



A beautiful development of individually unique homes set in the quintessential Norfolk village of Beetley.

Brought to you by renowned Norfolk developer





Welcome to

The Shrublands

A beautiful development of individually unique homes set in the quintessential Norfolk village of Beetley.

The Shrublands offers five sizeable, refined and unmatched new homes situated in the gorgeous village of Beetley. The stunning development will consist of three houses, a chalet and a bungalow with either 3 or 4 bedrooms and a flexible mix of living spaces.

The homes at The Shrublands offer a great variety of configurations, from expansive open plan living to traditional separate reception rooms. All homes have two or three

bathrooms/en-suites, spacious fully fitted kitchen/dining rooms and separate utility rooms.

In keeping with their reputation for building beautiful homes, Clayland have included many of their signature touches which need to be seen to be appreciated. Private driveways, garages with electric doors and stunning oak cart lodges to some plots along with spacious porcelain patio areas, are just some of the quality features of this development.

Life In And Around Beetley

Nestled in the Brecklands, the heart of Norfolk, you'll find the community of Beetley. A village and civil parish, it offers all the components of typical country living; walk to the outstanding Ofsted rated pre-school or sip a tittle with friends and neighbours in the public house. For the children there is a brand new play park which includes a fenced in play area, basketball court and picnic benches.

Recognising the area's rural history, visiting friends and family will enjoy the Gressenhall Museum of rural life just a few minutes away or taking a stroll into Gressenhall village via the linking footpath.

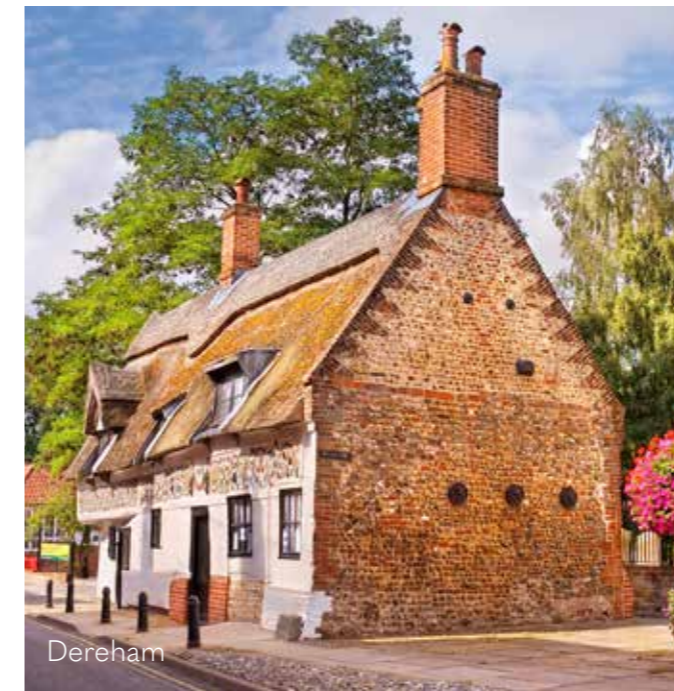
When it comes to stocking up on local supplies the classic country market town of Dereham offers two weekly markets. The town is an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments. When it comes to the high street there's a strong cohort of independent and specialist shops along with free parking.

Quite simply, Dereham is a fabulous place for an afternoon spent browsing. Youngsters will relish a trip to Starlings toy store or Roys department store, a family run business since 1895, is a one-stop shop for just about everything you need.

If it's fresh air and spanning views you're after, you're just 19 miles from the famous north Norfolk coastline for winter walks and summer paddling. Grab a cone of chips in Wells and watch the sun set on the tidal inlet. Wildlife is abundant with trips to see the seals on resting on sandbanks to the joy of crabbing in Cromer. Family past times dating back decades are waiting to be enjoyed.



Castle Acre Priory



Dereham



Gressenhall



Wells-next-the-Sea



 Detached House
1808 sq ft
  Garage & Workshop

 4
  3

- Four double bedrooms
- Brick and flint facade
- Two En-suites
- Open plan living accommodation
- Separate sitting room and study
- Oversized garage and workshop
- Air source heating
- Open chimney
- Village location



Jasmine Lodge (Plot 1)

A beautiful four bedroom detached executive home at the front of this exclusive development of just five individually designed properties. Built by Clayland Homes. Jasmine Lodge features not only a superbly designed interior but a purpose built workshop which could be used as a separate office or games room.

