

ST EDMUND'S PARK
HUNSTANTON NORFOLK



WELCOME

Offering a rare opportunity to live on Norfolk's famous Heritage Coast adjacent to Old Hunstanton, St Edmund's Park is a prestigious collection of two, three, four and five bedroom homes, with a choice of houses, chalet bungalows and bungalows.

Following a long association with this unique area, Bennett Homes is delighted to be returning to create this special development in such an outstanding location, using its award-winning skills to build traditional homes of style and quality.



ST EDMUND'S PARK

HUNSTANTON NORFOLK



The Walsingham three bedroom bungalow



The Beyton four bedroom house

Imagine living close to the coast and just a short walk from Old Hunstanton Beach. Within walking distance are coffee shops, a delicatessen, a French bakery and weekly markets selling local produce.

St Edmund's Park offers contemporary living right on the coast, with practical homes that are energy-efficient, incorporate open plan accommodation and high specification kitchens and bathrooms.

Whether you are a first-time buyer, a growing family or an active retiree – or looking for a holiday retreat – there's a home waiting just for you.



St Edmund's Park combines the best of both worlds – an opportunity to enjoy coastal living with easy access to excellent local amenities.



Old Hunstanton has long been regarded as a prestigious location with its attractive centre featuring independent shops and cafes, its wide expanse of sandy beach, dunes and cliffs and its highly-acclaimed championship links course at Hunstanton Golf Club.

The area offers a great deal to see and do. There's Hunstanton Sea Life Sanctuary, the Princess Theatre with its schedule of Summer shows and walking trails along the Norfolk Coastal Path with views of unspoilt countryside and bird-watching opportunities – and for the active, there is windsurfing and sailing, as well as other sports facilities.

Fresh food, including locally-caught fish, is available and served by the many pubs and restaurants in the area. There are also fine dining establishments such as the Neptune Inn, The Lodge and Caley Hall Hotel in Old Hunstanton.

Primary and secondary education is provided by schools in the vicinity, as well as the highly-rated independent Glebe House School & Nursery where means-tested bursaries are available to residents of St Edmund's Park.





Healthcare is delivered locally by the Hunstanton Medical Practice and The Queen Elizabeth Hospital King's Lynn NHS Trust is just a short drive away.

When it comes to shopping, as well as many local independent stores, there are a number of major supermarkets in Hunstanton and King's Lynn, as well as out of town outlets.





As well as enjoying an unrivalled location, St Edmund's Park is within easy reach of the rest of West Norfolk's cities, towns and unspoilt countryside.



Just 30 minutes drive away is King's Lynn with its historical Customs House, Guildhall, shopping and cultural activities. Further afield is Norwich with additional attractions such as the Theatre Royal and Chapelfield Shopping Centre.

There are also traditional market towns: Brancaster, Burnham Market and Holt, all with independent shops and cafés.

Away from the towns and cities are numerous places of interest. You can choose from the Sandringham Estate with its famous royal connections, Holkham Hall, Felbrigg Hall, Blicking Estate and Oxburgh Hall.



Blakeney National Nature Reserve and the RSPB Titchwell Nature Reserve offer outstanding opportunities to appreciate the area's wildlife, including taking a seal trip from Blakeney Point.

Over the years, the county has also gained a reputation for fine dining, with Marco Pierre White's The Orange Tree at Thornham and Morston Hall near Holt.



By car:

King's Lynn 30 mins
 Downham Market 40 mins
 Norwich 1 hr 12 m

By train:

From King's Lynn to:
 Downham market 14 mins
 Ely 32 mins
 Cambridge 53 mins
 King's Cross 1 hr 57 m

By bus:

King's Lynn 56 mins

Airports:

Norwich 1 hr 10m
 London Stansted 1 h 49 m

All times and distances quoted in this brochure are only approximate but believed to be correct.



Opposite page:
Oxburgh Hall

Far left: Sandringham House

Left: The Customs House, King's Lynn

Below: Theatre Royal, Norwich.
Copyright Visit Norwich

The Fransham

Plots 30 31 34 107 108

Two bedroom
bungalow

Kitchen/Dining Area

4928 x 4116mm
16'2" x 13'6"

Living Room

4504 x 3873mm
14'9" x 12'8"

Master Bedroom

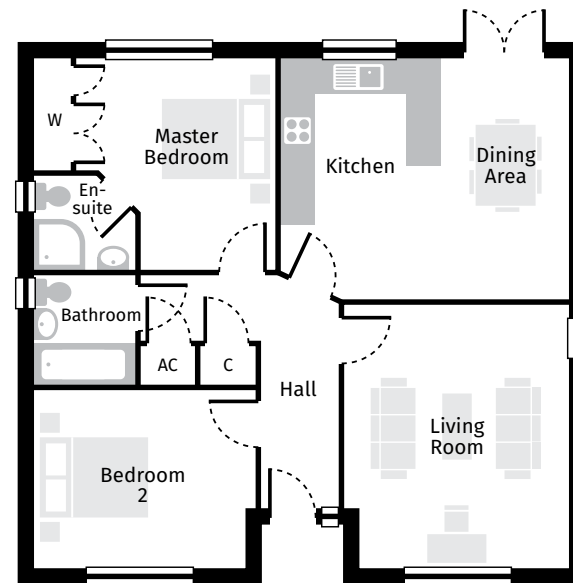
3597 x 3402mm
11'9" x 11'2"

Bedroom 2

3772 x 3023mm
12'4" x 9'11"



Image indicative only. Materials will vary.



Plots 31 and 107 have a reversed layout to the floor plans shown.

Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary.

Individual plot drawings with full details are available from your Home Adviser.

