITTINGS

- Fitted wardrobes
- Blinds
- Curtain poles
- Oak veneered internal doors

## FLOORING

*Karndean flooring provided in the entrance hall, cloakroom, kitchen and utility room as part of the standard specification; ceramic tiling will be provided in the bathroom and en-suite*

- Underlay and carpet
- Entrance mat
- Karndean flooring
- Engineered wood flooring

## PLUMBING & HEATING

- Water softener
- Boiling water tap
- Underfloor heating



## SECURITY

- Intruder alarms
- Security lights
- CCTV cameras

## ELECTRICAL

- Pre-wired for SkyQ
- Electric Vehicle charging point
- Additional sockets & switches inc. USB
- Brass, chrome, or stainless-steel face plates
- Bathroom shaver socket and light
- Recessed downlights throughout
- Pendant feature light fittings

## LANDSCAPING

- Horticulturally designed & landscaped garden
- Additional external tap
- Additional external power point
- Additional patio, or larger area of paving
- Upgrade paving slabs to Indian sandstone or concrete flags with resin jointing compound
- Shed (base included as part of standard specification)

*Any upgrades are subject to the construction stage and agreement with Willow Walk Homes. We are unable to accommodate any individual changes, additions or amendments to the standard specification, layout or plans beyond pre-determined cut-off dates*

## NOTES

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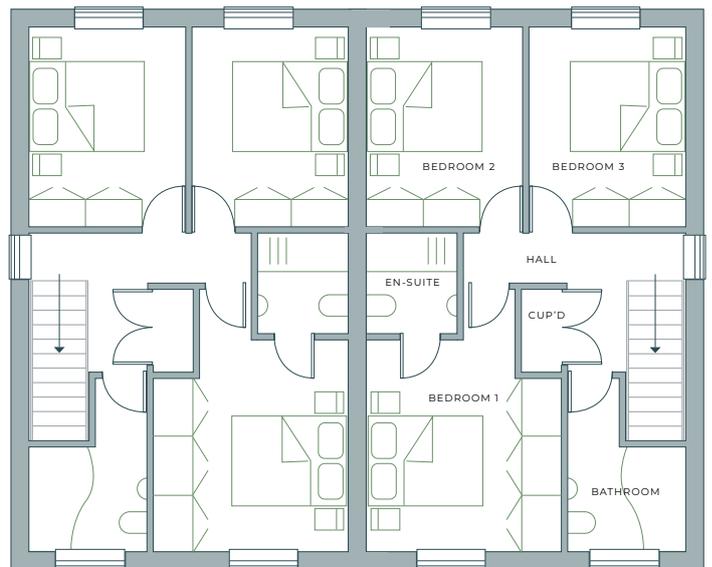
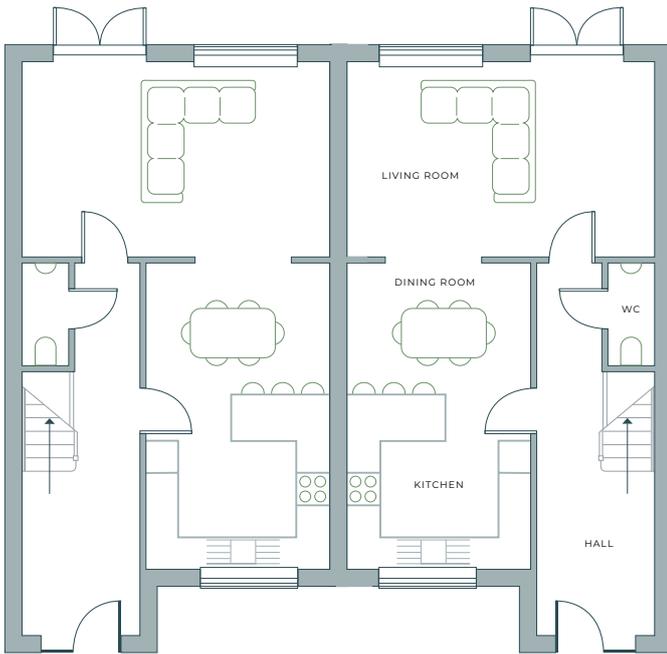
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## PLOTS 1-4



### Plots 1 - 4

Each featuring three double bedrooms, a spacious garden and a high-spec kitchen diner, these luxury semi-detached homes have been finished to an exceptional standard.

