



# Potters Meadow

INGRAM HOMES

'An enhanced living experience created by thoughtful design and detailing'



# ‘Our family have been building new homes for over 100 years’



Ingram Homes build exceptional quality new homes in East Anglia. Ingram Homes is a family run business which was established in 1972. We have a strong and vibrant team and ensure that all of our skilled trades are fully trained and qualified to ensure your new home is of the highest quality. We produce a relatively small number of high quality properties and this is done with a view of maintaining our exacting standards.

#### **Heritage**

The current company was formed in 1972 but building in the Ingram family goes back a long way. Frederick 'Fred' Ingram began building as F.J.C.Ingram Ltd. in North London in the 1920's. He was a very successful builder and naturally took a keen interest in what his grandson, Derek, was doing when he decided to move to Norfolk and establish the building firm Derek Ingram Ltd. in 1972. In continuing the heritage of building within the family, Derek's son, John, took over the firm in 2006 and rebranded the company as Ingram Homes.

Please note: All the pictures within this brochure are taken from previous completed developments by Ingram Homes. The external images are CGI artistic impressions and for illustration purposes only.



## ‘Wake up in the morning and enjoy a view of the woodland..’



Careful consideration has been given to the lifestyle afforded by these four bespoke bungalows in this wonderful part of Norfolk. We have detailed large ‘open plan’ entertaining areas which link seamlessly to spacious landscaped areas to the outside via wide bifold doors.

We have added heightened ceilings and curtain wall glazing to bring yet more light and feature into the main entertaining rooms. Even on winters evenings there will be an abundance of comfort due to

the addition of underfloor heating, mood lighting and woodburning stoves.

Wake up in the morning and enjoy a view of the woodland, read your paper while drinking your coffee outside on the terrace on a warm summers morning, entertain your friends and enjoy a nice glass of wine while chatting around a large kitchen island or simply snuggle up in comfort in a warm living room by a wood burning stove and read a book on a winters night.



Rear elevation of plot 4



## ‘Ideally placed for the Norfolk Broads’

The development is in a lovely secluded wooded spot set back from Lower Street in Salhouse.

Salhouse is a small village with population of approximately 1,500 located to the East of Norwich. It is ideally placed for the Norfolk Broads with Salhouse Broad only a short walk from the properties. Follow Lower Street heading away from Norwich and you will go through Woodbastwick and then beyond to Ranworth Broad. Along that route you have local pubs such as The Fur & Feathers at Woodbastwick, together with the famous Woodfordes brewery and the Maltsters in Ranworth. There are also more broads at nearby Wroxham together with boat hire companies.

For shopping you have Wroxham only 2 miles away or you can head a little bit further into Norwich.

Salhouse has a railway station, which is only a 12 minute train ride into Norwich or alternatively you can head the other way on the same line towards Wroxham, Cromer and Sheringham.

The centre of Norwich is 6.5 miles to the West and is around a 15 minute journey by car. Norwich is a bustling cultural city with good shops, theatres, cinemas, restaurants and enjoys good transport links by road, rail and air. Salhouse has become more accessible and popular since the Northern Distributor Road opened in 2018 as it’s made it easier to link to the main routes south such as the A11 and the A140 but the new road has also cut journey times to the North Norfolk coast.

**Postcode:** NR13 6GL







# Cost of living & energy efficiency

This is a question that is being asked more and more by prospective clients. People have genuine concerns about the cost of running their homes and we at Ingram Homes are doing our best to give our purchasers peace of mind in that respect. The following features come as standard with this development.

- » Underfloor heating throughout
- » Air Source Heat Pumps
- » Large 300 litre hot water cylinders
- » More than 3kw of Solar PV to each property
- » Eddi 'smart switch' to make use of the solar energy while it is being generated
- » WiFi enabled thermostat to most rooms (control by SmartPhone or Computer)
- » Superior insulation
- » 'A' rated EPC
- » Rationel Aura+ windows - AluClad wooden frames - low maintenance + no cold bridging
- » Woodburners







# ‘12m long ‘open plan’ kitchen / living room with raised ceiling and feature fireplace’

- » Bifold doors and curtain wall glazing to rear garden
- » Large garden area to North side of property
- » 12m long ‘open plan’ kitchen / living room with raised ceiling and feature fireplace
- » Double garage with remote control entry and car charging port
- » Oak feature porch
- » 3 bathrooms and a cloakroom
- » Energy saving solutions including Eddi Switch, Solar PV, Wifi enabled thermostats







# No. 1 Potters Meadow



1 Potters Meadow Rear

A large 4 bedroom  
bungalow of 214 sq m /  
2,303 sq ft.