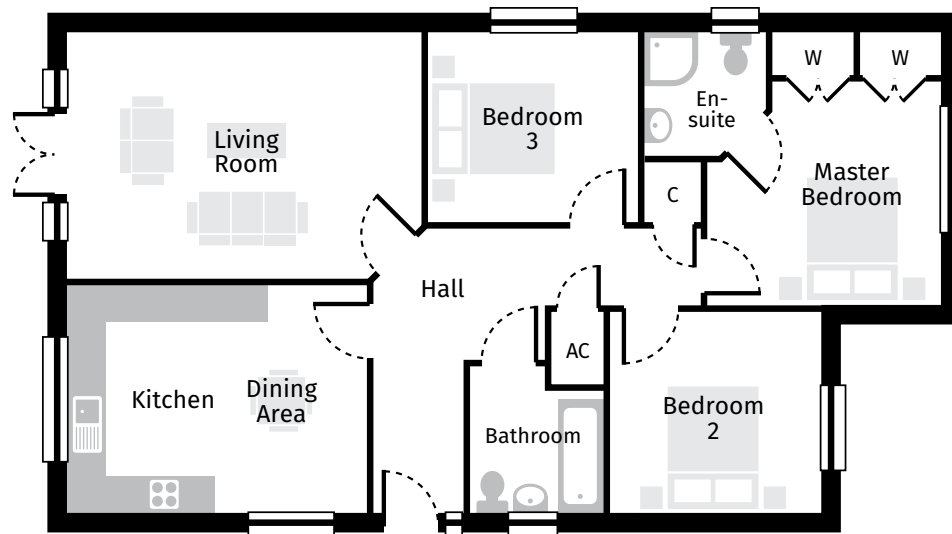


Image indicative only. Materials will vary.

The Harpley

Plots 49 50

Three bedroom bungalow



Kitchen/Dining Area

4450 x 3351mm
14'7" x 11'10"

Living Room

5250 x 3569mm
17'2" x 11'8"

Master Bedroom

3950 x 3450mm
12'11" x 11'3"

Bedroom 2

3150 x 2970mm
10'4" x 9'9"

Bedroom 3

3135 x 2740mm
10'3" x 9'0"

Plot 50 has a reversed layout to the floor plans shown.

Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary.

Individual plot drawings with full details are available from your Home Adviser.

The Walsingham

Plots 46 105 116 117

Three bedroom bungalow

Kitchen/Dining Area

5751 x 3672mm
18'10" x 12'0"

Living Room

6293 x 3401mm
20'7" x 11'2"
(ex bay)

Master Bedroom

3821 x 3192mm
12'6" x 10'5"

Bedroom 2

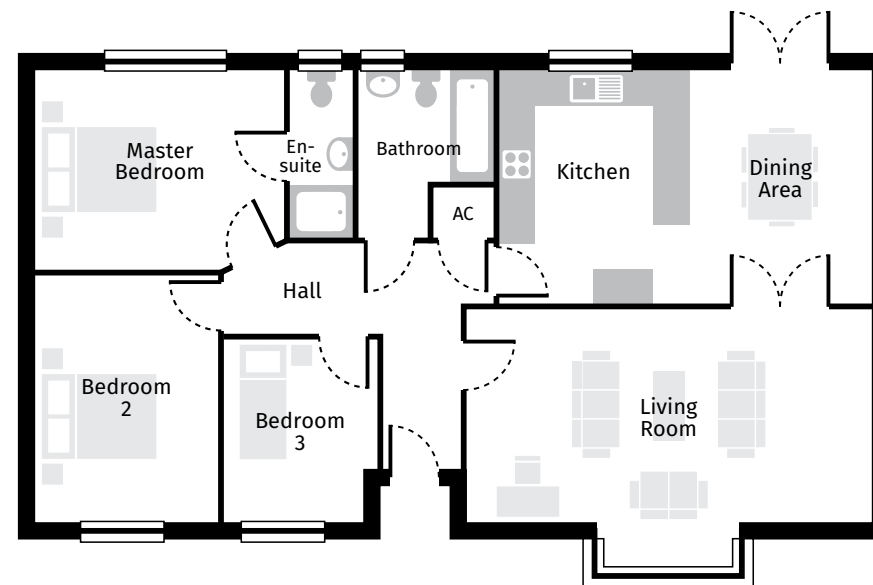
3805 x 2819mm
12'5" x 9'3"

Bedroom 3

2671 x 2367mm
8'9" x 7'9"



Image indicative only. Materials will vary.



Plot 117 has a reversed layout to the floor plans shown. Plot 105 includes Carstone to front elevation.

Side windows in Dining Area and Living Room to plots 46 and 105 not shown. Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Individual plot drawings with full details are available from your Home Adviser.

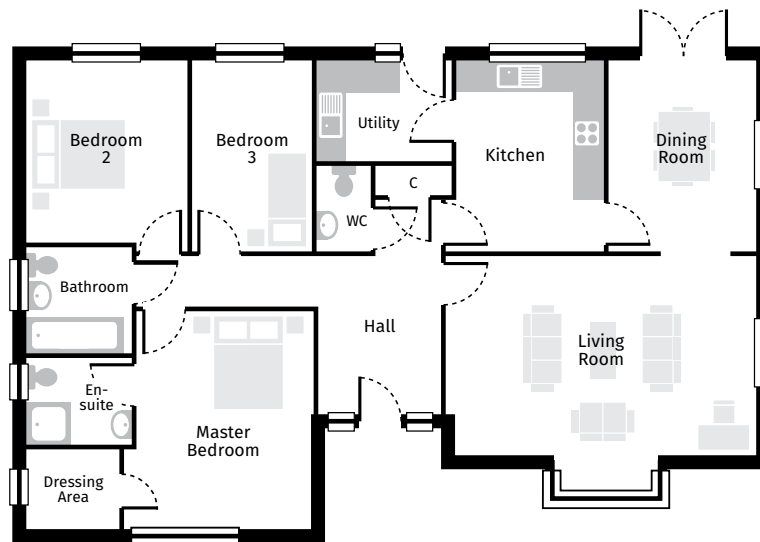


Image indicative only. Materials will vary.

