



The Willows

Banham

A luxury collection of 3 & 4 bedroom bungalows, houses & chalets

Brought to you by renowned Norfolk developer





Welcome to

The Willows

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

The Willows is a stunning collection of 29 homes in the pretty south-Norfolk village of Banham. Thoughtfully designed and built by local renowned developer Clayland Architects & Country Homes, The Willows is cleverly laid out with plenty of green space and a lovely pond.

The homes at The Willows offer a great variety of configurations, from expansive open plan living to traditional separate reception rooms. Many homes have two or three bathrooms/en-suites,

spacious fully fitted kitchens, 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 resin driveways, garages with electric doors and stunning oak cart lodges along with spacious porcelain patio areas, are just some of the quality features of this development.

Live life in Norfolk

Living in Banham really does offer the best of all worlds. This pretty south Norfolk village with a population of one and a half thousand has a central village green adjacent to the church which is surrounded by stunning listed homes. Yet access to the rest of Norfolk and beyond couldn't be easier.

The quintessential Norfolk village of Banham has an abundance of facilities and amenities. There are two local shops - one with post office services, a popular family-friendly public house, a takeaway, hairdressers, fabulous butchers and even a garage for car maintenance.

There is a substantial community centre, Banham Primary School, the Orchard Montessori Nursery rated 'good' by Ofsted and is in the catchment

area for Old Buckenham School, also rated 'good' by Ofsted.

At the heart of the village is Banham Zoological Gardens. Founded in 1968 it now houses thousands of animals from all corners of the world and is set in 50 acres of parkland and gardens. Banham is also home to Appleyard Hall, an award winning wedding and events location.

The market town of Diss is to the south and Attleborough to the north west, both under 7 miles away and offer a wide range of shopping facilities. Diss has a mainline railway station serving London Liverpool Street and Attleborough railway station serves Norwich and Cambridge.

Banham is perfectly placed to enjoy Thetford forest, the UK's largest man made lowland forest, less than 25 minutes away. The east coast is renowned for its big skies and beautiful variety of beaches. From the wide beaches at Winterton to the colourful beach huts at Wells-next-the-Sea, there is something for every taste and day trips aplenty to be explored.

The Cathedral City of Norwich to the north is approximately 21 miles away and has a beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and numerous pubs and eateries along the river itself.



Snetterton



7 miles

Diss



7 miles

Attleborough



9 miles

Norwich



17 miles

Cambridge



47 miles

London



90 miles



The Details

Exterior Construction & Finish

- Traditional brick & block, pantile roof, decorative/scalloped soffits & fascia's
- Low maintenance flush uPVC casement windows
- Composite external doors with flush threshold
- Permeable resin driveways to selected plots
- Central heating by air source heat pump, underfloor heating to ground floor (radiators first floor)
- Mains water and mains sewage
- Outside lighting and tap
- Electric garage doors
- Close board fencing and metal 'estate style' fencing to some plots

fencing to some plots

- Front lawns turfed
- Generous sized porcelain tiled patios
- Pre-wired for EV charging point

Interior - Kitchen

- Quality kitchen by local supplier
- Eye level double oven
- Integrated fridge freezer & dishwasher
- 800mm vented induction hob
- Stainless steel 1.5 bowl sink & integrated waste bin
- Worktops with matching upstands and splashback

Interior - Bathroom

- Shaving points
- Heated towel rails
- High quality sanitary ware with fitted furniture

Interior - General

- Generous room sizes throughout
- Oak interior doors with brushed stainless steel ironmongery
- Smoke detection system to all floors
- Carpet to reception rooms, landing, stairs and bedrooms
- Luxury vinyl tiled flooring to kitchen, utility, bathroom, WC, en-suite and hallway (plot specific)

Guarantees

- 10 year Build-Zone new home warranty
- 2 year warranty to central heating
- 2 year defects period





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.

