



CHATSWORTH
HOMES
GROUP



THE ELMS

Resting on the borders of the beautiful coastal county of Norfolk, along with Cambridgeshire and a short distance from Lincolnshire, The Elms provides an unrivalled setting with a collection of mainly single storey 2 and 3 bedroom detached new homes.

Wrapped around a focal open green space and within ready access of all today's necessities, The Elms creates the perfect lifestyle solution to suit all generations in our modern world.

Across The Elms, each home boasts a principal bedroom with en-suite, as well as a sociable open plan kitchen dining area, with the majority also enjoying the flexibility of a separate sitting room.

Off-road driveway parking comes as standard and for those still looking to house the family car, over half of the property types come with a garage.

BEAUTY AMPLIFIED

Seamlessly adjoined to the bustling and historic waterside market town of Wisbech, renowned for its elegant Georgian architecture and referred to as the Capital of the Fens, is the small Norfolk village of Emneth.

Closely shouldering one another, this small village roundly draws benefit from its more robust north Cambridgeshire neighbour, replete with the services and amenities for today, yet richly steeped in history and heritage of a bygone life along the banks of the River Nene.

Abounding with acres of open space and winding waterside walks, it is no surprise that Wisbech featured in the BBC's popular Britain In Bloom series, a nod to the communities Green Flag award to Keep Britain Tidy and their consecutive gold awards in the tightly fought contest, Anglia In Bloom.





LIFE ELEVATED

Explore the surroundings by taking a leisurely walk through the tranquil and majestic gardens in the heart of the town centre, which has been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Whilst home to the second largest retail centre in Cambridgeshire, the market continues to provide access to a range of goods and local produce, where you can still buy fresh fish, meat, fruit and vegetables throughout the week.

The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

DREAM, EXPLORE, DISCOVER

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of the National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.

Perfectly situated to access all that Norfolk has to offer, from beaches to forests, yet still a stone's throw from neighbouring counties and both King's Lynn and the city of Peterborough, possessing excellent rail links.

With copious history and a connected future, Wisbech is a market town to be envied.



PHASE I

The Tilney – 3 Bedroom Detached Bungalow
Plots 1, 71, 74 & 75

The Narborough – 3 Bedroom Detached Bungalow
Plot 72

The Terrington – 2 Bedroom Detached Bungalow
Plots 2, 3, 78 & 79

The Pentney – 2 Bedroom Detached Bungalow
Plots 76 & 77

The Welney – 3 Bedroom Detached Bungalow
Plots 4, 5 & 73



THE TILNEY

An attractive detached 3 bedroom,
single storey home.

The Tilney is approached over a private driveway providing off-road parking, with a pathway leading to a welcome covered entrance for those inclement moments and a separate timber gate granting access to the enclosed rear garden.

This generous family home enters into a hallway with doors to a sociable kitchen dining room benefitting from a set of double doors opening out onto a rear terrace and a useful utility room.

Further doors from the hallway lead to a separate sitting room, a family bathroom and three bedrooms, with the principal bedroom enjoying an en-suite.

KEY FEATURES

- Three bedrooms
- Enclosed rear garden
- Separate utility room
- Principal bedroom with en-suite
- Sociable open-plan kitchen/dining area
- Driveway parking and majority with a garage
- Accommodation measuring around 1,033 sq.ft.



- Kitchen/Dining Room
4.8m x 4.7m
- Sitting Room
4.6m x 3.4m
- Bedroom 1
4.0m x 3.5m
- Bedroom 2
3.1m x 3.0m
- Bedroom 3
3.5m x 2.1m

Approx gross internal floor
area circa 96 m² / 1,033 sq.ft



THE NARBOROUGH

An attractive detached 3 bedroom, single storey home.

The Narborough is approached over a private driveway providing off-road parking, with a pathway leading to the entrance and a separate timber gate granting access to the enclosed rear garden.

This generous family home enters into a hallway with doors to a family bathroom, a separate sitting room and a sociable kitchen dining room benefitting from a set of double doors opening out onto a rear terrace and a useful utility room.

Further doors from the hallway lead to three bedrooms, with the principal bedroom enjoying an en-suite.