The Boston

Plots 32 33 48 101 106

Three bedroom bungalow



Kitchen
3973 x 3018mm
13'0" x 9'11"

Master Bedroom
4482 x 3768mm
14'8" x 12'4"

Living Room
6046 x 3973mm
19'10" x 13'0"
(ex bay)

Dressing Area
1748 x 1672mm
5'8" x 5'6"

Dining Room
3973 x 2923mm
13'0" x 9'7"

Bedroom 2
3733 x 3073mm
12'3" x 10'1"

Bedroom 3
3973 x 2390mm
13'0" x 7'10"

Plots 32 and 33 have a reversed layout to the floor plans shown. Plot 33 has an integral garage.
Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary.
Individual plot drawings with full details are available from your Home Adviser.

The Glemsford

Plots 6 7 35 45 47
103 104 118 119 120

Three bedroom chalet bungalow

Ground floor

**Kitchen/
Dining Room**
7210 x 2805mm
23'8" x 9'2"

Living Room
4515 x 3550mm
14'9" x 11'7"

First floor

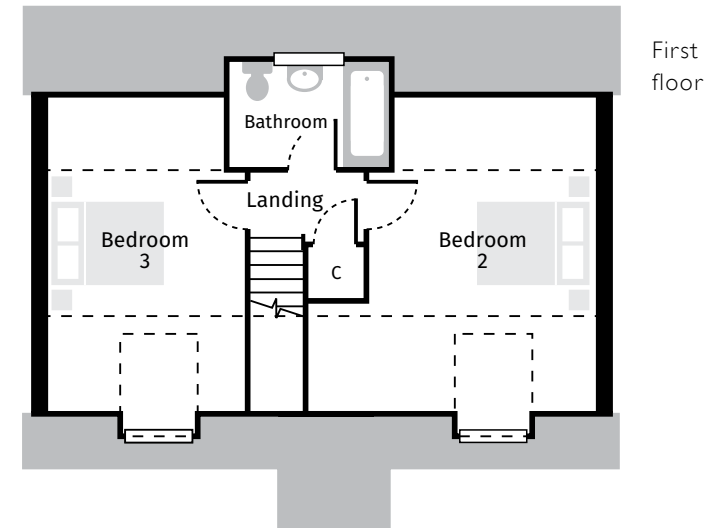
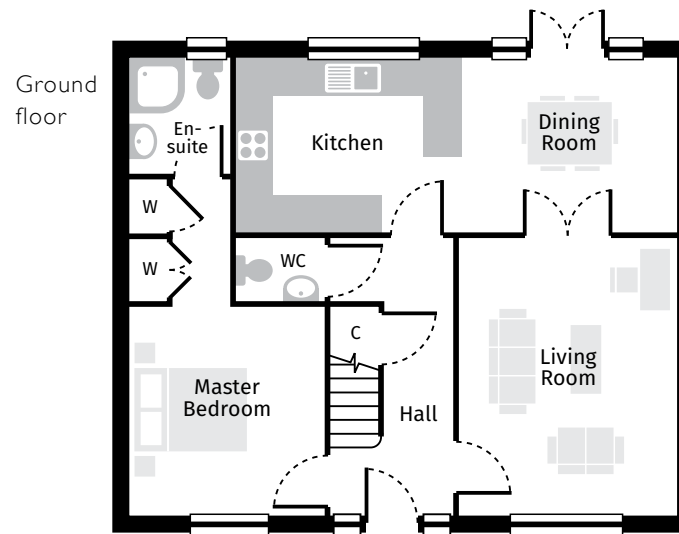
Bedroom 2
5056 x 4697mm
16'7" x 15'5"

Master Bedroom
3370 x 3170mm
11'0" x 10'4"

Bedroom 3
5056 x 2821mm
16'7" x 9'3"



Image indicative only. Materials will vary.



Plots 7, 35, 47, 103 and 120 have a reversed layout to the floor plans shown. Side windows in Dining Area and Living Room to plots 118 and 120 not shown. Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Individual plot drawings with full details are available from your Home Adviser.



Image indicative only. Materials will vary.

The Ashby

Plots 51 52 71 72 114

Two bedroom house

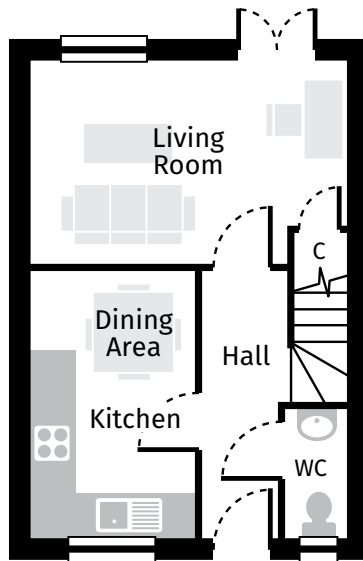
Ground floor

| | |
|----------------------------|--------------------|
| Kitchen/Dining Area | Living Room |
| 3911 x 2385mm | 4600 x 2975mm |
| 12'10" x 7'10" | 15'1" x 9'9" |

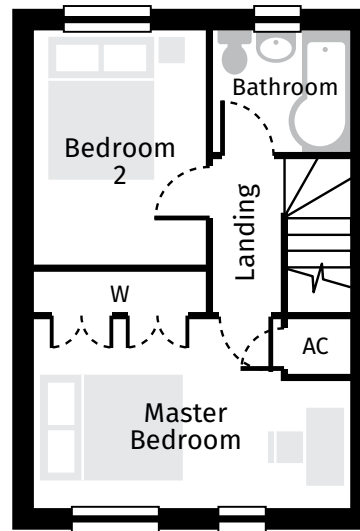
First floor

| | |
|-----------------------|------------------|
| Master Bedroom | Bedroom 2 |
| 4600 x 2770mm | 3416 x 2512mm |
| 15'1" x 9'1" | 11'2" x 8'3" |

Ground floor



First floor



Plot 114 is detached. Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Individual plot drawings with full details are available from your Home Adviser.