The Development



Plot 1	4 bed detached house
Plot 2	4 bed detached house
Plot 3	4 bed detached house
Plot 4	4 bed detached house
Plot 5	4 bed detached house
Plot 6	4 bed detached chalet
Plot 13	3 bed semi-detached house
Plot 15	4 bed semi-detached house
Plot 16	4 bed semi-detached house
Plot 17	3 bed semi-detached house
Plot 18	3 bed semi-detached house
Plot 19	4 bed detached house
Plot 20	3 bed detached chalet
Plot 21	3 bed detached chalet
Plot 22	3 bed detached chalet
Plot 23	4 bed detached house
Plot 24	4 bed detached house
Plot 25	3 bed detached chalet
Plot 26	3 bed detached chalet
Plot 27	3 bed detached bungalow
Plot 28	3 bed detached chalet
Plot 29	3 bed detached bungalow

Current allocation is for 5 affordable homes for rent and/or shared ownership, which may be reduced.



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of this development. Layouts provide approximate measurements and are for guidance only and do not constitute any part of an offer, contract or warranty. Bathroom and kitchen layouts are indicative only and may be subject to change. The information shown on the plans within this brochure are a preliminary guide only.

The Willows

Situated off Grove Road
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Plot 01

Behind the traditional brick and flint façade is a fabulous family home with open plan design complemented by two further reception rooms. Wonderful south facing garden, cart lodge, garage and driveway all make for a substantial and enviable home.

Open plan living plus two additional reception rooms • Two en-suites • Brick and flint façade • Spacious south facing garden • Facing green space and pond • Bi-fold doors • Garage and cart lodge

Kitchen	4.19m x 3.23m (13'8" x 10'6")	Bed 1	4.51m x 4.05m (14'8" x 13'3")
Dining	3.55m x 2.99m (11'6" x 9'8")	Bed 2	3.95m x 3.56m (12'10" x 11'6")
Family room	3.55m x 3.5m (11'6" x 11'5")	Bed 3	3.65m x 3.25m (11'10" x 10'7")
Study	3.17m x 2.14m (10'4" x 7'0")	Bed 4	3.25m x 2.75m (10'7" x 9'0")
Living room	4.51m x 4.05m (14'8" x 13'3")		

 Detached House
1793 sq ft
  Garage & Cart Lodge

 4
  3

Ground Floor



First Floor




Plot 02

A four bedroom detached home with show-stopping open plan design plus additional room which can be used as a home office, gym or craft room. Two en-suites and bathroom, and a fabulous south facing garden is complemented by garage and driveway.

Open plan living plus additional study/gym/workshop • Two en-suites • Spacious south facing garden • Facing green space and pond • Garage and driveway • French and sliding doors

Kitchen	5.08m x 4.24m (16'7" x 13'9")	Bed 1	4.20m x 4.01m (13'8" x 13'2")
Dining	3.45m x 3.14m (11'3" x 10'3")	Bed 2	4.24m x 3.79m (13'9" x 12'4")
Living room	7.10m x 3.79m (23'3" x 12'4")	Bed 3	3.81m x 3.42m (12'5" x 11'2")
Workshop	3.17m x 2.73m (10'4" x 8'10")	Bed 4	3.59m x 3.13m (11'8" x 10'3")

 Detached House
1792 sq ft
  Garage

 4
  3

Ground Floor



First Floor





Plot 03

Four bedroom detached home featuring open plan design. Boasting the largest plot at The Willows, south and west facing gardens, opposite the green space and benefitting from substantial driveway leading to the detached garage and cart lodge.

Open plan living design • Two en-suites • Spacious south and west facing garden • Largest plot on the development • Detached garage with cart lodge • Driveway for numerous vehicles • Facing green space and pond • Bi-fold doors

Kitchen	3.79m x 3.66m (12'4" x 12'0")	Bed 1	4.20m x 4.01m (13'8" x 13'2")
Dining	3.45m x 3.24m (11'3" x 10'6")	Bed 2	4.24m x 3.79m (13'9" x 12'4")
Living room	5.08m x 4.24m (16'7" x 13'9")	Bed 3	3.81m x 3.42m (12'5" x 11'2")
Family area	3.79m x 3.45m (12'4" x 11'3")	Bed 4	3.59m x 2.61m (11'8" x 8'6")

 Detached House
1792 sq ft
  Garage & Cart Lodge

 4
  3

Ground Floor



First Floor



Plot 04

Uniquely styled for the development this four bedroom home offers open plan design, study, a substantial west facing garden, garage, driveway and all of this in a position facing the pond and green space.