The semi-open plan living spaces create the perfect dwelling for the modern family, all of which have been designed with a focus on style, quality and the latest technology.

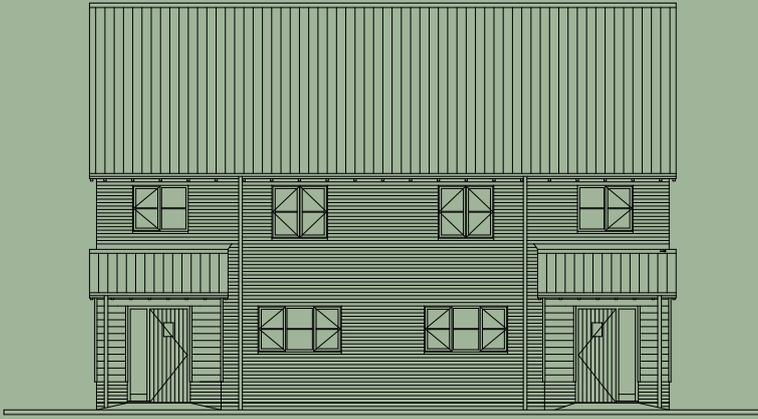
### At a glance

**1,120 sq.ft**

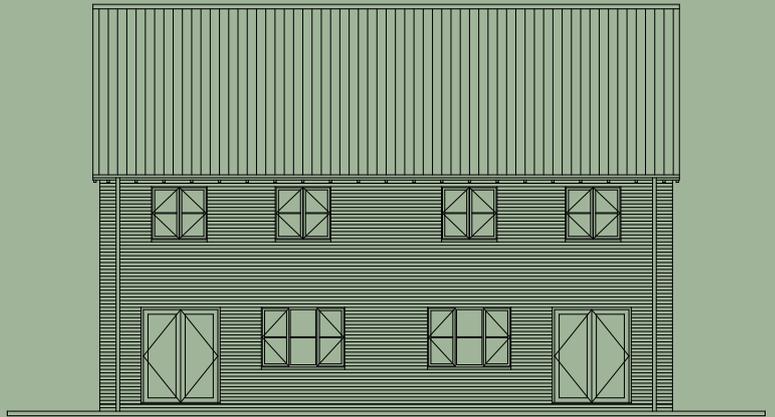
Bedrooms	<b>3</b>
Bathrooms	<b>2</b>
Parking Spaces	<b>2</b>

**Predicted Energy  
Assessment C**





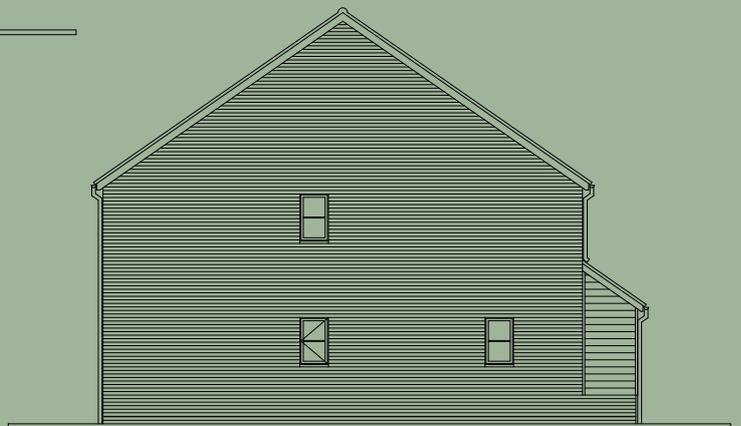
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

## PLOT 5



### Plot 5

As the largest property in the close, the first floor of this stunning home boasts four double bedrooms and two bathrooms. On the ground floor, an impressive entrance hall leads to a stylish living room and spacious kitchen diner, which flows seamlessly into the family area and garden beyond.