The Langrick

Plots 37 38 39 40
77 78 81 82
83 84 115

Three bedroom detached house

Ground floor

Kitchen/Dining Area 5280 × 2650mm
17'4" × 8'8"

Living Room 4270 × 3153mm
14'0" × 10'4"

First floor

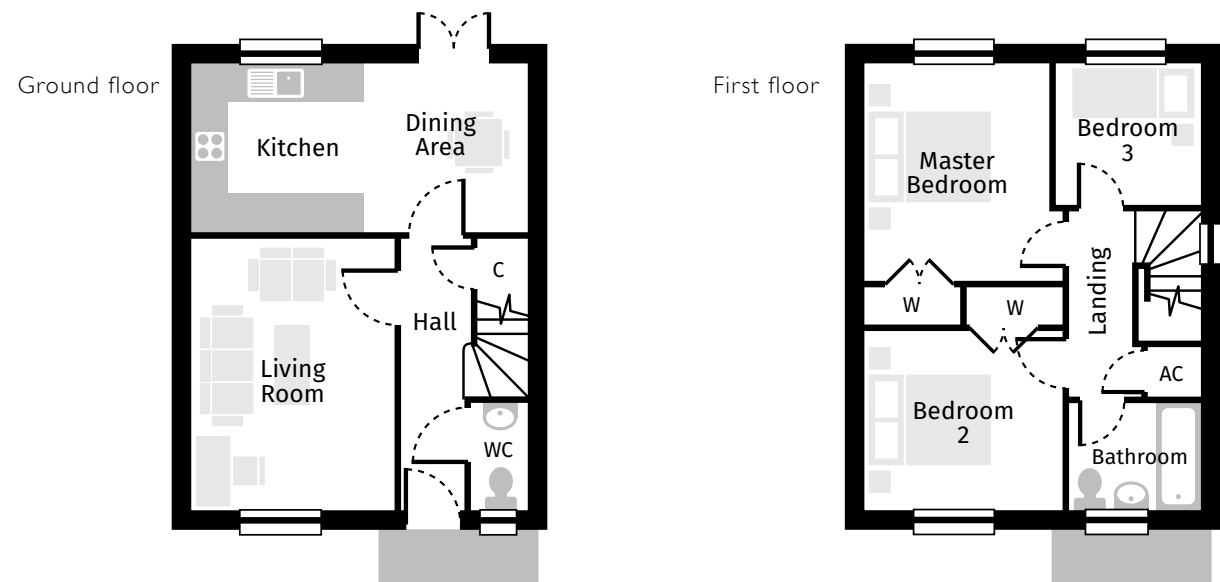
Master Bedroom 3464 × 2903mm
11'4" × 9'6"

Bedroom 3 2273 × 2254mm
7'5" × 7'4"

Bedroom 2 3110 × 2818mm
10'2" × 9'3"



Image indicative only. Materials will vary.



Plots 37, 39, 78, 82 and 84 have a reversed layout to the floor plans shown.

Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary.

Individual plot drawings with full details are available from your Home Adviser.



Image indicative only. Materials will vary.

The Keswick

Plots 15 16 55 112 113

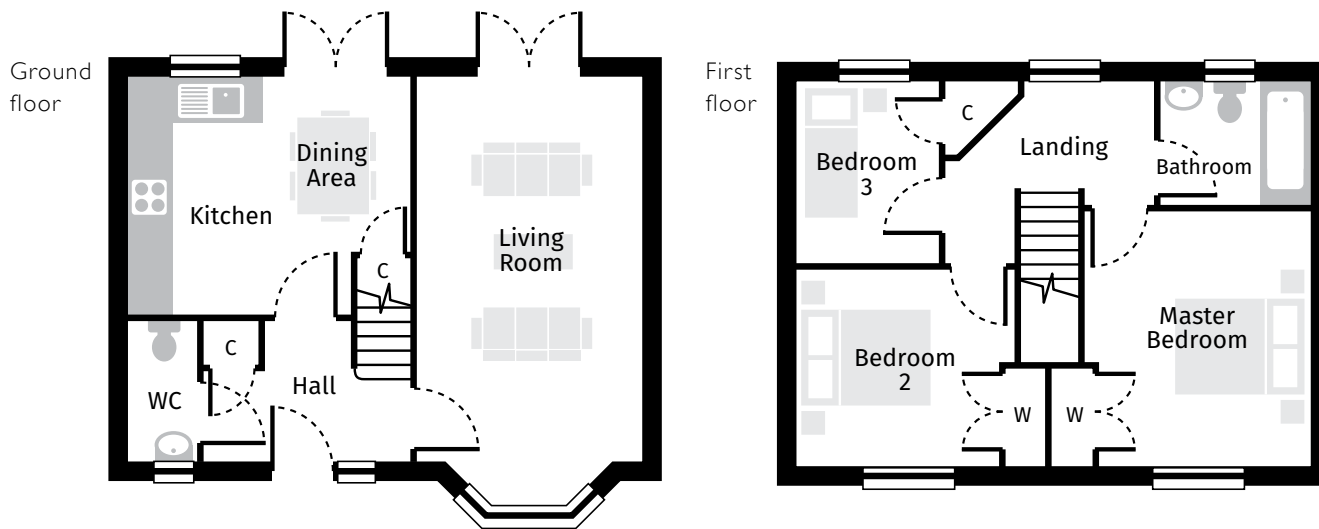
Three bedroom detached house

Ground floor

| | |
|--|--|
| Kitchen/Dining Area 3870 x 3272mm 12'8" x 10'8" | Living Room 5280 x 3050mm 17'4" x 10'0" (ex bay) |
|--|--|

First floor

| | |
|---|--|
| Master Bedroom 3072 x 3503mm 10'1" x 11'6" | Bedroom 3 2472 x 1918mm 8'1" x 6'3" |
| Bedroom 2 2703 x 2921mm 8'10" x 9'7" | |



Plots 16 and 113 have a reversed layout to the floor plans shown.
Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary.
Individual plot drawings with full details are available from your Home Adviser.