Open plan living plus additional reception room • Four double bedrooms with en-suite to principal bedroom • Spacious west facing garden which wraps around the south side • Garage and driveway • Facing green space and pond • Bi-fold doors

Kitchen	3.95m x 3.94m (12'10" x 12'9")	Bed 1	4.3m x 3.87m (14'1" x 12'7")
Dining	3.43m x 3.0m (11'3" x 9'8")	Bed 2	3.31m x 3.0m (10'9" x 9'8")
Living room	6.06m x 3.88m (19'9" x 12'7")	Bed 3	3.96m x 3.69m (12'10" x 12'1")
Study	3.54m x 2.84m (11'6" x 9'3")	Bed 4	3.95m x 2.85m (12'10" x 9'3")

 Detached House
1781 sq ft
  Garage

 4
  2

Ground Floor



First Floor





Plot 05

Facing the pond and green space this four bedroom detached home with open plan design enjoys a west facing garden with patio to capture the evening sunshine.

Open plan living design • Two en-suites • Spacious west facing garden • Garage and driveway • Facing green space and pond • French and sliding doors

Kitchen	5.08m x 4.24m (16'7" x 13'9")	Bed 2	4.24m x 3.79m (13'9" x 12'4")
Dining	3.45m x 3.14m (11'3" x 10'3")	Bed 3	3.81m x 3.42m (12'5" x 11'2")
Living room	7.10m x 3.79m (23'3" x 12'4")	Bed 4	3.59m x 3.13m (11'8" x 10'3")
Bed 1	4.20m x 4.01m (13'8" x 13'2")		

 Detached House
1792 sq ft
  Garage

 4
  3

Ground Floor



First Floor



Plot 06

The largest home at The Willows offers bedrooms on both the ground and first floor, including two en-suites. The kitchen/dining room is complemented by a study and separate lounge. A unique exterior boasts a wrap-around garden, all overlooking the pond and green space.

Kitchen dining room plus two further reception rooms • Ground floor double bedroom with en-suite • Three first floor double bedrooms, one with en-suite • Wrap-around garden with west facing patio • Garage, cart lodge and driveway • End of cul-de-sac position • Facing green space and pond • Bi-fold doors

Kitchen	3.89m x 2.76m (12'8" x 9'1")	Bed 1	4.03m x 3.84m (13'2" x 12'6")
Dining	4.97m x 3.89m (16'3" x 12'8")	Bed 2	4.38m by 2.98m (14'4" x 9'6")
Living room	5.86m x 3.93m (19'2" x 12'9")	Bed 3	3.44m by 2.99m (11'3" x 9'8")
Home office	3.68m x 2.89m (12'1" x 9'5")	Bed 4 (gf)	3.85m by 3.42m (12'6" x 11'2")

 Detached Chalet
1905 sq ft
  Garage & Cart Lodge

 4
  3

Ground Floor



First Floor





Plot 13

At the far corner of the development this three bedroom semi-detached home with open plan interior offers a west facing garden looking out to the countryside in addition to driveway parking.

Open plan living design • Corner of development position • West facing garden • Driveway parking • Field views • Patio doors

Kitchen	3.57m x 3.03m (11'7" x 9'9")	Bed 1	3.69m x 3.46m (12'1" x 11'4")
Dining	3.8m x 2.71m (12'5" x 8'9")	Bed 2	3.56m x 3.44m (11'7" x 11'3")
Living room	4.6m x 3.43m (15'1" x 11'3")	Bed 3	3.56m x 2.19m (11'7" x 7'2")

Semi-Detached House
1033 sq ft Driveway

3 1

Ground Floor



First Floor



Plot 15

This four bedroom semi-detached home offers spacious open plan living and outstanding bedroom accommodation. The outside offers cart lodge, driveway and west facing edge of development garden.

Open plan living design plus large utility boot room • Central island to kitchen • En-suite to principal bedroom • Edge of development position • West facing garden • Cart lodge and driveway
Field views • Bi-fold doors

Kitchen	4.34m x 3.06m (14'2" x 10'0")	Bed 1	4.24m x 3.27m (13'9" x 10'7")
Dining	4.34m x 3.04m (14'2" x 9'11")	Bed 2	3.59m x 3.18m (14'11" x 10'4")
Living room	4.6m x 3.65m (15'1" x 11'10")	Bed 3	6.32m x 2.94m (20'7" x 9'6")
Utility boot room	3.96m x 2.94m (12'10" x 9'6")	Bed 4	2.9m x 2.74m (9'5" x 8'10")

Semi-Detached House
1527 sq ft Cart Lodge

4 2

Ground Floor



First Floor





Plot 16

Fabulous open plan ground floor design and a superbly practical utility boot room. Four outstanding bedrooms including en-suite to principal bedroom. The outside boasts cart lodge, driveway and west facing edge of development garden.