Featuring premium amenities and integrated appliances, this well-equipped home is ideal for any household in search of style, space and quality.

### At a glance

**1,790 sq.ft**

Bedrooms	4
Bathrooms	2
Parking Spaces	3

**Predicted Energy Assessment C**





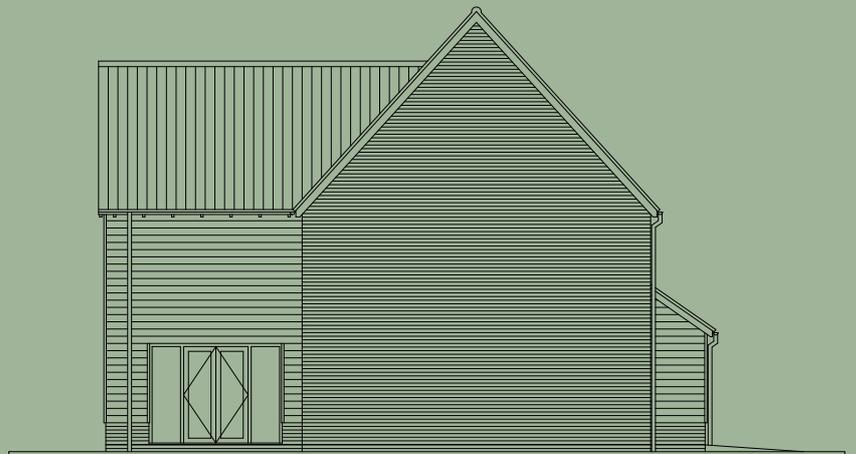
EAST ELEVATION



NORTH ELEVATION

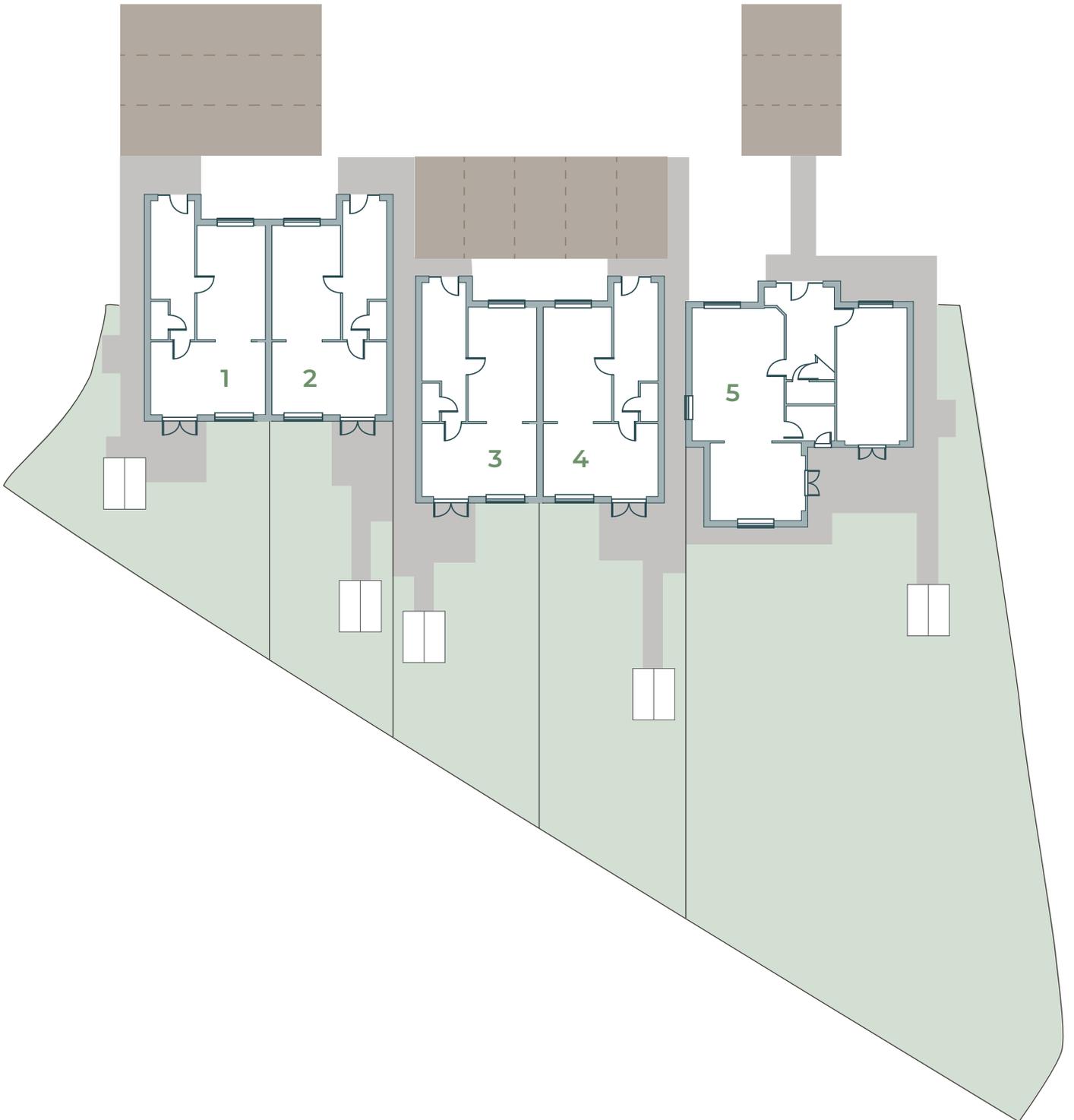


WEST ELEVATION



SOUTH ELEVATION

# Site Plan



## Location & Surrounding Area

Situated just seven miles East from the buzz of Bury St Edmunds, Norton is a charming Suffolk village and includes the hamlet of Norton Little Green.