The Ellingham

- Plots
- 8
 - 9
 - 13
 - 14
 - 19
 - 20
 - 21
 - 22
 - 25
 - 36
 - 54
 - 75
 - 76
 - 98
 - 99
 - 100

Three bedroom detached house

Ground floor

| | |
|--|---|
| Kitchen/Dining Area 5720 x 3250mm 18'9" x 10'8" | Living Room 4870 x 3500mm 15'11" x 11'5" (ex bay) |
|--|---|

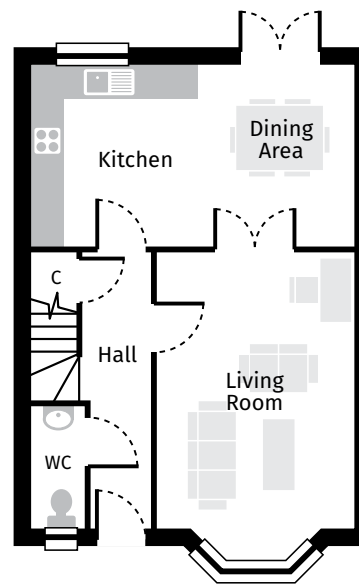
First floor

| | |
|---|---|
| Master Bedroom 3196 x 4095mm 10'5" x 13'5" | Bedroom 3 3272 x 2226mm 10'8" x 7'3" |
| Bedroom 2 3389 x 3273mm 11'1" x 10'8" | |

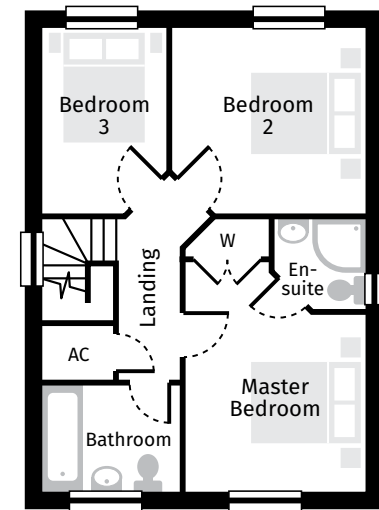


Image indicative only. Materials will vary.

Ground floor



First floor



Plots 9, 19, 25, 54 and 98 have a reversed layout to the floor plans shown. Side windows in Dining Area and Living Room to plots 21, 54, 76 and 100 not shown. Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Individual plot drawings with full details are available from your Home Adviser.



Image indicative only. Materials will vary.

The Kelling

- Plots
- 5
 - 12
 - 26
 - 27
 - 42
 - 43
 - 53
 - 58
 - 109

Four bedroom detached house

Ground floor

Kitchen/Dining Area
7250 x 3438mm
23'9" x 11'3"

Living Room
5650 x 4350mm
18'6" x 14'3"
(ex bay)

First floor

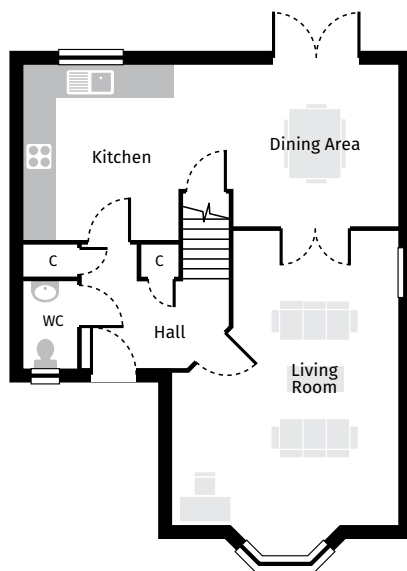
Master Bedroom
3685 x 3573mm
12'1" x 11'8"

Bedroom 3
2973 x 2898mm
9'9" x 9'6"

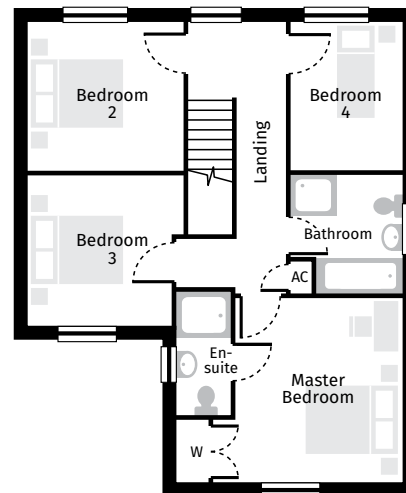
Bedroom 2
2973 x 2873mm
9'9" x 9'5"

Bedroom 4
2873 x 2185mm
9'5" x 7'2"

Ground floor



First floor



Plots 26, 27, 43 and 53 have a reversed layout to the floor plans shown. Plots 53, 58 and 109 have an additional bay window on the side wall in the Dining Area. Plot 27 does not have a side window in the Living Room. Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Individual plot drawings with full details are available from your Home Adviser.

