

willow walk
HOMES

King George's Close

NORTON, SUFFOLK

Plots 1 - 4

Bychoice
ESTATE AGENTS

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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.

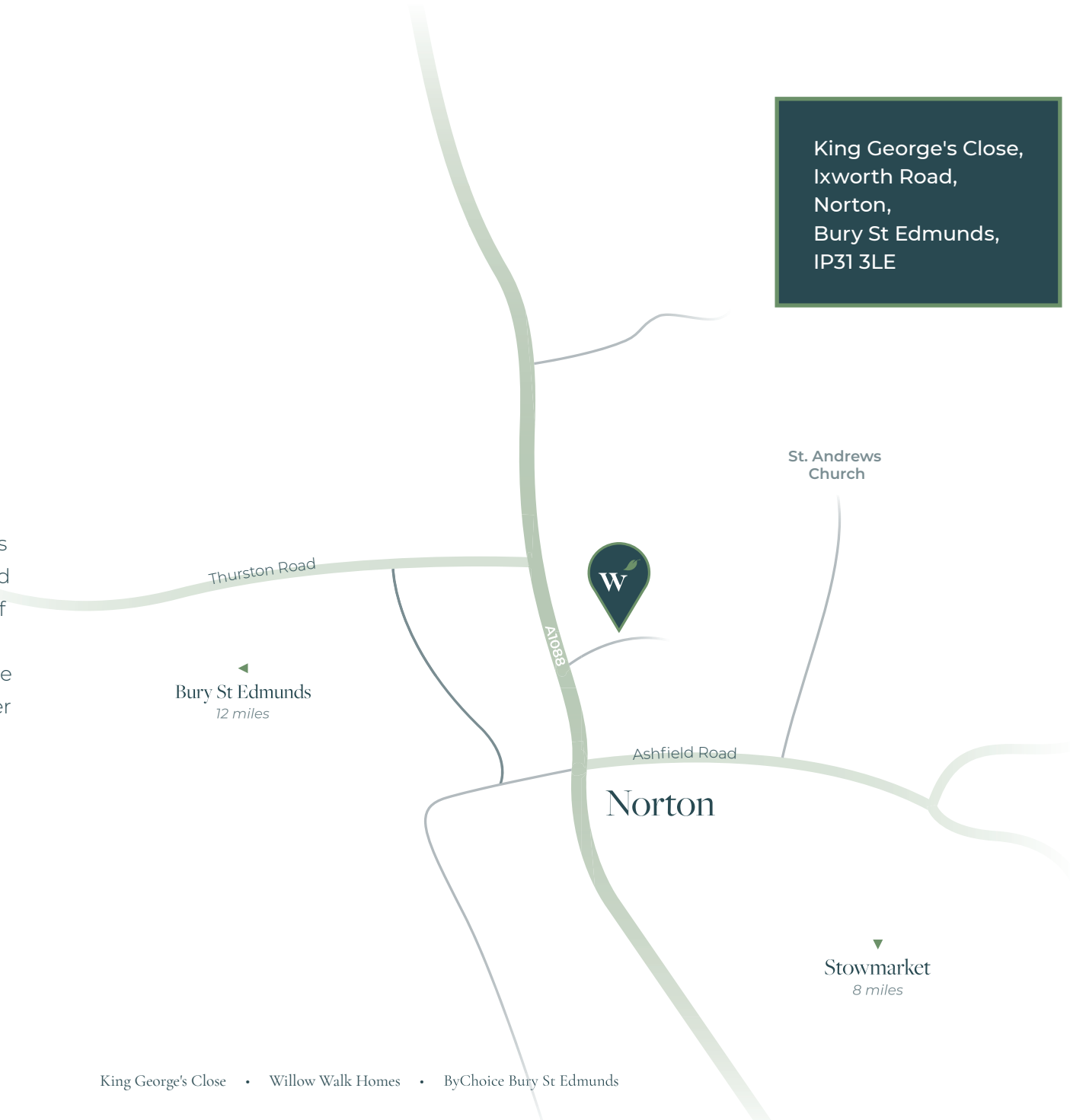


Norton, Suffolk

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)*







Specification

PLOTS 1 - 4

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

- ◆ Handcrafted premium Kensington shaker style kitchen in a matte wood grained effect with soft-close doors/drawers
- ◆ Premium laminate worktop and matching upstand and splashback
- ◆ Choice of Karndean flooring
- ◆ 1.5 bowl quartz composite overmount sink with monoblok tap
- ◆ Bosch integrated single-oven with easy clean function
- ◆ Bosch induction hob 4-zone
- ◆ Bosch integrated extractor
- ◆ Bosch integrated dishwasher and fridge/freezer

BATHROOM, EN-SUITE & CLOAKROOM

- ◆ Carefully selected premium porcelain wall and floor tiles to the bathroom and ensuite [full-height above bath and in shower enclosure; half-height to all other areas]
- ◆ Choice of Karndean flooring to the cloakroom
- ◆ Roca sanitaryware 'The Gap' 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
- ◆ Future-proof electrical supplies taken to stairs for stair lift and burglar alarm
- ◆ Provision for EV charger installed externally
- ◆ Double sockets throughout with USB sockets provided in the kitchen and bedrooms



Specification – *continued*

PLOTS 1 - 4

INTERNAL FEATURES

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

EXTERNAL FEATURES

- ◆ Stylish GRP composite entrance door with multi-point locking
- ◆ Modern 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
- ◆ Feature low level post-and-rail fence at the back of the rear garden to preserve scenic views. 1.8m fence between plots
- ◆ 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
- ◆ 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.