Featuring three churches, a central village pub, shop and garage, this welcoming community has all the amenities you could wish for – without sacrificing its peaceful landscapes and picturesque fields, woods and meadowlands. There are plenty of idyllic dog walking spots for your four-legged friends too.

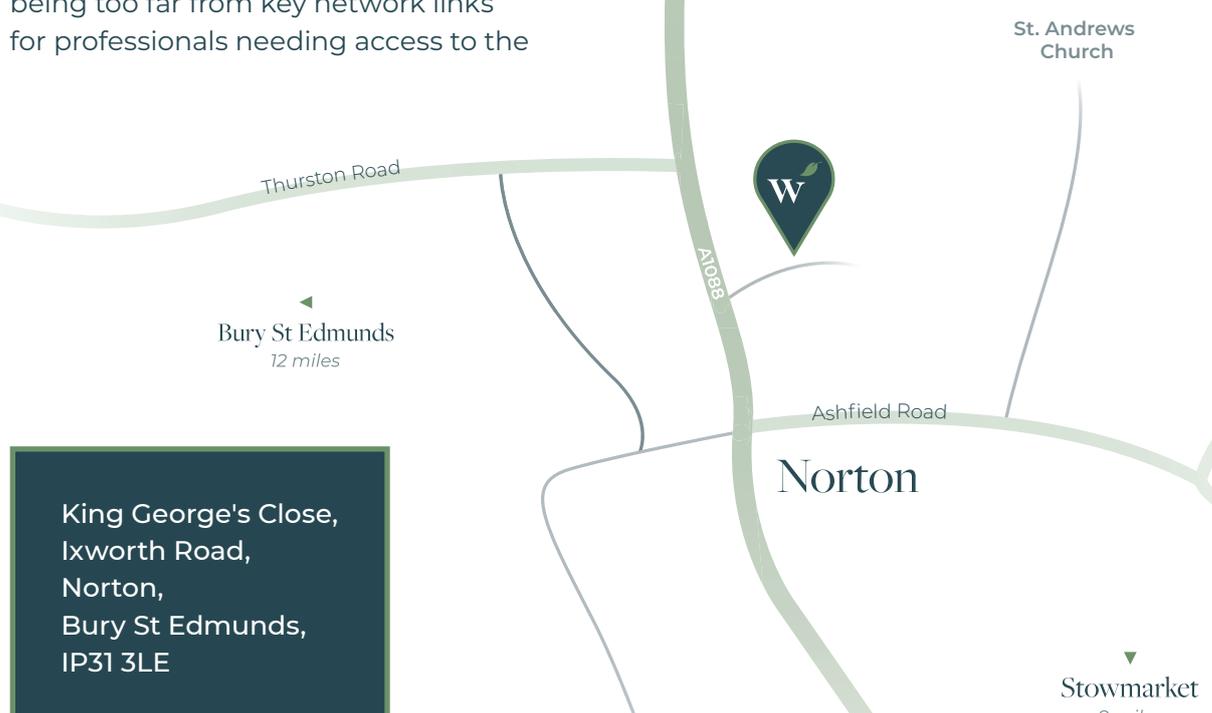
The village has several listed buildings, former barns, stables and cart lodges, which have all been lovingly restored; a nod to its agricultural past.