The Ixworth

Plots 2 3 44 56 57
73 74 80 97

Four bedroom detached house

Ground floor

Kitchen/Dining Area 6100 x 3750mm
 20'0" x 12'3"
Living Room 5870 x 3500mm
 19'3" x 11'5"
 (ex bay)

Utility Room 1545 x 1306mm
 5'1" x 4'3"

First floor

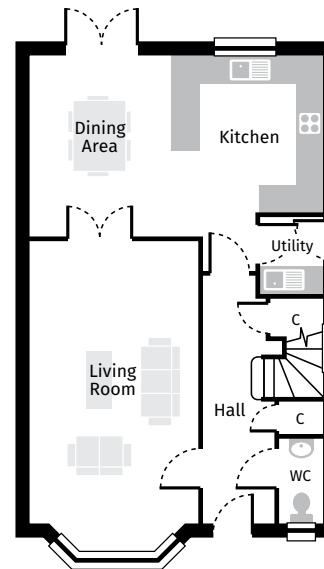
Master Bedroom 4079 x 3412mm
 13'4" x 11'2"
Bedroom 3 3019 x 2765mm
 9'11" x 9'1"

Bedroom 2 3850 x 2976mm
 12'7" x 9'9"
Bedroom 4 2583 x 2523mm
 8'5" x 8'3"

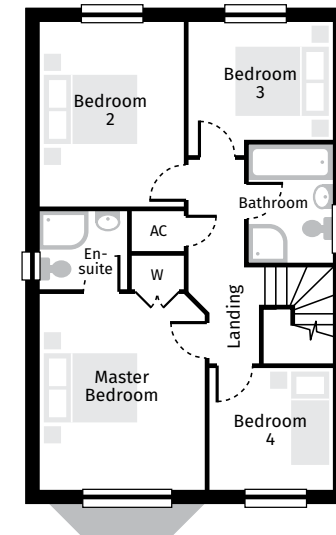


Image indicative only. Materials will vary.

Ground floor



First floor



Plots 2, 44 and 57 have a reversed layout to the floor plans shown. Side windows in Dining Area and Living Room to plot 97 not shown. Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Individual plot drawings with full details are available from your Home Adviser.



Image indicative only. Materials will vary.

The Flixton

Plots 4 10 17 23
41 79 110

Four bedroom detached house

Ground floor

**Kitchen/
Breakfast Area**
5300 x 3450mm
17'4" x 11'3"

Living/Dining Room
7450 x 3150mm
24'5" x 10'4"

Study
3850 x 2297mm
12'7" x 7'6"

First floor

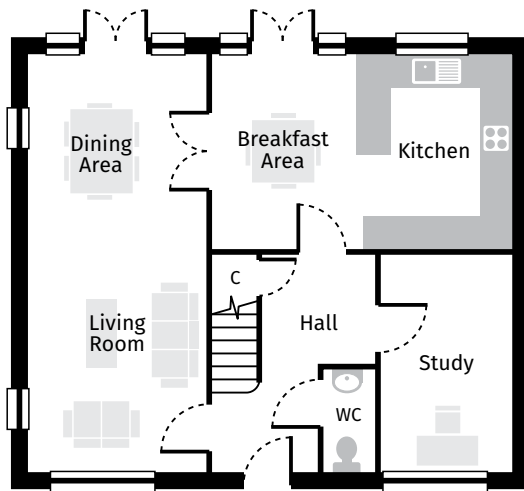
Master Bedroom
3976 x 3173mm
13'0" x 10'5"

Bedroom 3
3473 x 2723mm
11'4" x 8'11"

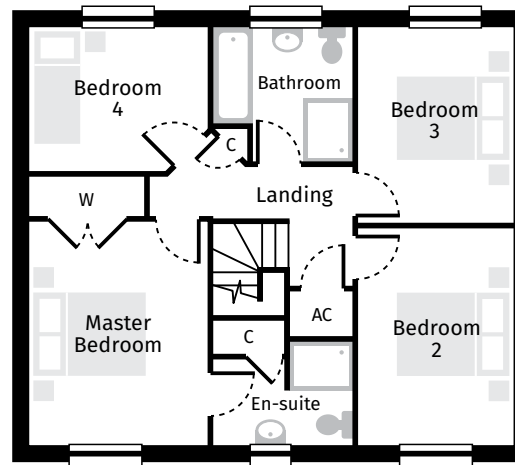
Bedroom 2
3873 x 2723mm
12'8" x 8'11"

Bedroom 4
3173 x 2561mm
10'5" x 8'5"

Ground floor



First floor



Plots 17, 41 and 110 have a reversed layout to the floor plans shown. Plot 10 includes Carstone to front elevation. Side windows in Dining Area and Living Room to plots 10, 23, 41 and 79 not shown. Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Individual plot drawings with full details are available from your Home Adviser.

The Beyton

Plots I II 18 102 111

Four bedroom detached house

Ground floor

Kitchen

3888 x 2970mm
12'9" x 9'9"

Family Room

4632 x 3063mm
15'2" x 10'0"

Utility Room

1825 x 1575mm
6'0" x 5'2"

Living Room

6770 x 3663mm
22'2" x 12'0"
(ex bay*)

Dining Room/Study

3557 x 3043mm
11'8" x 10'0"
(ex bay*)

First floor

Master Bedroom

4085 x 3368mm
13'5" x 11'0"

Bedroom 2

4384 x 2970mm
14'4" x 9'9"