**Kitchen / Living Room**

12.00 x 5.70 39'4" x 18'8"

**Snug**

4.45 x 5.18 14'7" x 17'0"

**Garage**

5.86 x 5.77 19'3" x 18'11"

**Bedroom 1**

7.95 x 3.65 26'1" x 12'0"

**Bedroom 2**

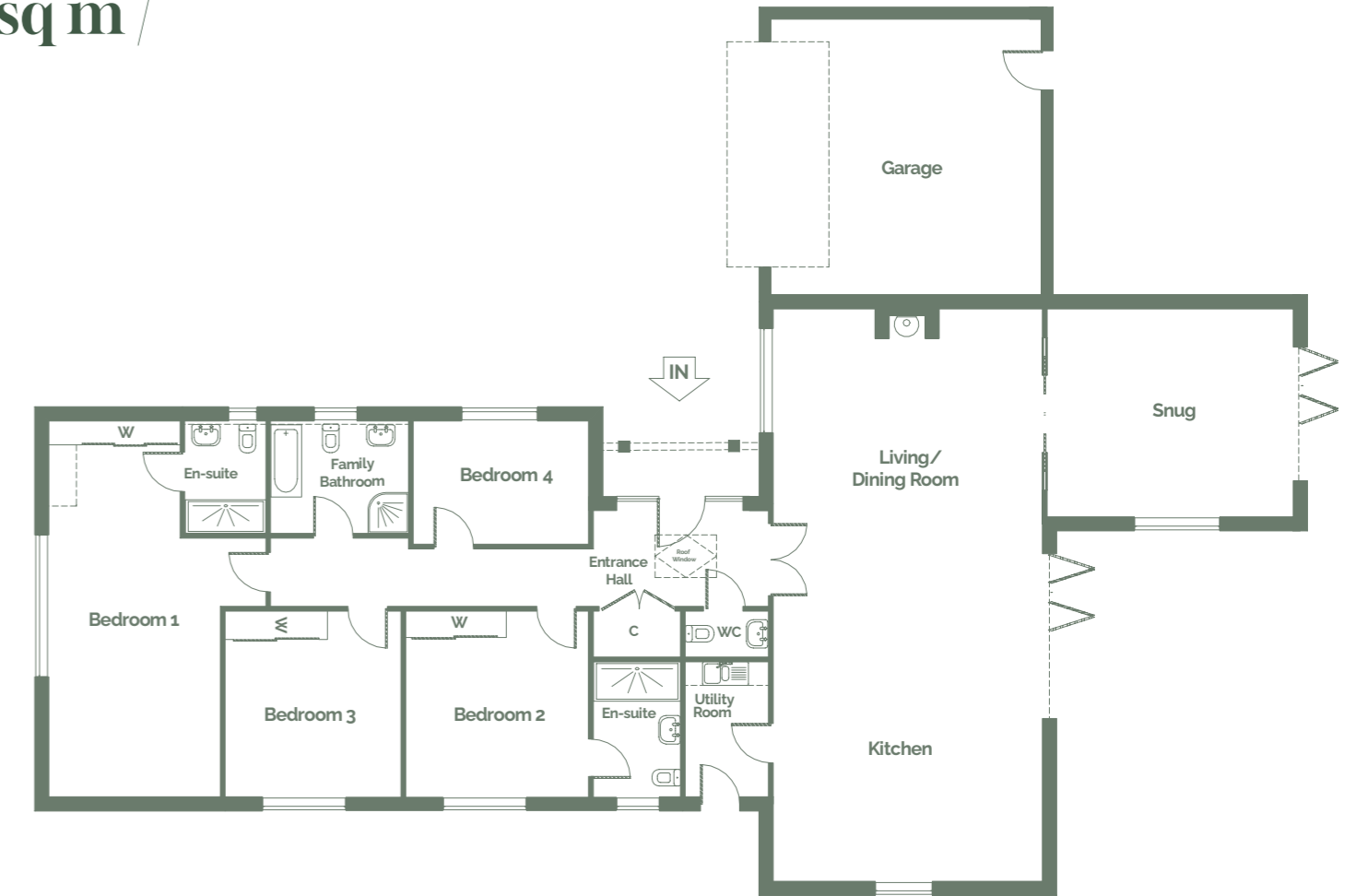
3.85 x 4.05 12'8" x 13'3"