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 single-oven to double-oven
- Integrated wine cooler
- Ceramic tiling to floors
- Fully tiled splashback

BATHROOM & EN-SUITE

- 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

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

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)

Floorplans

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.

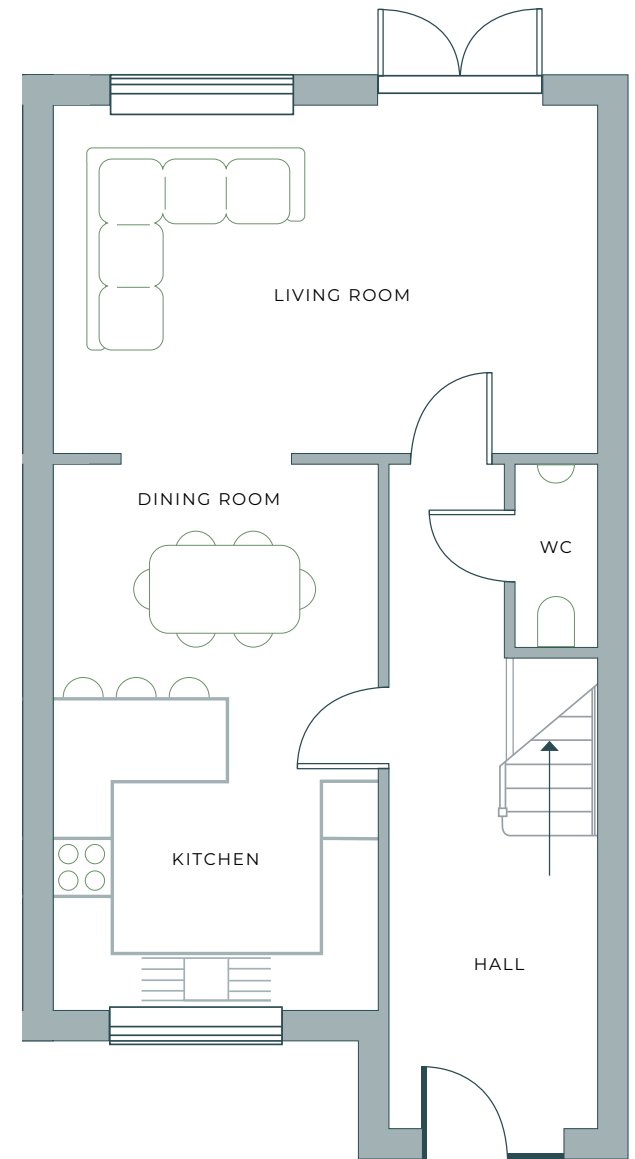
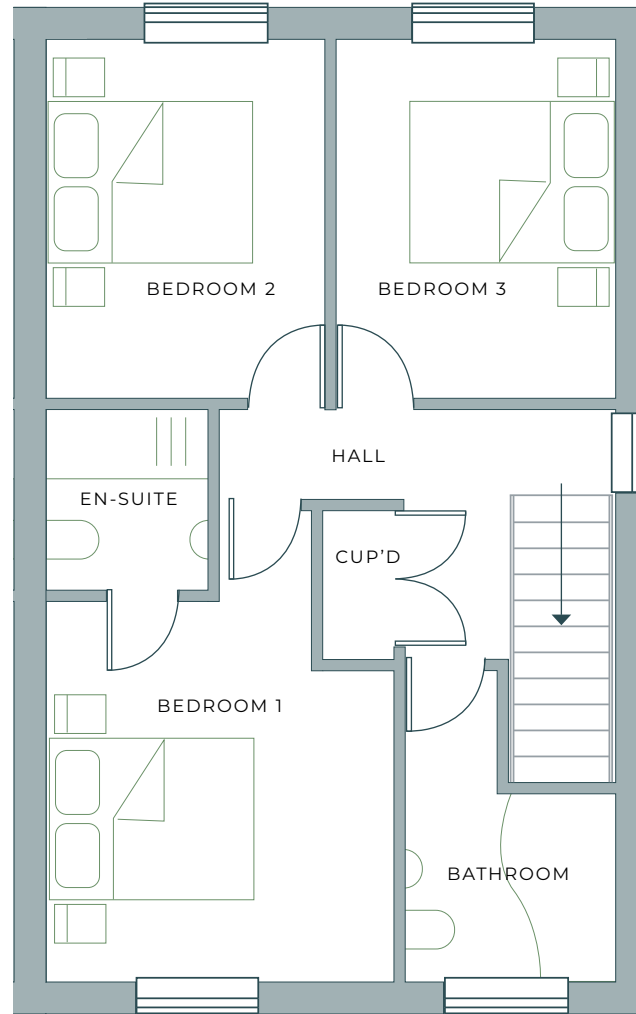
At a glance

1,120 sq.ft

- Bedrooms 3
- Bathrooms 2
- Parking Spaces 2

Predicted Energy Assessment B

-
- Kitchen/Dining Room – 5.70m x 3.60m
 - Living Room – 5.70m x 3.60m
 - Bedroom 1 – 3.79m x 3.65m
 - Bedroom 2 - 3.60m x 2.80m
 - Bedroom 3 – 3.60m x 2.80m
 - Bathroom – 2.10m x 2.45m



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.