Open plan living design plus large utility boot room • Central island to kitchen • En-suite to principal bedroom • Edge of development position • West facing garden • Cart lodge and driveway • Bi-fold doors • Field views

Kitchen	4.34m x 3.06m (14'2" x 10'0")	Bed 1	4.24m x 3.27m (13'9" x 10'7")
Dining	4.34m x 3.04m (14'2" x 9'11")	Bed 2	3.59m x 3.18m (14'11" x 10'4")
Living room	4.6m x 3.65m (15'1" x 11'10")	Bed 3	6.32m x 2.94m (20'7" x 9'6")
Utility boot room	3.96m x 2.94m (12'10" x 9'6")	Bed 4	2.9m x 2.74m (9'5" x 8'10")

Semi-Detached House
1527 sq ft Cart Lodge

4 2

Ground Floor



First Floor



Plot 17

Traditionally designed with kitchen dining room and separate living room. The principal bedroom has en-suite whilst the exterior offers detached garage, large driveway and a fabulous south facing garden.

Kitchen dining room and separate living room • South facing garden and patio • Detached garage and substantial driveway • Patio doors

Kitchen dining room	5.09m x 2.81m (16'7" x 9'2")	Bed 2	3.14m x 2.94m (10'3" x 9'6")
Living room	5.17m x 3.45m (16'10" x 11'3")	Bed 3	2.69m x 2.13m (8'8" x 6'10")
Bed 1	4.07m x 2.94m (13'4" x 9'6")		

Semi-Detached House
947 sq ft Garage

3 2

Ground Floor



First Floor





Plot 18

Featuring a south facing garden this is a traditionally designed home with kitchen dining room and separate living room. The principal bedroom has en-suite whilst the exterior offers oak cart lodge and driveway.

Kitchen dining room and separate living room • South facing garden and patio • Clayland signature oak cart lodge and driveway • Patio doors

Kitchen dining room	5.09m x 2.81m (16'7" x 9'2")	Bed 2	3.14m x 2.94m (10'3" x 9'6")
Living room	5.17m x 3.45m (16'10" x 11'3")	Bed 3	2.69m x 2.13m (8'8" x 6'10")
Bed 1	4.07m x 2.94m (13'4" x 9'6")		

Semi-Detached House
947 sq ft Cart Lodge

3 2

Ground Floor



First Floor



Plot 19

Attractive family home featuring open plan design, four bedrooms and en-suite. A wrap-around corner plot offers west facing garden with patio to capture the evening sun whilst the integral garage is complemented by driveway parking.

Open plan design with bi-fold doors across the rear • West facing garden and patio • Integral garage and driveway • En-suite to principal bedroom

Kitchen	4.27m x 2.81m (14' x 9'2")	Bed 2	3.93m x 3.59m (12'9" x 11'7")
Dining	4.27m x 3.93m (14' x 12'9")	Bed 3	4.04m x 3.08m (13'3" x 10'1")
Living room	4.85m x 3.55m (15'9" x 11'6")	Bed 4	3.73m x 3.08m (12'2" x 10'1")
Bed 1	5.19m x 3.59m (17' x 11'7")		

Detached House
1550 sq ft Garage

4 2

Ground Floor



First Floor





Plot 20

This three bedroom chalet style property offers home-for-life flexibility with bedrooms on both floors. Three double bedrooms are combined with two en-suites whilst the living room is separate to the kitchen/dining room. Garage, driveway and west facing garden all positioned at the edge of the development, with countryside views beyond.