At the hub of this fantastic ground floor interior is the open plan design encompassing sitting room with feature fireplace, dining area and a wonderfully stylish kitchen. In addition there is a larger than usual utility room with access to the outside, a study to the front, a WC another separate sitting room. The first floor boasts four generous double bedrooms, two with en-suite shower rooms a further bathroom and an attractive landing which wraps around the staircase.

The exterior to the property is outstanding. There is plenty of room for parking on the private driveway, an oversized garage with electric door the fabulous workshop, rear garden and porcelain tiled patio.

Ground Floor

Kitchen	4.2m x 3.2m (13' 9" x 10' 5")
Dining/Family Area	6.5m x 3.5m (21' 3" x 11' 5")
Living room	4.5m x 4.0m (14' 9" x 13' 1")
Study	3.2m x 2.1m (10' 5" x 6' 10")
Utility/Cupboard	3.2m x 2.1m (10' 5" x 6' 10")

First Floor

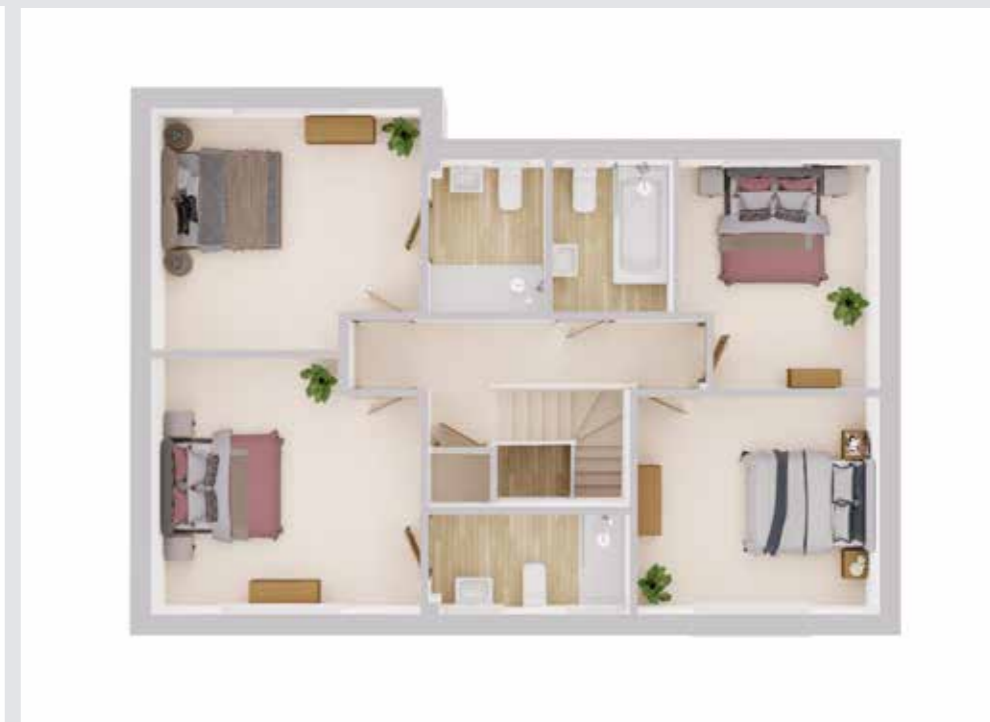
Bed 1	4.5m x 4.1m (14' 9" x 13' 5")
Bed 2	3.8m x 3.6m (12' 5" x 11' 9")
Bed 3	3.6m x 3.3m (11' 9" x 10' 9")
Bed 4	3.3m x 2.7m (10' 9" x 8' 10")



 Detached House
1938 sq ft
  Garage

 4
  3

- Open plan living
- Two additional reception rooms
- Two en-suites
- Stunning oversized oak porch
- Generous sized garden
- Attached garage
- Private entrance
- Highly sought after village



Wisteria House (Plot 2)

This stunning four bedroom detached executive home sits proudly at the front of this exclusive development, plot two features Clayland Homes signature oversized oak porch producing a traditional, timeless and stylish façade.