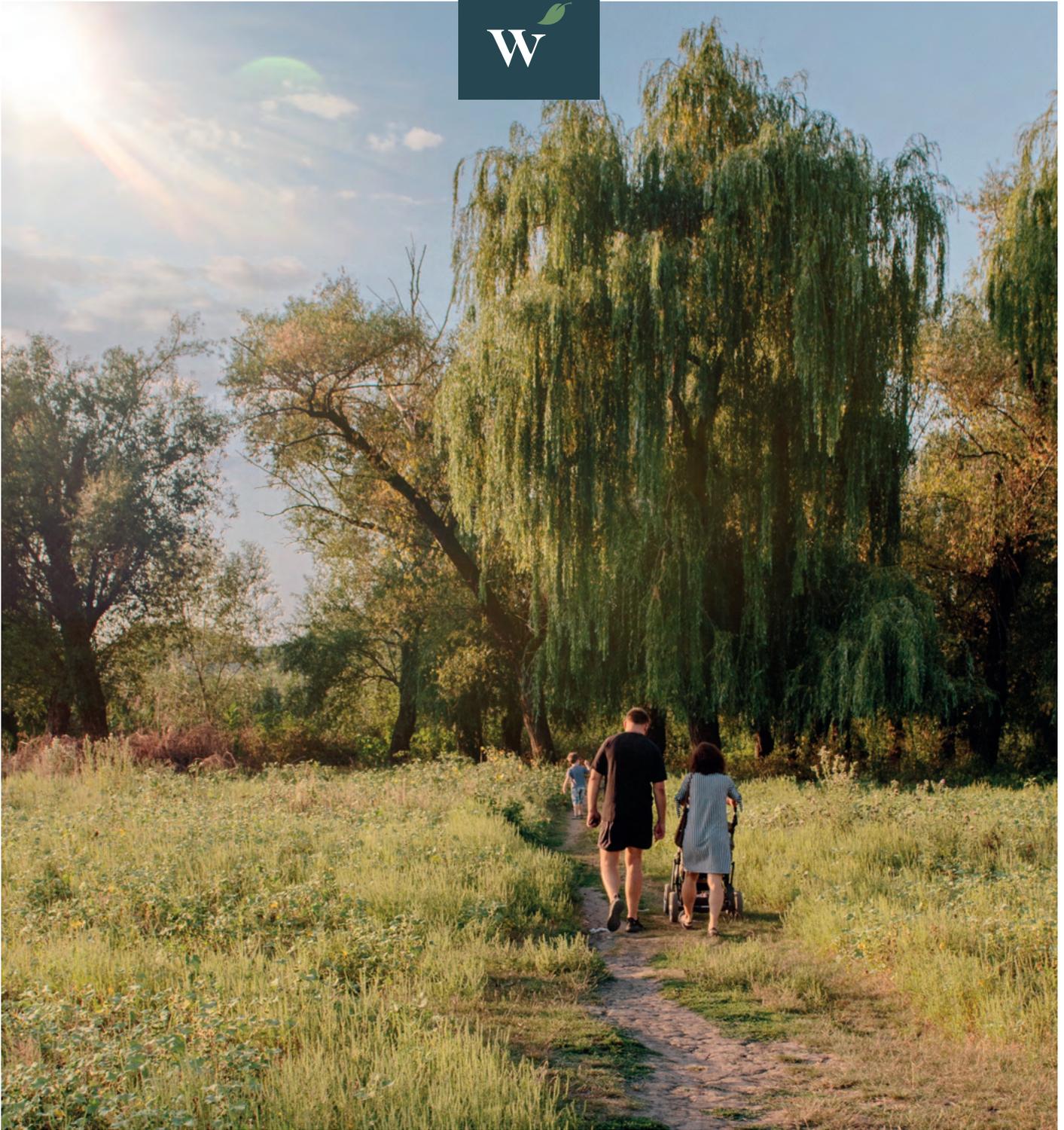
With a small community of around 1000, it is the ideal place to enjoy the peaceful countryside location for those seeking a quiet life, but without being too far from key network links for professionals needing access to the

