



WEST END BARN

Northwold



BROADLEAF

Introducing an exclusive opportunity to own one of three exceptional luxury plots in a prestigious Broadleaf development within the village of Northwold. Each property has been meticulously crafted to the highest standards, featuring an impressive array of amenities that will captivate homeowners seeking an exquisite living experience.



*“The light is what guides you home,
the warmth is what keeps you there”*

Northwold



Life in Northwold, Norfolk, unfolds as a serene and welcoming experience. Set against a backdrop of lush greenery and historic charm, the village offers a tranquil pace of life, fostering a close-knit community spirit. Residents enjoy the convenience of local amenities and friendly pubs that serve as gathering spots. The centrepiece is St. Andrew's Church, a historical treasure with the country's largest East Sepulchre, providing a sense of continuity with the past.

Family-friendly and community-oriented, Northwold provides essential services such as schools and recreational facilities, enhancing the overall quality of life. The blend of rural tranquility, historic significance, and modern amenities creates a unique and charming atmosphere.

Designed with modern living in mind

Discover a harmonious fusion of stylish finishes and considerate touches that elevate these property to extraordinary heights..



Each property will feature a superb range of specification and has been designed to compliment the surrounding countryside lifestyle.

All the properties will feature natural chalk elevations, A-Rated uPVC windows, Aluminium Bifold Patio Doors with full underfloor heating via an Air Source Heat Pump central heating and hot water system and Bosch appliances.

The illustrations are computer generated images and are for guidance purposes only. Whilst plans and images have been prepared for the assistance of the prospective purchaser, information is preliminary and for marketing purposes only. Please enquire for further details.