Bedroom 3

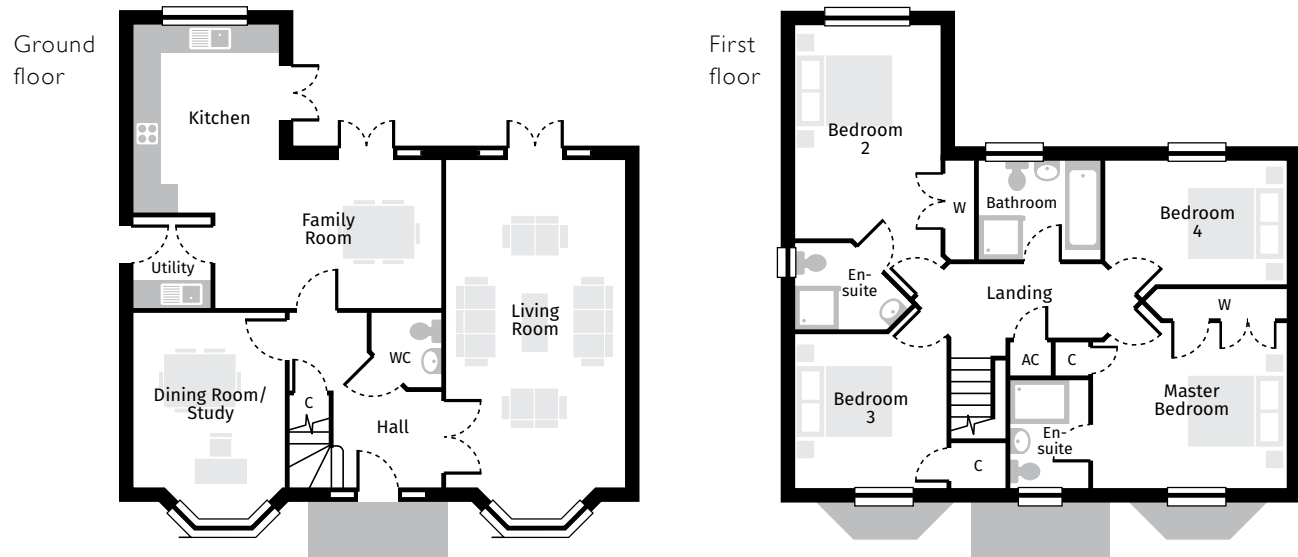
3150 x 3042mm
10'4" x 10'0"

Bedroom 4

3735 x 2598mm
12'3" x 8'6"



Image indicative only. Materials will vary.



Plots I and 111 have a reversed layout to the floor plans shown. Plots I and 102 include Carstone to front elevation. Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Individual plot drawings with full details are available from your Home Adviser.

The Haughley

Plots 24 28 29

Five bedroom detached house with annexe

Ground floor

**Kitchen/
Breakfast Area**
6350 x 3369mm
20'10" x 11'0"

Living Room
6770 x 3650mm
22'2" x 11'11"
(ex bay)

Utility Room
2075 x 1773mm
6'9" x 5'9"

Study
3201 x 2375mm
10'6" x 7'9"

First floor

Master Bedroom
3673 x 3259mm
12'0" x 10'8"

Bedroom 4
4073 x 3150mm
13'4" x 10'4"

Bedroom 2
3515 x 2960mm
11'6" x 9'8"

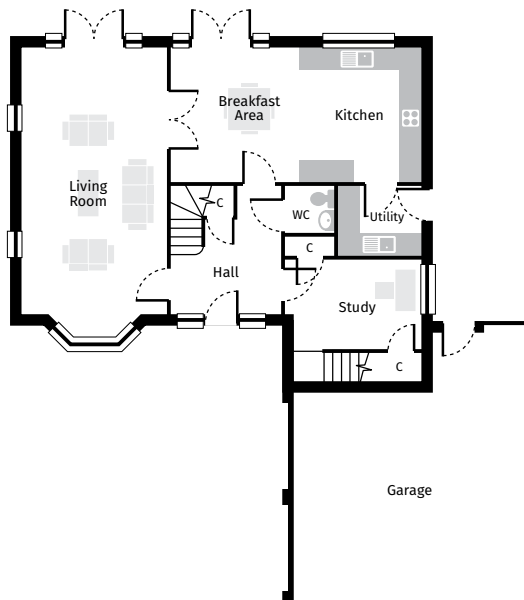
Bedroom 5/Annexe
7050 x 3902mm
23'1" x 12'9"

Bedroom 3
3648 x 2706mm
11'11" x 8'10"

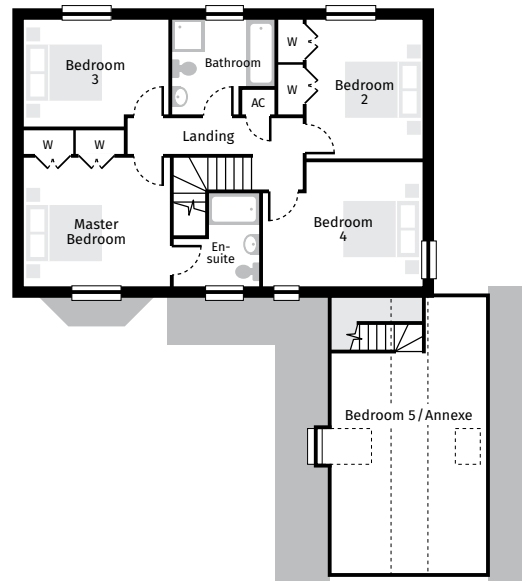


Image indicative only. Materials will vary.

Ground floor



First floor



Plots 24 and 28 have a reversed layout to the floor plans shown.
Image, floor plans, kitchen layout and dimensions are indicative only. Details will vary.
Individual plot drawings with full details are available from your Home Adviser.

High quality homes with a superior specification

At St Edmund's Park our properties are finished to an exceptionally high standard and come fully specified with a range of features included in the price, as well as a choice of optional extras. All our homes are protected by the NHBC Ten Year Buildmark Warranty.

Kitchen

- Choice of contemporary units and worktops in a wide range of colours and styles*
- Stainless steel 1.5 bowl sink with chrome tap
- LED downlights and under-pelmet lighting
- Integrated Bosch dishwasher **
- Stainless steel Bosch oven and hob
- Chimney-style extractor hood
- Choice of ceramic floor tiles*
- Chrome switch plates
- USB socket

Utility room (where applicable)

- Choice of contemporary units and worktops in a wide range of colours and styles*
- Plumbing for freestanding washing machine

- Stainless steel single sink bowl with chrome tap
- Choice of ceramic floor tiles*

Bathrooms and en-suites

(where applicable)

- Contemporary white sanitary ware including Roper Rhodes basin, WC and bath with chrome-finish Vado taps
- Roper Rhodes vanity unit to one bathroom or en-suite in four bedroom homes and three bedroom bungalows**
- LED downlighters
- Shaver socket in one bathroom or en-suite**
- Heated towel rail in all four bedroom homes**
- Wall tiles in a choice of colours*