**Bedroom 3**

3.85 x 4.05 12'8" x 13'3"

**Bedroom 4**

2.70 x 3.70 8'10" x 12'2"





Plot 2 — 2 Potters Meadow



# ‘Tranquil woodland location’

- » Tranquil woodland location
- » 4 bedrooms
- » Vaulted ceilings to hall and main living area
- » Traditional painted shaker kitchen units and quartz worktop
- » Double pocket doors into snug/garden room
- » Security alarm
- » Ultra fast Broadband
- » 'A'-rated EPC



Potters Meadow Street Image





# No. 2 Potters Meadow



2 Potters Meadow Front

## A 4 bedroom bungalow of 214 sq m / 2,303 sq ft.

### Kitchen / Living Room

12.00 x 5.70 39'4" x 18'8"

### Snug

4.45 x 5.18 14'7" x 17'0"

### Garage

5.86 x 5.77 19'3" x 18'11"

### Bedroom 1

7.95 x 3.65 26'1" x 12'0"

### Bedroom 2

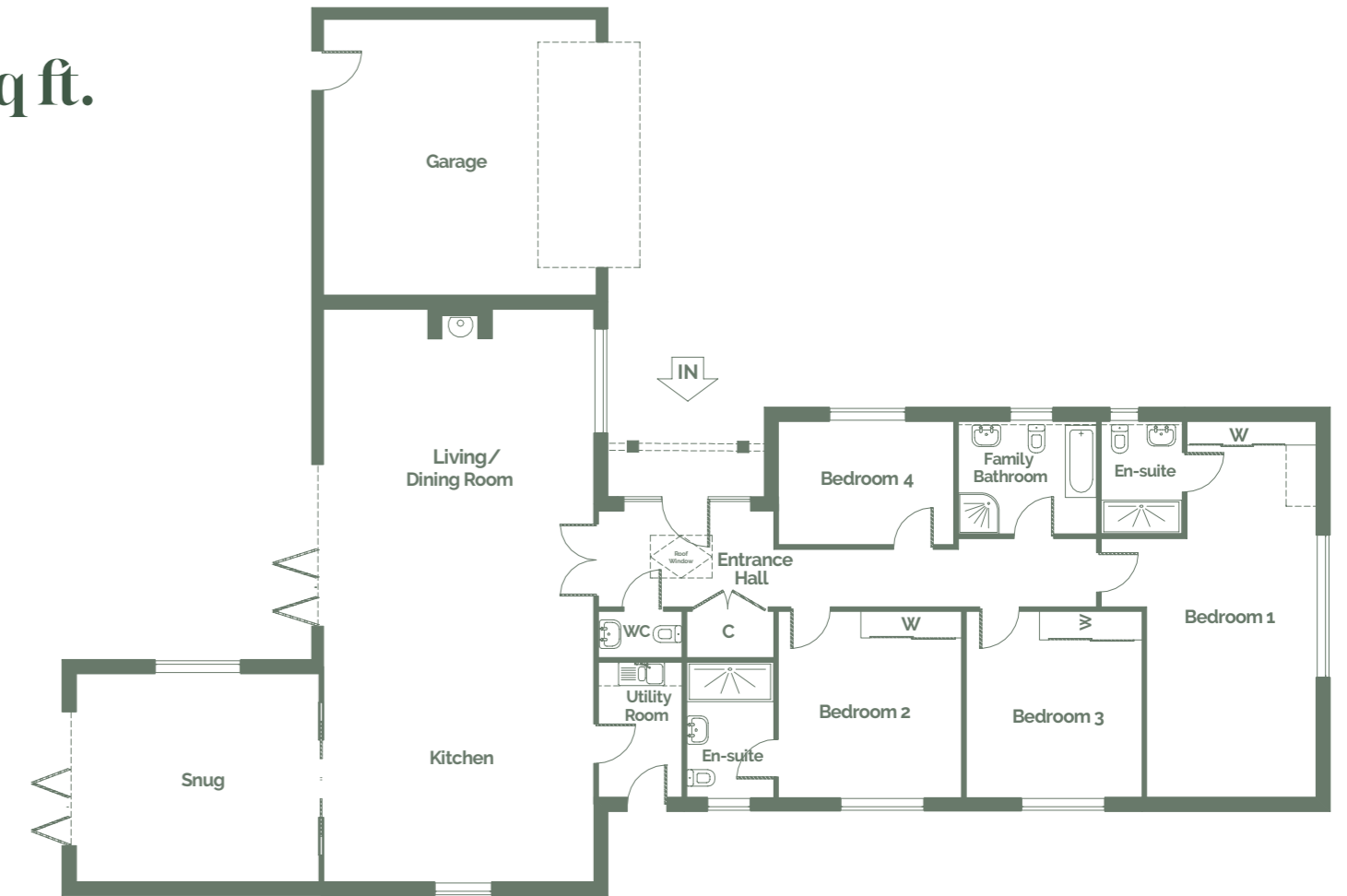
3.85 x 4.05 12'8" x 13'3"