The ground floor features a show-stopping open plan design across the rear, encompassing dual aspect sitting room, dining area and kitchen with central island. In addition there is a utility room with access to the outside, a separate study for home working and WC. The utility room also provides useful internal access to the garage. The first floor boasts four generous double bedrooms, two with en-suite shower rooms and a further bathroom.

The exterior to the property is equally as fulfilling as the interior. There is plenty of room for parking on the private driveway, garage with electric door and aforementioned access directly in to the utility room. It has a beautiful oak porch, generous sized garden to capture the evening sun and porcelain tiled patio.

Ground Floor

Kitchen	5.3m x 4.2m (17' 4" x 13' 9")
Dining room	3.4m x 3.2m (11' 1" x 10' 5")
Living room	7.3m x 3.8m (23' 11" x 12' 5")
Study	3.0m x 2.7m (9' 10" x 8' 10")
Utility room	3.3m x 3.0m (10' 9" x 9' 10")

First Floor

Bed 1	4.3m x 4.2m (14' 1" x 13' 9")
Bed 2	4.2m x 3.8m (13' 9" x 12' 5")
Bed 3	3.8m x 3.7m (12' 5" x 12' 1")
Bed 4	3.5m x 3.2m (11' 5" x 10' 5")



 Detached Bungalow
 1228 sq ft
  Garage

 3
  2

- Only available bungalow
- Three double bedrooms
- Open plan living accommodation
- Timeless style and high specification
- South west facing garden
- Garage and cartlodge
- Village location



Lilac Cottage (Plot 3)

Lilac Cottage is the only bungalow in this exclusive Clayland Homes development.

The interior offers three bedrooms all of which are comfortably spacious for double beds. Bedrooms two or three could be used as spacious studies or TV rooms, if so desired. The principal bedroom is tucked away at the rear of the home and has an en-suite shower room whilst there is a further bathroom. The hub of the home is the open plan kitchen / dining / sitting room which features a vaulted ceiling and French doors on to the patio. There is also a separate utility room with access directly in to the garage.

The exterior should be seen to be appreciated. There is ample parking on the private driveway, garage with electric door, south west facing garden with porcelain tiled patio.

Kitchen/Dining Area	5.1m x 4.0m (16' 8" x 13' 1")	Bed 1	4.0m x 3.8m (13' 1" x 12' 5")
Living room	4.4m x 4.0m (14' 5" x 13' 1")	Bed 2	3.5m x 3.0m (11' 5" x 9' 10")
Utility/Cupboard	3.0m x 1.8m (9' 10" x 5' 10")	Bed 3	4.7m x 3.3m (15' 5" x 10' 9")



 Detached House
2011 sq ft
  Garage &
Cartlodge

 4
  3

- Largest plot within development
- Four double bedrooms
- Open plan kitchen/family room
- Separate sitting room and study
- Spacious utility room
- Garage and cartlodge
- South west facing garden
- Large sliding doors to rear
- Oversized oak porch



Gardenia House (Plot 4)

Situated on the largest plot and in the far corner of this small site is Gardenia House, a beautiful four bedroom detached executive home.

The ground floor offers an open plan kitchen/dining/family room which opens out in to the main sitting room. In addition there is a larger than usual utility room with access to the outside, a study to the front and WC. The first floor boasts four generous double bedrooms, two with en-suite shower rooms and a further family bathroom.

The large rear garden with porcelain tiled patio sits in the perfect orientation, being south west. There is a spacious driveway and the developers signature garage with beautiful oak cartlodge attached.