Plot 4

Detached 4 Bedroom House

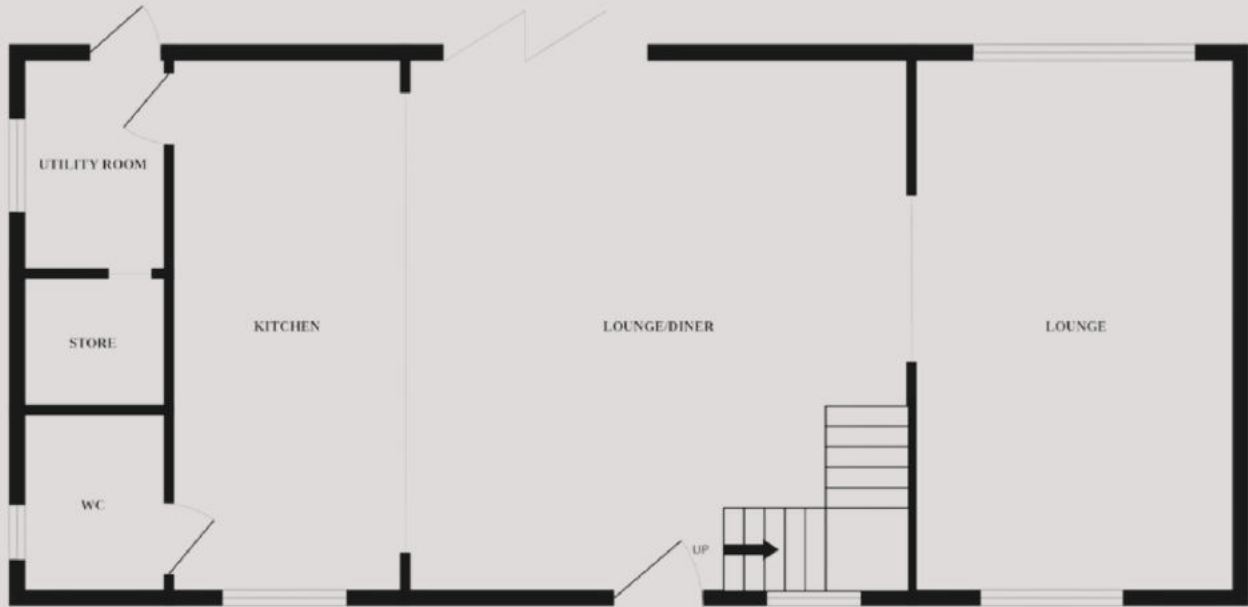


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Plot 4

Detached 4 bedroom house

Ground Floor Plan



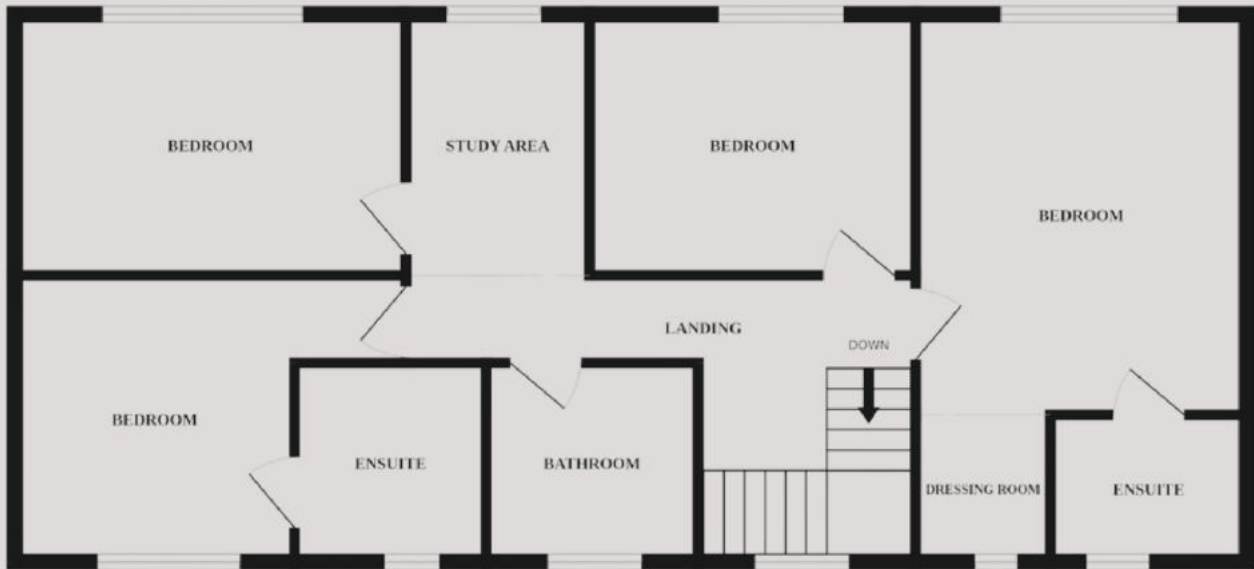
<u>Room Dimensions</u>	<u>Metric</u>	<u>Imperial</u>
Kitchen	6.3m x 3.3m	20'6" x 10'8"
Dining/Lounge	6.3m x 4.8m	20'6" x 15'7"
Lounge	6.3m x 4.2m	20'6" x 13'8"
WC	1.8m x 1.6m	5'9" x 5'2"
Utility Room	2.9m x 1.6m	9'5" x 5'2"
Store	1.6m x 1.4m	5'2" x 4'6"
Total Ground Floor Area		954.5 Sq ft

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. This should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections

Plot 4

Detached 4 bedroom house

First Floor Plan



<u>Room Dimensions</u>	<u>Metric</u>	<u>Imperial</u>
Master Bedroom	6.3m x 4.2m	20'6" x 13'8"
Ensuite 1	2.0m x 2.0m	6'5" x 6'5"
Bedroom 2	4.7m x 3.4m	15'4" x 11'1"
Ensuite 2	2.3m x 1.6m	7'5" x 5'2"
Bedroom 3	4.7m x 2.8m	15'4" x 9'2"
Bedroom 4	3.1m x 2.8m	10'1" x 9'2"
Bathroom	2.3m x 2.3m	7'5" x 7'5"
Total First Floor Area		954.5 Sq ft
Overall Floor Area		1909 Sq ft