### Bedroom 3

3.85 x 4.05 12'8" x 13'3"

### Bedroom 4

2.70 x 3.70 8'10" x 12'2"





Plot 3 — 3 Potters Meadow



## ‘Large ‘open plan’ kitchen / diner’

- » Large ‘open plan’ kitchen/diner
- » Double pocket doors from kitchen/diner into snug
- » Double garage with remote control entry and car charger
- » Security alarm
- » 4 bedrooms / 3 bathrooms and a cloakroom
- » Energy saving solutions including Eddi Switch, Solar PV, WiFi enabled thermostats
- » ‘A’-rated EPC



3 Potters Meadow Front





# No. 3 Potters Meadow



Image shows typical Ingram Homes interior

## A large 4 bedroom bungalow of 250 sq m / 2,691 sq ft.

<b>Living Room</b>	5.80 x 7.40	19'0" x 24'3"
<b>Dining/Family Room/Kitchen</b>	5.80 x 8.65	19'0" x 28'5"
<b>Snug</b>	5.08 x 4.38	16'8" x 14'4"
<b>Garage</b>	5.75 x 6.20	18'10" x 20'4"
<b>Bedroom 1</b>	5.80 x 4.25	19'0" x 13'11"
<b>Bedroom 2</b>	5.71 max x 4.03	18'9" x 13'3"
<b>Bedroom 3</b>	4.50 x 4.03	14'9" x 13'3"
<b>Bedroom 4</b>	4.50 x 3.55	14'9" x 11'8"





Plot 4 — 4 Potters Meadow



# ‘Far reaching views in a tranquil location’

- » Additional area of woodland with this plot
- » Large ‘open plan’ kitchen/diner with vaulted ceiling and curtain wall glazing
- » Traditional painted Shaker kitchen with quartz worktops
- » Fully integrated appliances
- » Bespoke cabinets and built in wardrobes throughout
- » Far reaching views in a tranquil location
- » Principal bedroom with BiFold window



4 Potters Meadow Front





# No. 4 Potters Meadow



4 Potters Meadow Rear

## A large 4 bedroom bungalow of 237 sq m / 2,561 sq ft.

### Living Room

5.80 x 7.40 19'0" x 24'3"

### Dining/Family Room/Kitchen

5.80 x 8.10 19'0" x 26'7"

### Garage

5.65 x 5.87 18'6" x 19'3"

### Bedroom 1

5.80 x 4.25 19'0" x 13'11"