larger nearby towns and cities. Norton is home to a fantastic nursery, and with a range of primary school options situated closely nearby, it is a great choice for young families too.

### TRAVEL TIME TO:

<b>Cambridge</b>	<i>50 minutes</i>
<b>Ipswich</b>	<i>30 minutes</i>
<b>Southwold</b>	<i>60 minutes</i>
<b>London</b>	<i>80 min by train (via Stowmarket)</i>





An independent, employee-owned housebuilder  
that specialises in high-end countryside homes

# Willow Walk Homes

MOVE WITH CONFIDENCE

Choosing a Willow Walk home means choosing quality with a personal touch. Every single one of our properties is built using a combination of the finest quality materials, meticulous design and excellent craftsmanship. We're proud to take the care and time to carefully construct not just houses but *homes* that are built to last.

## OUR FOUNDATIONS

With decades of experience, we are committed to guaranteeing that our homes meet the best-in-class industry standards, ensuring a huge amount of respect and detail throughout every phase of the development.

## TAILORED TO YOU

We understand that our customers want the ability to tailor their new home to suit their needs, which is why we leave space to allow you to become part of the story by offering a range of specifications to choose from *before* we hand you the keys. This guarantees that each home is unique and perfectly suited to 'you'.

## THINKING GREEN

At Willow Walk Homes, we are conscious of our contributions towards sustainable construction and are constantly seeking new ways to advance, bearing a responsibility to maintain the beauty of our countryside home county – and the wider environment too. We take great pride in designing and building homes with excellent SAP ratings, indicating their very low carbon footprint, and lower household bills as a result.

## FUTURE-PROOF

With the growing demand for automated 'smart' homes, we are proud to have the knowledge and skills to install cutting-edge systems that take their lead from your smart devices and have the capacity to keep up with technological advances. Some of these features include lighting systems, automated blinds, multi-room integrated speakers, and the control of heating and hot water, making every Willow Walk property a pleasure to live in.







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NORTON, SUFFOLK



[willowwalkhomes.co.uk](http://willowwalkhomes.co.uk)

Site layouts, plans and specifications are taken from plans which were correct at time of print.

All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. All images are used for illustrative purposes only and are deemed to be representative. They may not be the same as the actual home you purchase, and the specification may differ. Images may include optional upgrades and extras which involve additional cost. Individual features such as windows, carpets, paint colours and other material colours may vary. Unless specifically mentioned within these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. The developer may choose to alter the layouts and specification of the properties during construction. Although the developer endeavours to adhere to the specification outlined in this brochure, it may be necessary to make amendments to this and the developer reserves the right to make these changes as and when required throughout the build stages of these properties. All Willow Walk Homes properties come with a 10 year warranty.