KEY FEATURES

- Three bedrooms
- Enclosed rear garden
- Separate utility room
- Separate family sitting room
- Driveway parking and garage
- Principal bedroom with en-suite
- Sociable open-plan kitchen/dining area
- Accommodation measuring around 1,152 sq.ft.



- Kitchen/Dining Room
5.5m x 4.9m
- Sitting Room
4.9m x 4.1m
- Bedroom 1
4.8m x 3.8m
- Bedroom 2
4.1m x 3.7m
- Bedroom 3
3.2m x 2.9m

Approx gross internal floor area circa 107 m² / 1,152 sq.ft



THE TERRINGTON

A homely detached 2 bedroom, single storey home.

The Terrington is approached over a private driveway providing off-road parking, with a pathway leading to the entrance and a separate timber gate granting access to the enclosed rear garden.

This welcoming family home enters into a hallway with doors to a family bathroom, a sociable kitchen dining room and a separate sitting room benefitting from a set of double doors opening out onto a rear terrace.

Further doors from the hallway lead to two bedrooms, with the principal bedroom enjoying an en-suite.

KEY FEATURES

- Two bedrooms
- Enclosed rear garden
- Separate family sitting room
- Sociable kitchen/dining room
- Principal bedroom with en-suite
- Driveway parking and some with a garage
- Accommodation measuring around 840 sq.ft.



- Kitchen/Dining Room
4.5m x 3.3m
- Sitting Room
5.6m x 4.0m
- Bedroom 1
3.9m x 3.8m
- Bedroom 2
3.8m x 2.8m

Approx gross internal floor area circa 78 m² / 840 sq.ft



THE PENTNEY

A welcoming detached 2 bedroom,
single storey home.

The Pentney is approached over a private driveway providing off-road parking, with a pathway leading to the entrance and a separate timber gate granting access to the enclosed rear garden.

This comfortable family home enters into a hallway with doors to a family bathroom and a sociable kitchen, lounge and dining area benefitting from bi-folding doors opening out onto a rear terrace.

Further doors from the hallway lead to two bedrooms, with the principal bedroom enjoying an en-suite.

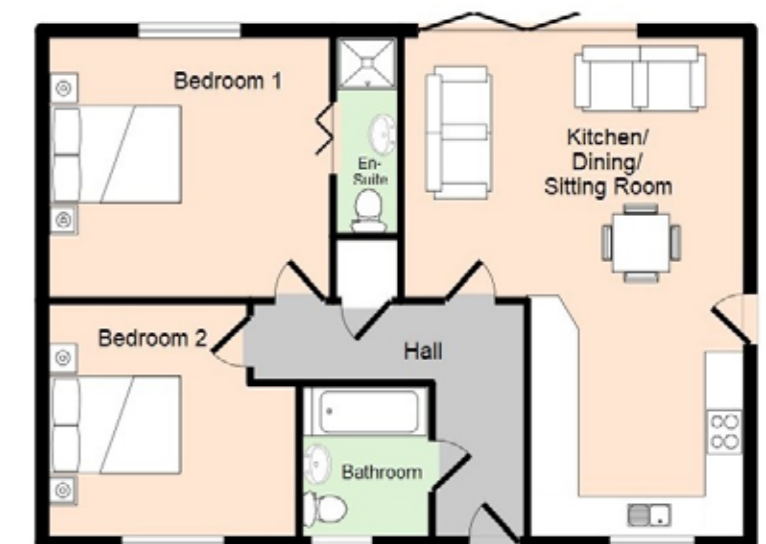
KEY FEATURES

- Two bedrooms
- Enclosed rear garden
- Off-road driveway parking
- Sociable kitchen/lounge/dining area
- Principal bedroom with en-suite
- Accommodation measuring around 721 sq.ft.



- Kitchen/Dining Room/
Sitting Room
7.0m x 4.8m
- Bedroom 1
4.0m x 3.7m
- Bedroom 2
3.6m x 3.3m

Approx gross internal floor
area circa 67 m² / 721 sq.ft



THE WELNEY

A generous detached 3 bedroom, single storey home.

