

willow walk
HOMES

King George's Close

NORTON, SUFFOLK

Plot 5

Bychoice
ESTATE AGENTS

01284 769598

burystedmunds@bychoice.co.uk

A luxury 4-bedroom
family home at
King George's Close



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



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.

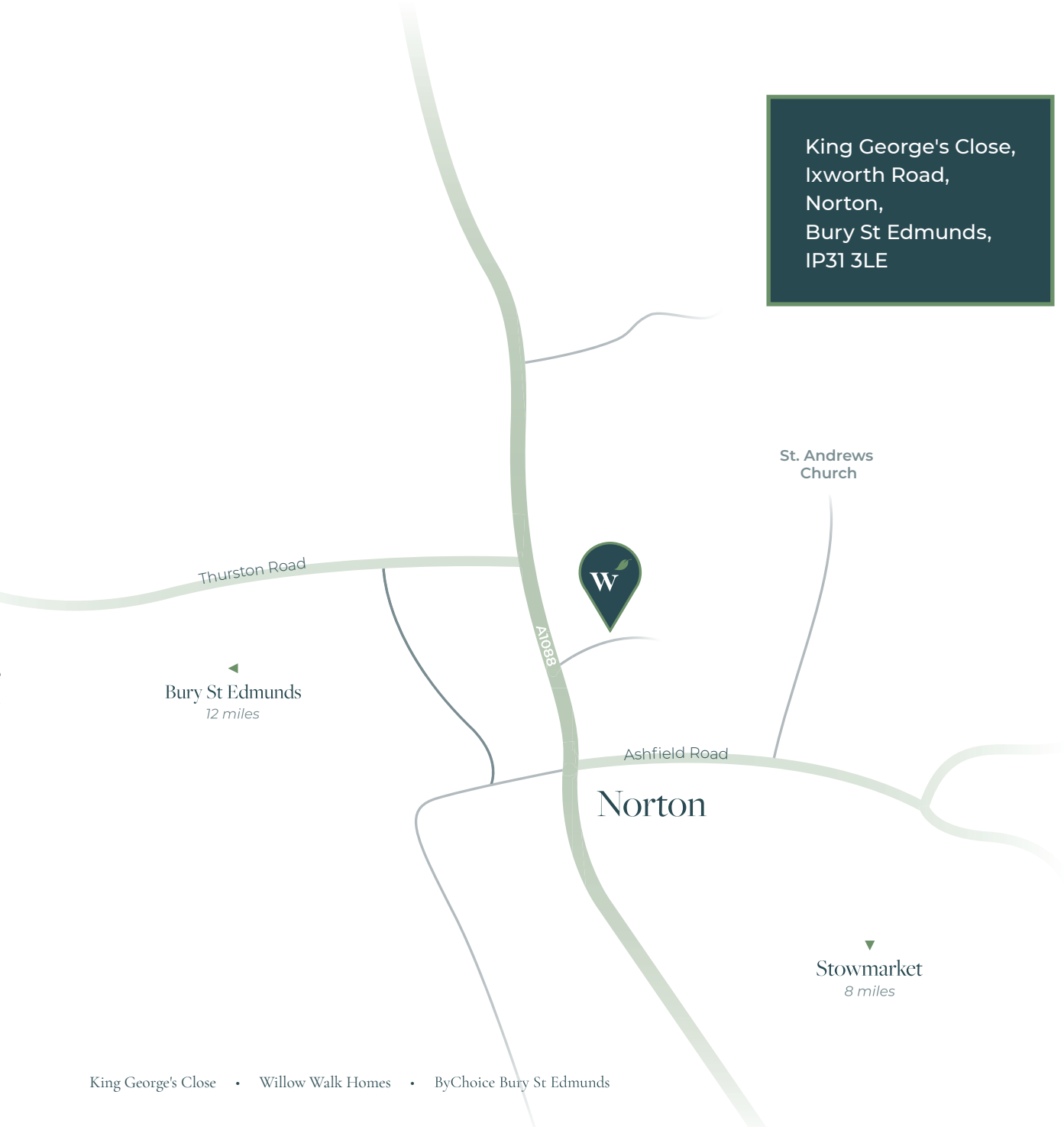


Norton, Suffolk

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.