Ground Floor



Kitchen	3.8m x 3.7m (12' 5" x 12' 1")
Dining room	3.4m x 3.2m (11' 1" x 10' 5")
Living room	5.3m x 4.2m (17' 4" x 13' 9")
Family room	3.8m x 3.4m (12' 5" x 11' 1")
Study	3.0m x 2.7m (9' 10" x 8' 10")
Utility room/cupboard	5.0m x 2.5m (16' 4" x 8' 2")

First Floor

Bed 1	4.3m x 4.2m (14' 1" x 13' 9")
Bed 2	4.2m x 3.8m (13' 9" x 12' 5")
Bed 3	3.8m x 3.7m (12' 5" x 12' 1")
Bed 4	3.5m x 3.2m (11' 5" x 10' 5")



 Chalet
2117 sq ft
  Garage &
Cart Lodge

 4
  3

- Only available chalet
- Open plan kitchen/family room
- Separate study
- Ground floor bedroom with en-suite
- Spacious south west facing garden
- Air source heating
- Garage and cart lodge



Ivy Lodge (Plot 5)

This stunning four bedroom detached chalet can be found at the rear of this exclusive development of just five individually designed properties. Built by Clayland Homes plot five oozes traditional style and is a handsome property from all angles.

The ground floor features a kitchen dining room across the rear with an adjacent utility room. There are two reception rooms - a spacious study which could also be used as a snug or even a fifth double bedroom, and a comfortable sitting room. Being a chalet there is a downstairs double bedroom with en-suite. The fabulous first floor has three double bedrooms, a further en-suite and a family bathroom.

The rear garden wraps around the property with a porcelain tiled patio whilst there is plenty of room for parking on the extremely large private driveway. There is a garage with electric door and the developers signature oak cartlodge.

Ground Floor

Kitchen/Dining room	8.1m x 3.7m (26' 6" x 12' 1")
Living room	5.9m x 4.0m (19' 4" x 13' 1")
Study	3.9m x 3.8m (12' 9" x 12' 5")
Cloakroom	1.8m x 1.5m (5' 10" x 4' 11")
Ground floor Bed 1	3.8m x 3.4m (12' 5" x 11' 1")

First Floor

Bed 2	7.3m x 4.8m (23' 11" x 15' 8")
Bed 3	4.9m x 3.0m (16' 0" x 9' 10")
Bed 4	3.5m x 3.0m (11' 5" x 9' 10")

The Details

EXTERIOR CONSTRUCTION & FINISH

- Traditional brick, pantile roof, black wood soffits and fascia
- Black downpipes
- Electric garage door
- Low maintenance flush uPVC casement windows and composite external doors with flush thresholds throughout
- Outside lighting and tap
- Close board fencing and metal 'estate style' fencing to most plots
- Front lawns turfed, rotavated to rear
- Porcelain tiled patio
- EV charging point
- Generous plot size
- Generous sized driveway

INTERIOR – KITCHEN

- British made high quality bespoke kitchens with 10 year warranty, supplied by local supplier
- Two integrated Bosch ovens, one with built in combi microwave (plot specific)

- Bosch integrated warming drawer (plot specific)
- Bosch 70/30 integrated fridge freezer
- Bosch integrated dishwasher
- Bosch 800mm vented induction hob
- Granite sink with 1.5 bowl, gold taps and integrated waste bin
- Egger laminate worktops with matching upstands and backsplash
- Soft close doors and drawers

INTERIOR – UTILITY ROOM

- Granite sink and taps
- Space provided for washing machine and tumble dryer

INTERIOR – BATHROOM

- Locally supplied high quality sanitary ware with fitted furniture
- Shaving points
- Heated towel rails

INTERIOR – GENERAL

- Samsung air source heat pump and zoned under

floor heating – providing huge energy savings

- Generous room sizes throughout
- Luxury oak veneered interior doors with brushed stainless steel ironmongery
- Carpet to reception rooms and bedrooms
- High quality LVT flooring to kitchen, hallway, utility room and all bathrooms
- Flush thresholds to all exterior doorways
- Energy efficient downlighters and LED lamps throughout

GUARANTEES

- 10 year Build-Zone new home warranty



The Developer

Not only is every development by Clayland unique in character and style, but no two homes are exactly the same. This level of attention to detail and pride in quality is evident. Every home oozes a perfect blend of aesthetics, advanced build quality and the finest materials.

