



# Your Next Chapter

SINGLE STOREY LIVING  
IN SOUTH EAST NORFOLK

**SOWERBYS**

Land & New Homes Specialists

**FW**

PROPERTIES

Creating Signature Developments



# Your Next Chapter

SINGLE STOREY LIVING  
IN SOUTH EAST NORFOLK



Underfloor Heating Throughout

Air Source Heating

Open Plan Kitchen/ Dining Room

Highly Regarded Local Developer - FW Properties

Excellent Specification

Catchment For Hobart High School

Close to Train Links for Cities and Beaches

Close to Multiple Award Winning Beaches

10 Year Warranty



**SOWERBYS NORWICH OFFICE**  
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“Close to miles and miles  
of stunning coast line...”

Experience the pinnacle of modern bungalow living with these exceptional homes, meticulously crafted by the renowned local developer FW Properties. Offering high-quality specifications and thoughtfully designed layouts, these bungalows provide a perfect blend of comfort, space, and elegance.

Constructed by FW Properties, a builder celebrated for their excellence in construction and attention to detail, each home is finished to an impeccable standard, ensuring a luxurious and comfortable living experience. Whether you're looking for a cosy two bedroom

bungalow or a spacious three bedroom home, these properties cater to various needs and preferences, providing ample living space for all.

All plots feature off-road parking for at least two cars, ensuring convenience and ease for residents and visitors alike. Plot 9 and 'The Show Home' offer generous square footage that rivals traditional three bedroom houses, so you don't have to compromise on space for single-storey living. Additionally, plot 9 and 'The show Home' include private garages, while plots 16 and 18 feature cart sheds, providing additional storage and parking options.





The Show Home,  
Nursery Place



Located in quiet, thoughtfully designed developments, these homes offer a serene and peaceful living environment. Both sites are within the catchment area for the highly regarded Hobart High School, ensuring quality education for families. Nestled in some of the most picturesque countryside Norfolk has to offer, these bungalows provide easy access to the Norfolk Broads and miles of stunning coastline, perfect for nature lovers and outdoor enthusiasts.

“Embrace a lifestyle of tranquillity, quality, and convenience with these exquisite bungalows.”

Embrace a lifestyle of tranquillity, quality, and convenience with these exquisite bungalows by FW Properties. Whether you're seeking a cosy retreat or a spacious home, these properties provide the ideal setting for your next chapter.





Plot 9, Manor Green



Plot 16, Manor Green



'The Show Home',  
Nursery Place



Plot 18, Manor Green





# FW

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# About the Developer

FW Properties is a distinguished property developer based in Norwich, specialising in crafting exceptional contemporary properties in Norfolk and Suffolk. Founded in 2011 by Ian Fox and Julian Wells, they take pride in completing every home with finesse and flair to rigorous standards. With a combined experience of over 45 years in national and international property development, asset management, and investment, they oversee every aspect of the development process.

What sets FW Properties apart is their customer-centric approach. They understand that each client is unique, and thus, they start each new project from scratch, avoiding standardised templates. They carefully select architects who are best suited for the job, ensuring that every new home is custom-designed to accommodate modern living, boasting luxurious construction values and impeccable finishes.

Their commitment to responsible development and renovation is evident in their efforts to seamlessly integrate their developments with the local environment. Whether it's overlooking the River Deben in Woodbridge, nestled in Norwich's historic heart, or tucked away in the Norfolk countryside, they aim to maintain the integrity and character of each location.





ALL THE REASONS



# South East Norfolk

IS THE PLACE TO CALL HOME



One of the most accessible and diverse regions of Norfolk, the South-East is picturesque with its rolling countryside, historic villages, and close

proximity to the stunning coastlines of both Norfolk and Suffolk. This region offers the perfect blend of rural tranquillity and coastal charm.

Not only does this area benefit from its tranquil rural charm, it is also highly accessible to larger towns and the city of Norwich. With easy access to nearby Loddon and Beccles, residents enjoy local amenities and merchants selling locally sourced wares. Beccles is well-connected by rail to Lowestoft and Ipswich, with direct links to London.

For adventure seekers, Loddon is conveniently situated on the edge of the Norfolk Broads, with many access points popular with boaters, kayak users, and paddle-boarders, offering various ways to enjoy the water.

As the vibrant capital of Norfolk, Norwich perfectly blends rich history with modern culture, offering all amenities and direct train connections to London, Cambridge, and Peterborough.

Norwich Castle and its Cathedral are two of the most significant historical and cultural landmarks in Norfolk. Each site offers a unique glimpse into the region's past and provides a wealth of educational and recreational opportunities for visitors. Whether you're interested in medieval architecture, art, history, or simply looking to explore beautiful and historic sites, both Norwich Castle and the Cathedral are situated in the city centre amidst a diverse range of shops, restaurants, galleries, and river activities, offering something for everyone.

With its friendly communities, rich history, natural beauty, and accessibility, south east Norfolk is an ideal place to live, visit, and explore.



*Note from the developer*



A snapshot of the serene Norfolk Broads.

“We craft exceptional contemporary properties in Norfolk & Suffolk.”

THE DEVELOPER



SERVICES CONNECTED

Mains electric, water and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

Manor Green What3words: ///replace.coasted.horseshoe  
Nursery Place What3words: /// interests.clogging.jams

AGENT'S NOTES

Some images have been virtually staged to show how the homes could look. The furniture in the show home is for display only and doesn't form part of the sale.

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 the property.



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