King George's Close,
Ixworth Road,
Norton,
Bury St Edmunds,
IP31 3LE



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:

- Cambridge** *50 minutes*
- Ipswich** *30 minutes*
- Southwold** *60 minutes*
- Stansted Airport** *60 minutes*
- London** *80 min by train
(via Stowmarket)*



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





Specification

PLOT 5

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

- ◆ Handcrafted premium rigid Aldana shaker solid ash timer with Blum soft-close doors/drawers
- ◆ Stone worktop, splashback and upstand
- ◆ Premium kitchen door handles & knobs
- ◆ Undermount Quartz Double Sink
- ◆ Boiling water tap
- ◆ Bosch induction Hhob [4 zone]
- ◆ Bosch combination microwave oven and Grill [integrated] – positioned above single oven
- ◆ Fully integrated Bosch dishwasher and fridge/freezer
- ◆ Wine cooler [integrated]
- ◆ Choice of Karndean flooring
- ◆ Bosch angled glass-style cooker hood

BATHROOM, EN-SUITE & CLOAKROOM

- ◆ Carefully selected premium porcelain wall and floor tiles to the bathroom and en-suite [full-height above bath and in shower enclosure; half-height to all other areas]
- ◆ Choice of Karndean flooring to the cloakroom
- ◆ Roca Sanitaryware 'Ona' range throughout
- ◆ Roca integrated vanity units and illuminated mirrors
- ◆ Floor mounted back-to-wall Roca WCs with soft close seat
- ◆ Wall mounted Roca thermostatic bath/shower mixer
- ◆ Chrome finish dual fuel towel rail to the bathroom, en-suite & cloaks
- ◆ Shower enclosure with low profile shower tray and chrome framed clear glass door

HEATING, ELECTRICAL & LIGHTING

- ◆ Mitsubishi air source heat pumps with 7-day programmable heating
- ◆ Zoned underfloor heating to all ground floor rooms
- ◆ Compact style Stelrad radiators to First floor Rooms
- ◆ Electric Vehicle FAST charging Point installed as standard
- ◆ Video door entry system installed as standard
- ◆ Future-proof electrical supplies taken to stairs for stair lift and burglar alarm
- ◆ Chrome face plates to all switches and sockets installed as a standard
- ◆ Double sockets throughout with USB sockets provided in the kitchen and bedrooms



Specification – *continued*

PLOT 5

HEATING, ELECTRICAL & LIGHTING

- ◆ TV point to living room and all bedrooms & Telephone point to the entrance hall and living room
- ◆ Low energy downlights provided as standard to cloakroom, kitchen, utility room, bathroom and en-suite; energy-efficient pendants elsewhere
- ◆ Full mains power taken to outbuilding for with lighting and sockets installed as standard.
- ◆ Socket and light to loft

INTERNAL FEATURES

- ◆ Soil Oak internal doors with chrome-effect door furniture
- ◆ Internal walls & ceilings – Dulux matt emulsion [Swansdown]
- ◆ Woodwork – Dulux Satinwood [white]
- ◆ Loft hatch and ladder included as standard
- ◆ Stylish GRP composite entrance door with multi-point locking
- ◆ Modern uPVC windows and French doors with multi-point locking

EXTERNAL FEATURES

- ◆ Feature low level post-and-rail fence at the back of the rear garden to preserve scenic views. 1.8m fence between plot's
- ◆ Solid timber garden outbuilding / garden room with separate store included with power and lighting.
- ◆ Turf and landscaped front and rear gardens
- ◆ Premium patio and path slabs with solid joints
- ◆ External Tap included as standard.
- ◆ 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 New Build Homes warranty certificate upon completion
- ◆ Developer pays 100% of your purchase legal fees

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.

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.

Floorplans

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

Kitchen/Dining Room – 4.40m x 6.40m

Living Room – 3.80m x 6.40m

Family Room – 3.75m x 4.50m

Bedroom 1 – 5.10m x 3.40m

Bedroom 2 - 5.00m x 3.00m

Bedroom 3 – 4.00m x 3.10m

Bedroom 4 – 4.40m x 3.10m

Bathroom – 4.00m x 2.45m



At a glance

1,790 sq.ft

Bedrooms	4
Bathrooms	2
Parking Spaces	3

Predicted Energy Assessment B



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.

Willow Walk Homes

Recent Developments



Stoke by Clare



Thaxted



The Limes - Traditional



The Limes - Modern



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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.