Ground floor double bedroom with en-suite • Kitchen dining room to rear • Separate living room • Two spacious first floor bedrooms including second en-suite • Garage and driveway • Edge of development • West facing garden • Field views • Bi-fold doors

Kitchen dining room	5.66m x 3.83m (18'6" x 12'6")	Bed 2	4.93m x 4.04m (16'2" x 13'2")
Living room	6.65m x 3.75m (21'8" x 12'3")	Bed 3	5.20m x 3.43m (17'1" x 11'3")
Bed 1 (gf)	4.03m x 3.15m (13'2" x 10'3")		

Detached Chalet 1604 sq ft Garage

3 3

Ground Floor



First Floor



Plot 21

On the edge of the development this three bedroom chalet style property offers home-for-life flexibility with bedrooms on both floors. Double bedrooms combine with two en-suites whilst the living room is separate to the kitchen dining room. Garage, driveway and generous west facing garden with countryside views beyond.

Ground floor double bedroom with en-suite • Kitchen dining room to rear with bi-fold doors • Separate living room • Two spacious first floor bedrooms including second en-suite • Garage and driveway • Edge of development • West facing garden • Field views

Kitchen dining room	5.66m x 3.83m (18'6" x 12'6")	Bed 2	4.93m x 4.04m (16'2" x 13'2")
Living room	6.65m x 3.75m (21'8" x 12'3")	Bed 3	5.20m x 3.43m (17'1" x 11'3")
Bed 1 (gf)	4.03m x 3.15m (13'2" x 10'3")		

Detached Chalet 1604 sq ft Garage

3 3

Ground Floor



First Floor





Plot 22

With end of cul-de-sac position and on the edge of the development this three bedroom chalet style property offers flexibility with bedrooms to both floors. Double bedrooms combine with two en-suites whilst the living room is separate to the kitchen dining room. Garage, driveway and generous west facing garden with countryside views beyond.

Ground floor double bedroom with en-suite • Kitchen dining room to rear with bi-fold doors • Separate living room • Two spacious first floor bedrooms including second en-suite • Garage and driveway • Edge of development • West facing garden • Field views

Kitchen dining room	5.66m x 3.83m (18'6" x 12'6")	Bed 2	4.93m x 4.04m (16'2" x 13'2")
Living room	6.65m x 3.75m (21'8" x 12'3")	Bed 3	5.20m x 3.43m (17'1" x 11'3")
Bed 1 (gf)	4.03m x 3.15m (13'2" x 10'3")		

 Detached Chalet
1604 sq ft
  Garage

 3
  3

Ground Floor



First Floor




Plot 23

This traditionally styled family home features open plan ground floor design, four bedrooms and en-suite. This generous corner plot offers west facing garden with patio to capture the evening sun whilst the integral garage is complemented by driveway parking.

Open plan design with bi-fold doors across the rear • West facing garden and additional garden to side of garage • Integral garage and driveway • En-suite to principal bedroom

Kitchen	4.27m x 2.81m (14' x 9'2")	Bed 2	3.93m x 3.59m (12'9" x 11'7")
Dining	4.27m x 3.93m (14' x 12'9")	Bed 3	4.04m x 3.08m (13'3" x 10'1")
Living room	4.85m x 3.55m (15'9" x 11'6")	Bed 4	3.73m x 3.08m (12'2" x 10'1")
Bed 1	5.19m x 3.59m (17' x 11'7")		

 Detached House
1550 sq ft
  Garage

 4
  2

Ground Floor



First Floor





Plot 24

A beautifully balanced home featuring open plan ground floor design, four bedrooms and en-suite. This generous plot offers west facing garden with patio to capture the evening sun whilst the integral garage is further enhanced by the driveway parking.

Open plan design with bi-fold doors across the rear • West facing garden and patio • Integral garage and driveway • En-suite to principal bedroom

Kitchen	4.27m x 2.81m (14' x 9'2")	Bed 2	3.93m x 3.59m (12'9" x 11'7")
Dining	4.27m x 3.93m (14' x 12'9")	Bed 3	4.04m x 3.08m (13'3" x 10'1")
Living room	4.85m x 3.55m (15'9" x 11'6")	Bed 4	3.73m x 3.08m (12'2" x 10'1")
Bed 1	5.19m x 3.59m (17' x 11'7")		

 Detached House
 1550 sq ft
  Garage

 4
  2

Ground Floor



First Floor



Plot 25

On a generous plot with wrap-around garden this three bedroom chalet style property offers flexibility and style with bedrooms to both floors. Spacious double bedrooms serviced by two en-suites and bathroom, complemented by open plan living. Integral garage, driveway and west facing garden complete the picture.