Internal finishes

- Staircase with painted spindles and oak handrail
- Fitted wardrobes in selected plots**
- Porcelanosa floor tiles available to purchase*
- Full range of carpets available to purchase*

Finishing touches

- uPVC argon-filled double-glazed windows
- Paved pathways
- Block-paved private driveway
- Turf and/or planting to front garden
- Rear gardens cleared, rotovated and topsoiled
- External tap where possible**

Home entertainment

- Pre-wired for Sky Q TV installation***
- TV point in living room and all bedrooms
- BT telephone socket
- Fibre Broadband Optical Network Termination for connection to BT Openreach***

Electrical fittings

- Double socket outlets throughout
- External PIR lighting to front of property
- External lighting to rear of property
- Lighting and power in garages where possible **

Heating

- Gas condensing combi-boiler as detailed on individual specification
- Thermostatic valves on all main room radiators for greater control and efficiency
- Predicted 'B' energy rating for all properties

Security and peace of mind

- Mains-operated smoke detector with battery back-up
- Carbon monoxide detector
- Multi-point locking front door

Disclaimers

This specification is intended as a guide only and is subject to change. For full details on individual plots please refer to your Home Adviser.

* All choices from selected ranges and subject to build stage.

** Please check with your Home Adviser to confirm if applicable to specific plot and for details of location.

*** Full details of connections to Sky Q TV and Fibre Broadband are available from your Home Adviser.

Photographs from previous Bennett Homes developments do not necessarily reflect the specification for St Edmund's Park.

For full disclaimer see back cover.





About Bennett Homes

At Bennett Homes we put customers top of our agenda – from initial enquiry to moving-in day and beyond. As a family-run business, we have been building high quality homes, created by craftsmen using traditional skills, across East Anglia for nearly 75 years. Our reputation is built on more than bricks and mortar – and that’s why we have been named House Builder of the Year five times by the National Federation of Builders.



This accolade recognises our commitment to putting our customers first to ensure that moving is an enjoyable experience. This means keeping you up-to-date with progress on your property, so you are fully informed on how things are going.

At your very first appointment with us, you will meet your dedicated Home Adviser who will be your single point of contact throughout the buying process, through to moving-in day.

One of the exciting things about buying new, is the chance to make your home your own. At a later date, subject to build stage, we will invite you to the dedicated Customer Choices Centre at our Nowton headquarters to select your internal fixtures and fittings and hear about our comprehensive list of optional extras for your new home.



On or before moving-in day, you will be given a full briefing on how everything works and shortly afterwards, our Customer Care Manager will come along to see how you are settling in and ensure everything is running properly.

Last but not least, all our homes are covered by a ten-year NHBC Buildmark Warranty for extra peace of mind.

Handyman Service



In order to make your move as easy as possible, we offer a complimentary Handyman Service* shortly after moving-in day to do some of those time-consuming but essential jobs that turn a house into a home.

*Handyman Service to be arranged with your Home Adviser prior to completion. Terms and conditions apply.



Above left: The Kelling four bedroom house

Above: The Ellingham three bedroom house

Photographs from previous Bennett Homes developments



Enhancing the community

A **Residents' Management Company** will supervise day-to-day aspects of the development so that residents can actively contribute to the environment in which they live, managing the Woodland Walk, the Open Spaces, children's play equipment and attenuation tanks. An annual fee will cover the cost of these services.

A **Woodland Walk** around the perimeter of the development provides an informal pathway for residents to enjoy.





There are several **Open Spaces** with landscaping and trees which are ideal for recreational activities and enhancing the sense of community. Some of the open spaces incorporate play equipment for children.




Site Plan key

St Edmund's Park offers a wide range of property styles to suit first-time buyers, growing families and active retirees, all located within a spacious landscaped development on Norfolk's Heritage Coast.

Bungalows

-  The Fransham: Plots 30, 31, 34, 107, 108
-  The Harpley: Plots 49, 50
-  The Walsingham: Plots 46, 105, 116, 117
-  The Boston: Plots 32, 33, 48, 101, 106




Chalet bungalow

-  The Glemsford: Plots 6, 7, 35, 45, 47, 103, 104, 118, 119, 120





2 bedroom homes

-  The Ashby: Plots 51, 52, 71, 72, 114


3 bedroom homes

-  The Langrick: Plots 37, 38, 39, 40, 77, 78, 81, 82, 83, 84, 115
-  The Keswick: Plots 15, 16, 55, 112, 113
-  The Ellingham: Plots 8, 9, 13, 14, 19, 20, 21, 22, 25, 36, 54, 75, 76, 98, 99, 100

4 bedroom homes

-  The Kelling: Plots 5, 12, 26, 27, 42, 43, 53, 58, 109
-  The Ixworth: Plots 2, 3, 44, 56, 57, 73, 74, 80, 97
-  The Flixton: Plots 4, 10, 17, 23, 41, 79, 110
-  The Beyton: Plots 1, 11, 18, 102, 111

5 bedroom home

-  The Haughley: Plots 24, 28, 29

Plots 59-70 and 85-96 Affordable Housing

Play equipment to be included on some Public Open Spaces

Below top to bottom:

The Fransham two bedroom bungalow

The Keswick three bedroom house

The Haughley five bedroom home with annexe





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The images and layouts contained in this brochure are only a guide to the quality and style of the development/ properties and some of the features and elevation details will differ. Floor plans are intended as a general indication of the proposed layout and should not be used to calculate carpet sizes, appliance spaces or items of furniture. Maximum dimensions are shown on all properties and will vary. Please check with your Home Adviser at the time of reservation.

Detailed plans and specification for each plot are available for inspection from your Home Adviser at our Head Office and purchasers must check their individual specifications prior to making a reservation. Landscaping details are illustrative only and subject to change.

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