### Bedroom 2

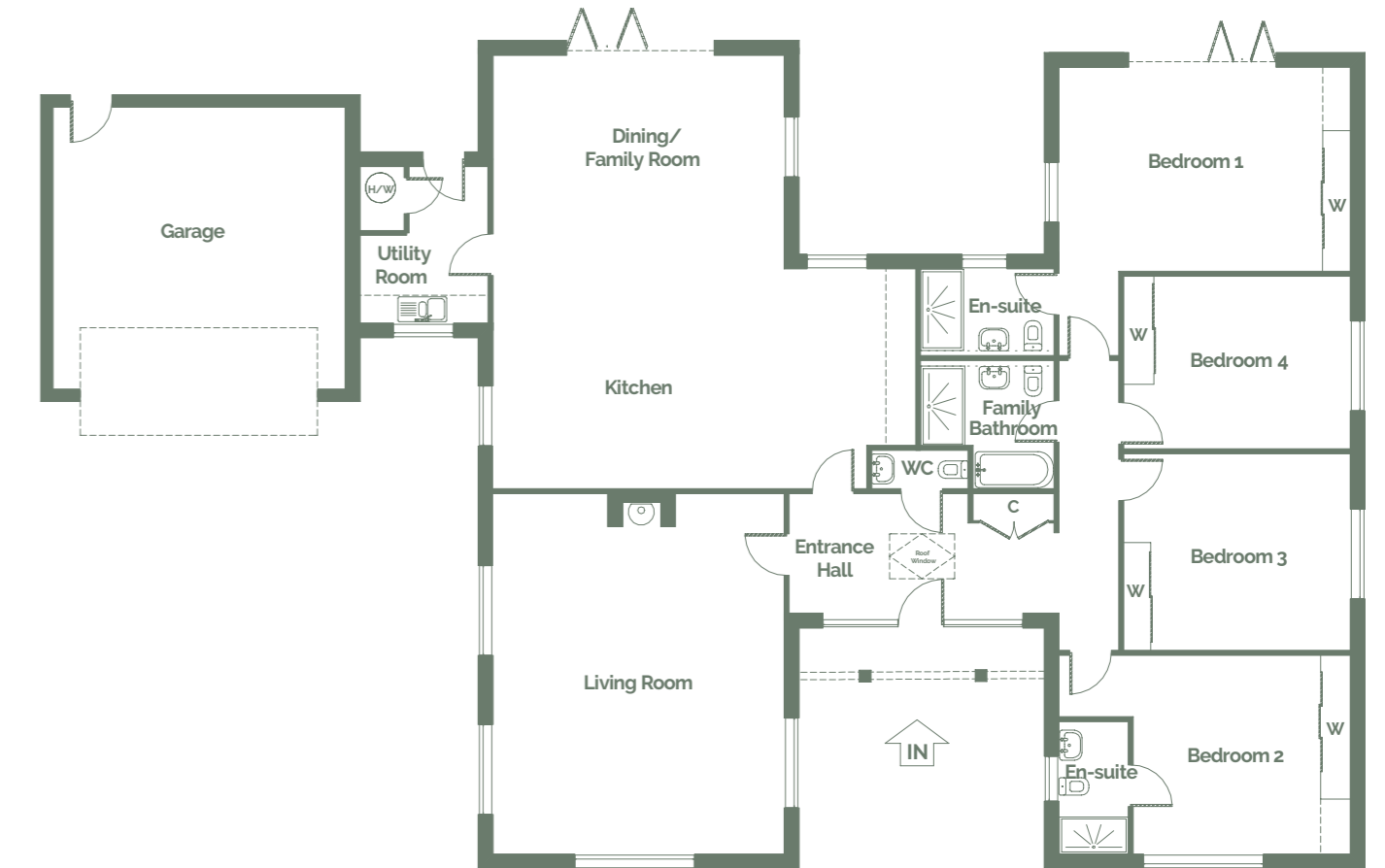
5.71 max x 4.05 18'9" x 14'39"