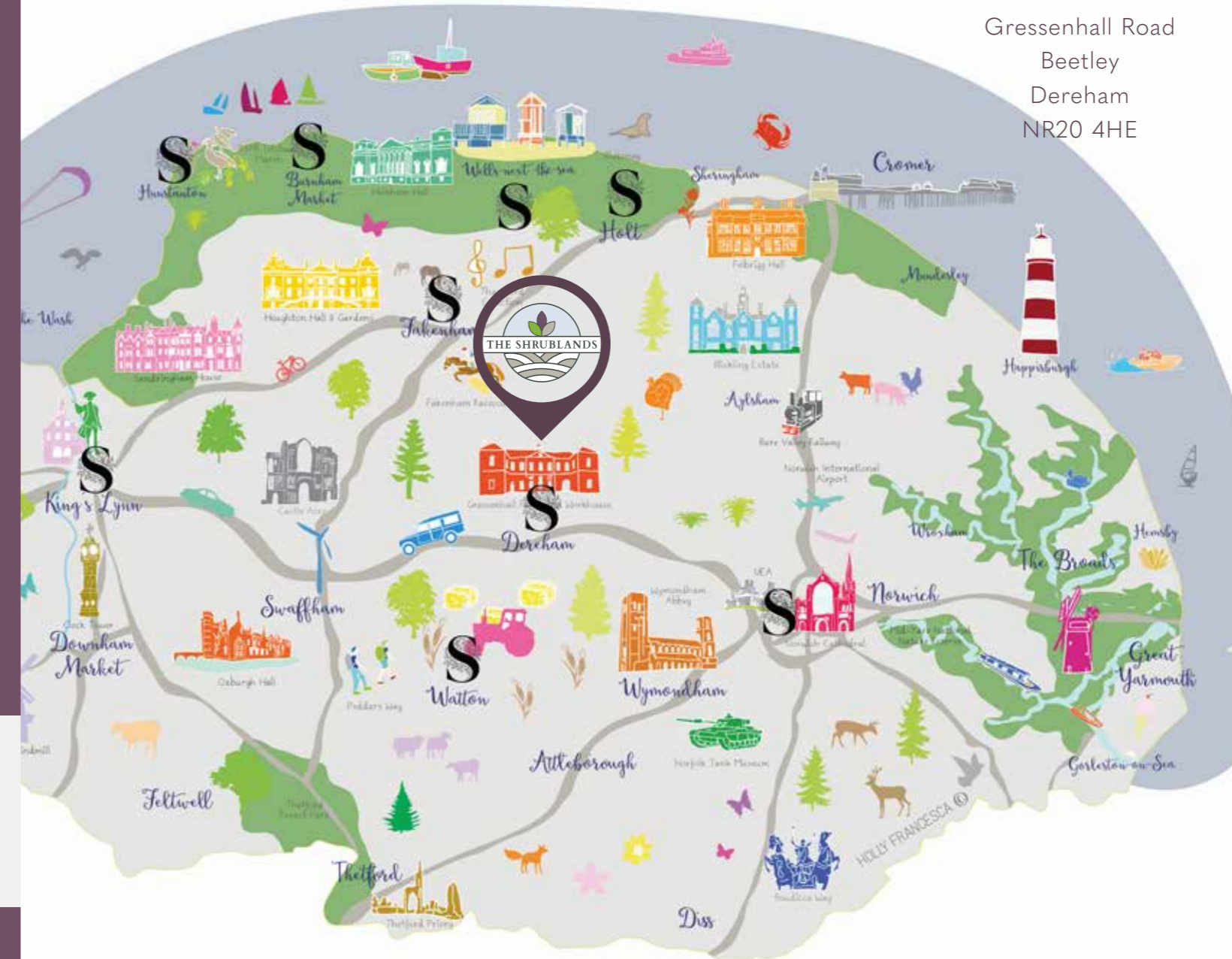
The homes built by Clayland are much more generously proportioned than most new build developments. They are heated using air source heat pumps and underfloor heating which provide

significant energy savings and reduced emissions over gas or oil fired systems. They are very much a family firm, established in 1998 and run by husband and wife team Chris and Mel Tilley, with Chris' eldest sons Aaron and Ollie working through the ranks. Most of our staff have been with the company for many years and have worked hard to build and maintain our reputation.

Founded in 1998 Clayland Homes have built a reputation based on quality and craftsmanship. Traditional design blends with modern technology and a philosophy to build homes where no two are ever exactly alike.



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For more information on our other developments visit

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