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Plot 5

Detached 4 Bedroom House

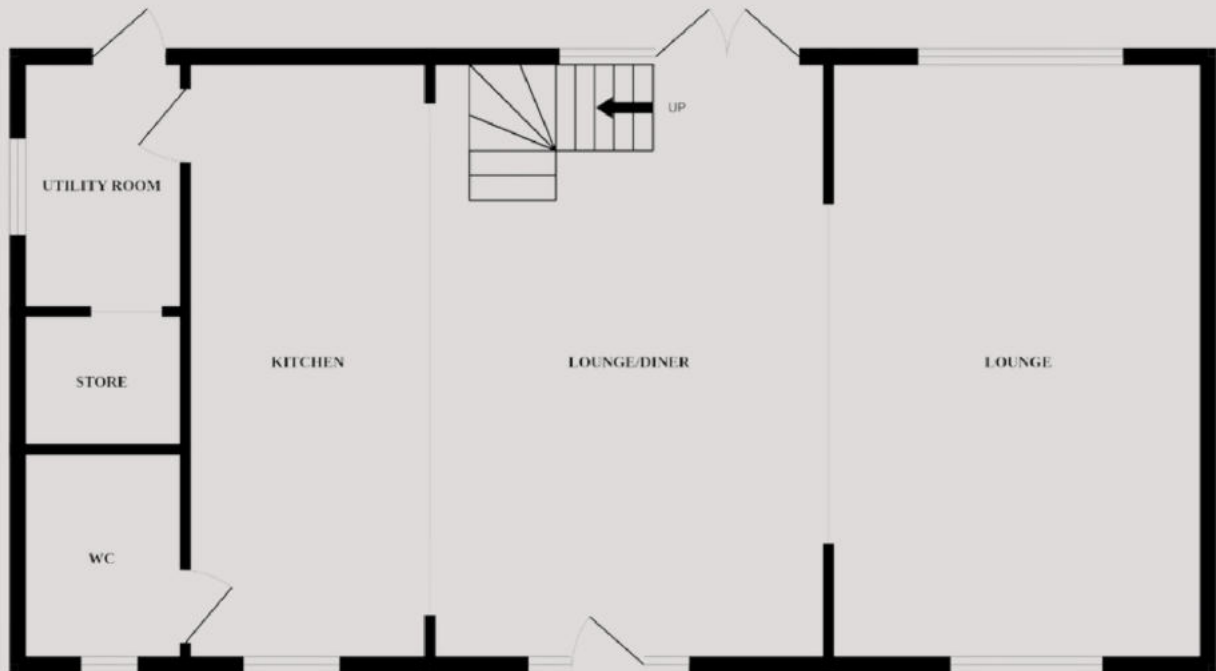


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Plot 5

Detached 4 bedroom house

Ground Floor Plan



Room Dimensions

Metric

Imperial

Kitchen	6.3m x 3.3m	20'6" x 10'8"
Dining/Lounge	6.3m x 4.8m	20'6" x 15'7"
Lounge	6.3m x 4.2m	20'6" x 13'8"
WC	1.8m x 1.6m	5'9" x 5'2"
Utility Room	2.9m x 1.6m	9'5" x 5'2"
Store	1.6m x 1.4m	5'2" x 4'6"