Ground floor double bedroom with en-suite • Open plan design • Two spacious first floor bedrooms including second en-suite • Integral garage and driveway • West facing garden • Bi-fold doors

Kitchen	3.55m x 2.66m (11'6" x 8'7")	Bed 1 (gf)	3.93m x 3.73m (12'9" x 12'2")
Dining	3.62m x 3.34m (11'9" x 10'10")	Bed 2	4.88m x 4.04m (16' x 13'3")
Living room	4.72m x 3.29m (15'5" x 10'8")	Bed 3	3.75m x 3.43m (12'3" x 11'3")

 Detached Chalet
 1464 sq ft
  Garage

 3
  3

Ground Floor



First Floor






Plot 26

At the edge of the development and with west facing garden this three bedroom chalet style property offers flexibility and style with bedrooms to both floors. Spacious double bedrooms serviced by two en-suites and bathroom, complemented by open plan living. Integral garage, driveway and west facing garden complete the picture.

Ground floor double bedroom with en-suite • Open plan design • Two spacious first floor bedrooms including second en-suite • Integral garage and driveway • West facing garden • Field views • French doors

Kitchen	3.12m x 2.95m (10'2" x 9'7")	Bed 1 (gf)	4.05m x 3.76m (13'3" x 12'3")
Dining	3.69m x 2.89m (12'1" x 9'5")	Bed 2	4.88m x 4.04m (16' x 13'3")
Living room	4.45m x 3.42m (14'6" x 11'2")	Bed 3	3.78m x 3.73m (12'4" x 12'2")

 Detached Chalet
 1410 sq ft
  Garage

 3
  3

Ground Floor



First Floor



Plot 27

At the very corner of the development this detached bungalow boasts a generous wrap-around corner plot with both south and west aspects. Three double bedrooms, en-suite, open plan living, garage and driveway are all on offer with this outstanding property.

Corner plot at edge of the development • South and west facing wrap-around garden • Open plan living design • Three double bedrooms • Garage and driveway • Field views • Bi-fold doors

Kitchen	4.05m x 2.83m (13'3" x 9'3")	Bed 1	3.97m x 3.7m (13' x 12'1")
Dining	4.05m x 2.38m (13'3" x 7'8")	Bed 2	4.32m x 3.35m (14'2" x 10'10")
Living room	4.36m x 3.97m (14'3" x 13')	Bed 3	3.68m x 3.04m (12'1" x 9'10")

 Detached Bungalow
 1216 sq ft
  Garage

 3
  2

Ground Floor





Plot 28

On the edge of the development this three bedroom chalet style property offers home-for-life flexibility. Three double bedrooms are combined with two en-suites whilst the living room is separate to the kitchen dining room. Garage, driveway and south facing garden.

Ground floor double bedroom with en-suite • Kitchen/dining room to rear with bi-fold doors • Separate living room • Two spacious first floor bedrooms including second en-suite • Garage and driveway • South facing garden • Bi-fold doors

Kitchen dining room	5.66m x 3.83m (18'6" x 12'6")	Bed 2	4.93m x 4.04m (16'2" x 13'2")
Living room	6.65m x 3.75m (21'8" x 12'3")	Bed 3	5.20m x 3.43m (17'1" x 11'3")
Bed 1 (gf)	4.03m x 3.15m (13'2" x 10'3")		

 Detached Chalet
 1603 sq ft
  Garage

 3
  3

Ground Floor



First Floor



Plot 29

A three bedroom detached bungalow with eye catching design. Attractive kitchen dining room with vaulted ceiling, separate living room and en-suite to principal bedroom. The exterior offers a generous south facing garden with garage, cart lodge and driveway.

Generous wrap-around plot • South and west facing gardens • Vaulted ceiling to kitchen dining room • En-suite to principal bedroom • Garage, oak cart lodge and driveway • French doors

Kitchen dining room	6.05m x 3.9m (19'8" x 12'8")	Bed 2	3.59m x 2.96m (11'8" x 9'7")
Living room	4.48m x 3.9m (14'7" x 12'8")	Bed 3	3.59m x 2.96m (11'8" x 9'7")
Bed 1	4.25m x 3.9m (13'9" x 12'8")		

 Detached Bungalow
 1236 sq ft
  Garage & Cart Lodge

 3
  2

Ground Floor







For more information on our other developments visit

www.clayland.co.uk

SOWERBYS

Land & New Homes Specialists

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