### Bedroom 3

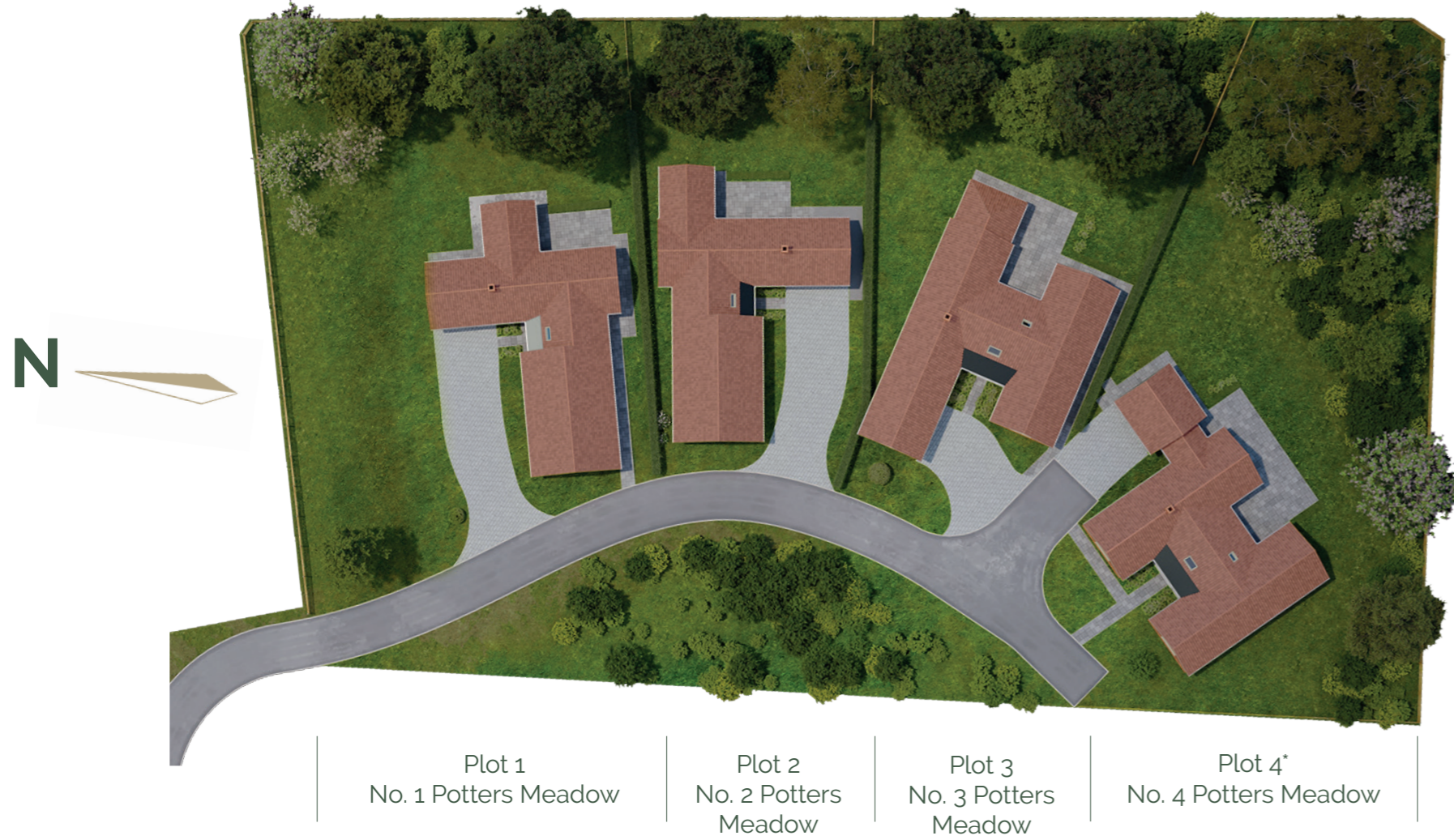
4.50 x 4.03 14'9" x 13'3"

### Bedroom 4

4.50 x 3.55 14'9" x 11'8"







# ‘All the extras that transform these properties into truly exceptional homes...’

## Interior of properties

- » Walls and ceilings painted in Farrow & Ball ‘dimity’
- » Woodwork painted in Farrow & Ball ‘archive’
- » 4 panel oak internal doors throughout (some glazed)
- » Matt antique brass ironmongery throughout
- » Large profile skirtings, architraves and window sills all in painted softwood (not MDF)
- » Wood burners (plots 3 & 4 have two woodburners in each property)
- » Raised ceilings to halls and living areas
- » Floor tiling to kitchen, utility, cloakrooms and bathrooms
- » Built in wardrobes to most bedrooms
- » Desk/dressing table to some bedrooms







### Kitchens

- » Open plan layouts
- » Painted Shaker kitchen units by Omega Plc
- » Stone/Quartz worktops to kitchen and utility
- » Designs feature shelving and large islands
- » Caple appliances and undermount sinks in Gun Metal
- » Appliances include: full height integrated fridge; full height integrated freezer, integrated dishwasher, wine cabinet with dual zone temperature (for white/red), wide induction hob with built in down draft extractor, WiFi enabled oven, warming drawer, WiFi enabled steam oven
- » Plumbing and electric for washing machine and tumble dryer in utility room
- » Choice of units, handles and worktops (subject to stage of construction)
- » Under unit lighting
- » Upgrade options such as addition of matching TV / Media cabinets, dresser unit and shelving
- » Upgrade to Miele appliances (subject to timing and availability)

### Bathrooms and ensuites

- » Porcelanosa tiling throughout (all floors and most wall areas)
- » Heated towel rails
- » Saneaux sanitary ware, taps, showers, mirrors and vanity units
- » Wet underfloor heating to all bathrooms and en-suites – with individual thermostats