Total Ground Floor Area

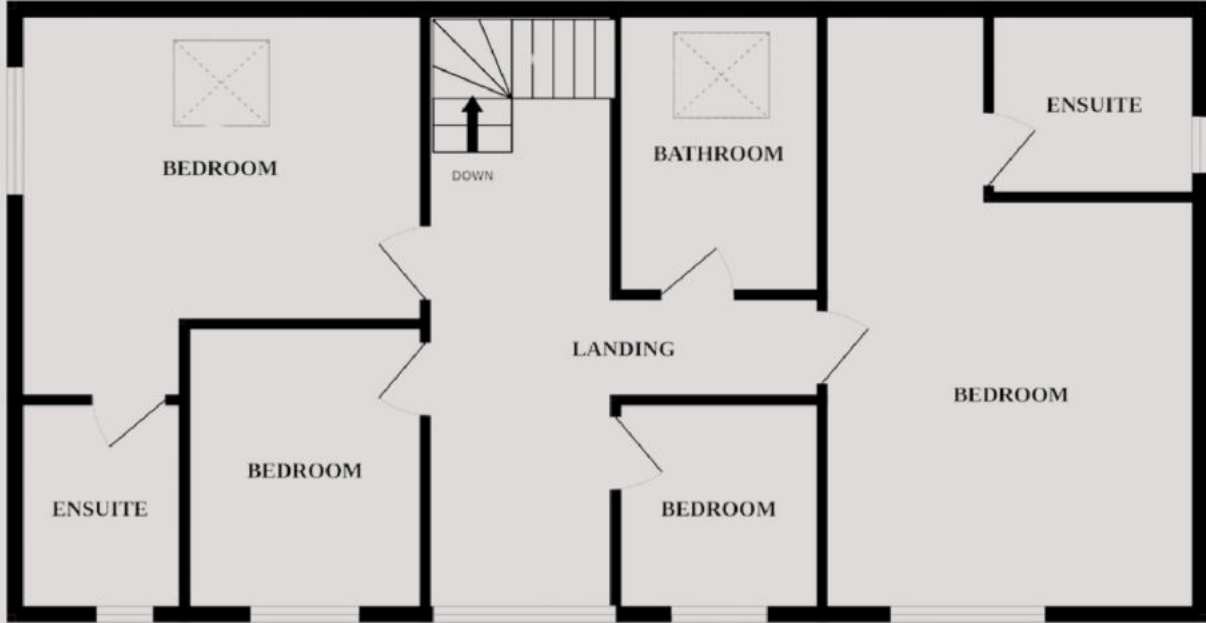
954.5 Sq ft

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Plot 5

Detached 4 bedroom house

First Floor Plan



Room Dimensions

Metric

Imperial

Master Bedroom	6.3m x 3.6m	20'6" x 11'8"
Ensuite 1	2.3m x 2.0m	7'5" x 6'5"
Bedroom 2	5.1m x 3.5m	16'7" x 11'5"
Ensuite 2	2.7m x 2.0m	8'8" x 6'5"
Bedroom 3	3.4m x 3.0m	11'1" x 9'8"
Bedroom 4	2.6m x 2.5m	8'5" x 8'2"
Bathroom	2.7m x 2.6m	8'8" x 8'5"

Total First Floor Area

954.5 Sq ft

Overall Floor Area

1909 Sq ft

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Plot 6

Detached 4 Bedroom House

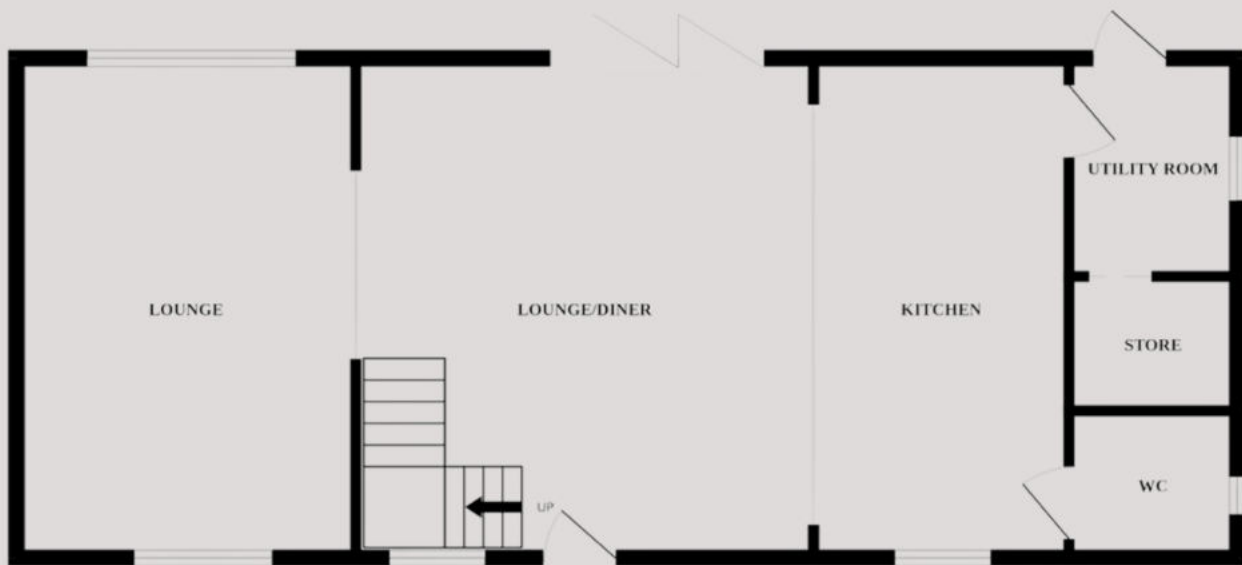


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Plot 6

Detached 4 bedroom house

Ground Floor Plan



Room Dimensions

Metric

Imperial

Kitchen	6.3m x 3.3m	20'6" x 10'8"
Dining/Lounge	6.3m x 4.8m	20'6" x 15'7"
Lounge	6.3m x 4.2m	20'6" x 13'8"
WC	1.8m x 1.6m	5'9" x 5'2"
Utility Room	2.9m x 1.6m	9'5" x 5'2"
Store	1.6m x 1.4m	5'2" x 4'6"