The Welney is approached over a private driveway providing off-road parking, with a pathway leading to the entrance and a separate timber gate granting access to the enclosed rear garden.

This ample family home enters into a hallway with doors to three bedrooms, with the principal bedroom enjoying an en-suite.

Further doors from the hallway lead to a family bathroom, a separate sitting room and a sociable kitchen dining room benefiting from a set of double doors opening out onto a rear terrace and a useful utility room.

KEY FEATURES

- Three bedrooms
- Enclosed rear garden
- Driveway parking and garage
- Seperate utility room
- Sociable open kitchen/dining area
- Principal bedroom with en-suite
- Separate family sitting room
- Accommodation measuring around 1,163 sq.ft.



- Kitchen/Dining Room
4.8m x 4.0m
- Sitting Room
5.9m x 4.2m
- Bedroom 1
4.3m x 2.8m
- Bedroom 2
4.0m x 3.1m
- Bedroom 3
3.8m x 2.8m

Approx gross internal floor area
circa 108 m² / 1,163 sq.ft



THE DEVELOPER

Chatsworth Homes are a family-owned business with a strong heritage for delivering the highest quality homes in our countries most beautiful regions.

At Chatsworth Homes, they pride themselves in putting their customers at the very heart of what they do, mindful to retain the natural beauty of the local area and to create new homes that promote and encourage a sense of community.



THE SPECIFICATION



KITCHEN & UTILITY FINISHES

- Light Grey Kitchen Wall & Base Units with Pan Drawer, Zanussi Extractor Hood & Ironmongery
- Marble Style Sirocco Laminate Worktops
- Inset Four Ring Zanussi Gas Hob and Stainless Steel Splashback
- Stainless Steel 1 or 1½ Sink Bowl
- Integrated Zanussi Double Oven, Dishwasher and Fridge Freezer

BATHROOM AND ENSUITE FINISHES

- White Sanitary Ware
- Heated Towel Wall Radiator
- White Shaver Point
- Perla Wall Tiles

GENERAL

- 10 Year NHBC Warranty
- Manufacturers Warranty on Appliances and Boiler
- Mains Water and Drainage
- Ideal Logic Gas Central Heating System to Radiators
- A Management & Service Charge in region of £450p.a. will be payable for the maintenance of shared common parts

EXTERIOR FINISHES

- Brindle Block Pathing Driveways
- Buff Pathways & Patio Areas
- Mix of Cottage Red, Grovesbury & Grey Roof Tiles over a mix of Weathered Cream, Red & Buff brickwork with Portland Stone Cills
- Brick Corbelling with a mix of UPVC White or Black Facias & Soffit Boarding with Cast Iron Effect Ogee Guttering & Downpipes
- White or Anthracite UPVC Double Glazed Windows with Chrome Ironmongery
- Cottage or Chelsea Style Anthracite, Black, Red or Navy Front Door with Chrome Ironmongery
- White or Anthracite Vertical or Horizontal Strip Garage Doors
- Mix of Red Brick Walling, Timber Knee & Post Railing & Close Board Fencing
- External Double Socket to Rear Garden
- PIR Light to front Entrance
- Mains Wired Doorbell
- External Tap

INTERNAL FINISHES

- White Suffolk Style or Four Panel Style Doors with Polished Stainless Steel Ironmongery
- White Vinyl Matt Emulsion Walls & Supermatt Brilliant Emulsion Ceilings; Eggshell finish to Bathroom Areas
- Brilliant White Satinwood Bullnose Woodwork
- Luxury Vinyl Flooring to Bathroom and Ensuites
- Mix of White Pendant & Downlighters
- White Media Plates to Sitting Room & Principal Bedroom
- Heat & Smoke Detectors



FINDING THE ELMS

The Elms, Elm High Road, Emneth, Norfolk, PE14 0DQ

Travel links by road

Wisbech
1 mile

Downham Market
11 miles

King's Lynn
14 miles

Sandringham
21 miles

Hunstanton
30 miles

Travel links by rail

From Downham Market
Station

Cambridge
39m

London King's Cross
1h 35m





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