### Exterior of Properties

- » Rustic clay pantiles.
- » Red Multi Stock 'Norfolk County' bricks
- » Cream/White colour mortar
- » Oak porches, made by Ingram Homes tradesmen
- » Galvanised gutters and downpipes by Lindab
- » 'Aura +' flush casement windows by Rationel – Aluminium on outside, timber on inside
- » BiFold doors in various locations from CCS Midland (Kestrel Aluminium Systems).
- » Sawn timber cladding to various locations painted 'Grey' with Demidekk paint from Norway.
- » Bargeboards and Fascias in sawn timber painted 'Pebble' with Demidekk paint from Norway.
- » Exterior wall lighting
- » Outside tap / Outside socket
- » Car Charger by garage

### Heating, Lighting and Electrical

- » Air source heat pumps
- » Large 300 litre hot water cylinder
- » Underfloor heating by WarmUp – in every room
- » 6iE Wifi Thermostat controls to most rooms – these clever devices enables energy saving and the ability to remotely control the heating from a tablet, laptop, smart phone or smart device such as Alexa.
- » Eddi Switch – this clever device ensures your solar power is used and not exported by switching devices on in your home when your panels are generating electricity
- » Ultrafast Fibre into the property and Cat 6 cabling throughout
- » Generous amounts of LED Spot lights throughout
- » Wired security alarm
- » 32 amp 7.2kW car charger as standard
- » Electrically motor driven remote control garage doors
- » Outside mood light to terraces, front and side of the property
- » Outside socket to rear
- » Mirror lights to all bathrooms, en-suites and WCs







## Travel distances by road:

- Norwich**  
7.2 miles / 20 mins
- London**  
125 miles / 3 hours
- Cambridge**  
71 miles / 1 hour 35 mins
- Wroxham**  
2.7 miles / 6 mins
- Cromer**  
21 miles / 40 mins
- Norfolk and Norwich Hospital**  
16 miles / 23 mins
- Salhouse Station**  
1.3 miles / 3mins
- Salhouse to Norwich Airport**  
9 miles / 15 mins



# ‘This is why we do what we do’



## Mr M – Great Plumstead

“During my life I have been lucky to purchase several newly built homes. Without any doubt, the quality of build, finish and attention to detail of my new Ingram Home is superb. During the actual build, I asked for a few ‘extras’ and the response was again excellent with no problems. Their after-sales service is also excellent.

With new properties you always have small teething problems and their response time was excellent if not immediate. John Ingram has an excellent support team and their customer relations point of contact is excellent, knowledgeable and responds very quickly. I felt as if the purchase, build and customer service made us feel we were special and I thank them all. I would not hesitate to recommend them to anyone.”

## Mrs B – Great Plumstead

“From the moment I first opened the brochure, I could see the new Ingram Homes development at Great Plumstead looked impressive. Over a year later since moving into my gorgeous new bungalow, I certainly wasn’t wrong! The build quality is first class and the interior fittings are beautiful, vastly superior to other local developments I had viewed previously. My bungalow has been admired greatly by everyone who visits, from friends and trades people alike. Thank you Ingram Homes, I am very happy with my lovely new home!

## Mrs A – Great Plumstead

“I am the proud owner of a beautiful Ingram Home’s property. It is built to a very high standard and much admired. Thank you to Ingram Homes excellent support and professionalism from beginning to end.”

## Mr B – Great Plumstead

“We would like to share our memories of the building of our new home. Probably the biggest relief for us was your ability to continue building during the lockdown in spite of shortages of key materials and restrictions on your workforce. We were kept informed throughout the build, and were very much involved in the interior design with you.

The finish was excellent, quality materials throughout, the handover was detailed and snagging carried out very professionally. After sales service is also available for sorting out fine adjustments that are always needed with new build. All in all we are delighted with our new home and would recommend Ingram Homes.”

## Mr A – Stoke Holy Cross

“Hopefully, I’ll see you again soon, but I would like to record my appreciation for everything, and to say how impressed I am by the quality of the houses you build and the finish you achieve. I think you can be very proud of Harrold Place. You may not be aware of it, but others who deal with you on a regular basis, hold you in high regard, as both a builder and individual, and you can be sure I will be singing your praises in the future.

My son has every intention of keeping an eye out for your next development!

As you know, my life has taken an unexpected turn, and I didn’t anticipate ever coming back to the Norwich area to live, but I couldn’t have asked for a better house to make a new home in.”





The Atrium, St. George's Street, Norwich, Norfolk, NR3 1AB

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