Total Ground Floor Area

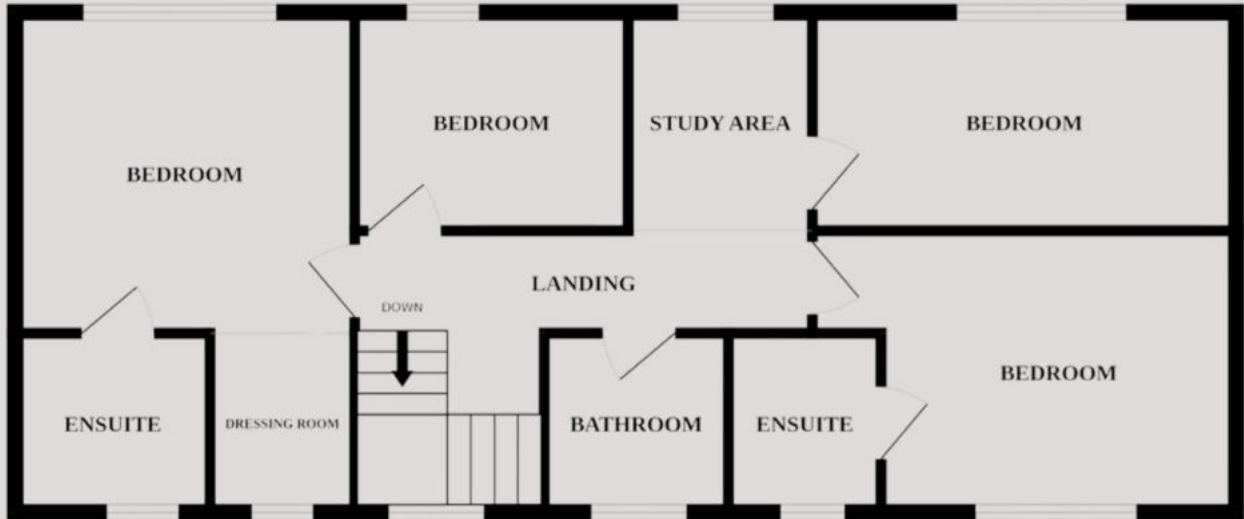
954.5 Sq ft

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Plot 6

Detached 4 bedroom house

First Floor Plan



Room Dimensions

Metric

Imperial

Master Bedroom	6.3m x 4.2m	20'6" x 13'8"
Ensuite 1	2.0m x 2.0m	6'5" x 6'5"
Bedroom 2	4.7m x 3.4m	15'4" x 11'1"
Ensuite 2	2.3m x 1.6m	7'5" x 5'2"
Bedroom 3	4.7m x 2.8m	15'4" x 9'2"
Bedroom 4	3.1m x 2.8m	10'1" x 9'2"
Bathroom	2.3m x 2.3m	7'5" x 7'5"

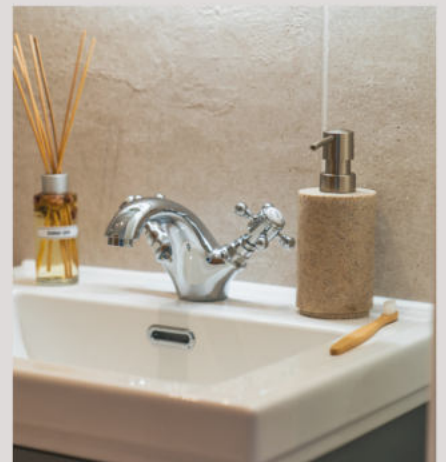
Total First Floor Area 954.5 Sq ft

Overall Floor Area 1909 Sq ft

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*House
Specification*



Specification

STRUCTURE

Traditional brick and blockwork outer walls with full fill mineral wool cavities

Vandersanden Flemish Antique Handmade red facing bricks

Natural Northwold chalk elevations

Sustainably sourced painted timber cladding to front elevations.

UPVC flush casements external windows with butt joints. Painted Sage Green externally.

KITCHEN

Modern shaker style units in a range of colours.

1.5 bowl granite undermounted sink, with drainer grooves and mixer taps.

30mm solid Quartz worktops with 100mm upstands, glass splash back to hob.

Neff integrated appliances, including fridge/freezer, dishwasher, oven, induction hob and Rangemaster Cooker where applicable.

Pelmet and low level plinth lights.

HEATING AND PLUMBING

Air-Source Heat Pump system supply heating and hot water.

Underfloor heating to ground floor with radiators upstairs.

Contemporary towel rails to bathrooms and ensembles.

BATHROOMS

Freestanding back to wall bath with in wall chrome taps and waste.

Wall hung feature vanity unit with chrome basin mixer taps.

low profile showers trays with thermostatic shower and glass enclosure

Shower enclosures to be fully tiled, with half height to walls with sanitaryware.

Feature mirror with shaver point and illuminated.

JOINERY & DECORATION

Painted timber internal doors.

Painted MDF Skirtings and architraves.

Walls, ceilings and wood work to be painted with Farrow & Ball emulsion paints.

FLOOR COVERINGS

Tumbled Limestone flooring to ground floor.

Ceramic tiling to Bathroom and ensuite.

Carpets to all Bedrooms.

EXTERNALS

Brick built double garages.

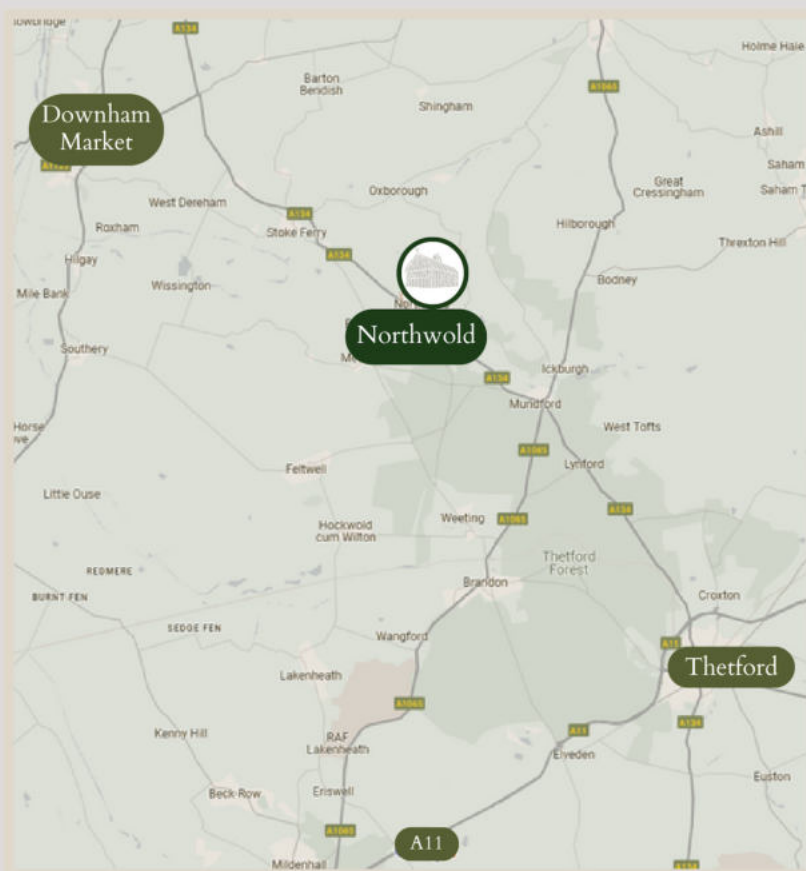
Rear patio with paths to garages/side gates.

Brick boundary walls with close board timber fencing between gardens

Turfed and planted front gardens



Location



West End barns, Northwold, Norfolk

Site Layouts, plans and specification 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. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. 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 stage of these properties.

About the Developer

Broadleaf Homes was founded in 2018 as a family run house builder based in Norfolk.

We build high specification, energy efficient homes throughout East Anglia, with a high focus with designing homes with living in mind.

We aim to be one of the most highly regarded and trusted developers in the region, and pride our selves on using local tradesmen and technical staff.

We believe in building traditional design, with all the contemporary comforts you would expect from a modern housebuilder.

Every home comes with a 10 year Build Warranty.

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and are proud members of the House Builders Federation.

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Minors & Brady

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BROADLEAF

Designed with modern living in mind