



# Green View

Inspiring Homes in the Heart of Freethorpe





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# Introducing Green View

With a blend of contemporary and traditional design, homes at Green View help you discover big skies, countryside views, and village life.

Discover your new-build home amongst the seven property types available.



Street View of Site



## DESIGNED FOR ENERGY EFFICIENCY

From the outset, the architects and developer worked together to ensure the properties at Green View would receive an 'A' rating for energy efficiency.

This goal has been achieved through the installation of the very latest insulation materials, high quality Mitsubishi air source heat pumps feeding underfloor heating to all ground floors combined with individual thermostats to rooms. As well

as this, there's industry leading double glazing, solar panels, low energy lighting and even electric vehicle car charging points as standard.

The result of this attention to detail ensures living at Green View will mean fuel bills are kept as low as possible and resale values will be stronger than similar properties which can be more expensive to run.

Homes at Green View are efficient and future proofed.

Plots 1 & 2



Plots 3, 4 & 5



Plots 11, 13 & 14



Plot 10



Plot 17







## A VILLAGE LIFESTYLE TO ENJOY FREETHORPE

The quiet village of Freethorpe is a rural sanctuary nestled within the sprawling Norfolk Broads National Park. Located just 16 miles east of the vibrant city of Norwich and only four miles from the charming town of Acle, Freethorpe offers an ideal balance of tranquillity and accessibility, making it perfect for both commuters and those seeking a peaceful lifestyle.

The lifestyle afforded here means that you are well-connected by road and rail. The nearby Reedham station offers regular trains directly to Norwich, while services to Great Yarmouth and Lowestoft make exploring the stunning Norfolk coastline effortless. This connectivity makes Freethorpe a convenient base for those who value both rural serenity and the option to explore the broader region with ease.

History enthusiasts will find much to love in Freethorpe. The village is home to All Saints Church, one of Norfolk's unique round-tower churches. Nearby historical sites like Caister Castle, Burgh Castle, and the Strumpshaw Steam Museum offer fascinating glimpses into the past, enriching the area's cultural landscape.

Freethorpe is also a fantastic location for family living.

Award-winning adventure parks are just minutes away, ensuring endless fun for children and adults alike. Petits Animal Adventure Park, just 2.5 miles away, along with Thrigby Hall and Bewilderwood, offer exciting day trips which are sure to create lasting memories. Nature lovers will revel in the opportunities which the Norfolk Broads provide. Whether you prefer hiring a boat, paddling along the broads, or hiking through the marshy expanses of the River Yare, the area's remoteness offers a unique escape from the bustle of modern life. The paths along the banks are perfect for birdwatching, with rare and common species protected by the RSPB, making Freethorpe a haven for wildlife enthusiasts.

Freethorpe boasts a thriving community with a "Good" Ofsted-rated primary & nursery school, making it an excellent choice for families. Essential amenities, including shops and a doctors' surgery, are conveniently located in nearby Acle. Additionally, the Broadlands area is dotted with produce outlets, providing residents with fresh, locally-sourced food options.

Embrace a lifestyle rich in natural beauty, historical intrigue, and community spirit, all while remaining within easy reach of urban conveniences.



# SITE PLAN & HOUSE TYPES

**THE EVERGREEN**  
Plots 1 & 2

**THE SAGE**  
Plot 3

**THE OLIVE**  
Plot 5

**THE EMERALD**  
Plots 6, 7, 8 & 17

**THE FERN**  
Plots 9 & 10

**THE FIELDS**  
Plots 11, 13 & 14

**THE VERDANT**  
Plots 12, 15 & 16





# THE EVERGREEN

## PLOTS 1 & 2

### 3 Bedroom Semi-Detached House

'The Evergreen' at Green View is a three bedroom semi-detached home, of which there are just two available - plots 1 and 2.

The ground floor comprises hallway with WC, kitchen/dining room and living room to the rear where there are french doors out onto the patio.

The first floor offers two double bedrooms including an en-suite to the principal bedroom, a well-proportioned single bedroom and a family bathroom.

Each of 'The Evergreens' have two parking spaces, whilst the rear gardens are west facing.

#### GROUND FLOOR

**Living Room**  
17'5" x 12'6" (5.30m x 3.80m)

**Kitchen/Dining Room**  
15'11" x 10'2" (4.84m x 3.09m)

#### FIRST FLOOR

**Bedroom 1**  
11'5" x 10'0" (3.48m x 3.05m)

**Bedroom 2**  
10'8" x 9'6" (3.25m x 2.90m)

**Bedroom 3**  
12'2" x 7'1" (3.72m x 2.15m)

# THE SAGE

## PLOT 3

### 3 Bedroom End Terrace House

'The Sage' is a three bedroom home, and is the only one of its type at Green View, occupying plot 3.

The ground floor features a wonderful living area which is open-plan to the kitchen/dining area with french doors to the rear.

The first floor offers three spacious bedrooms, with an en-suite to the principal bedroom, and a family bathroom.

Outside 'The Sage' has two parking spaces and rear garden with patio.

#### GROUND FLOOR

**Living Area**  
11'9" x 10'5" (3.58m x 3.18m)

**Kitchen/Dining Area**  
20'10" x 8'8" (6.36m x 2.63m)

#### FIRST FLOOR

**Bedroom 1**  
13'9" x 11'2" (4.20m x 3.41m)

**Bedroom 2**  
13'9" x 9'9" (4.20m x 2.97m)

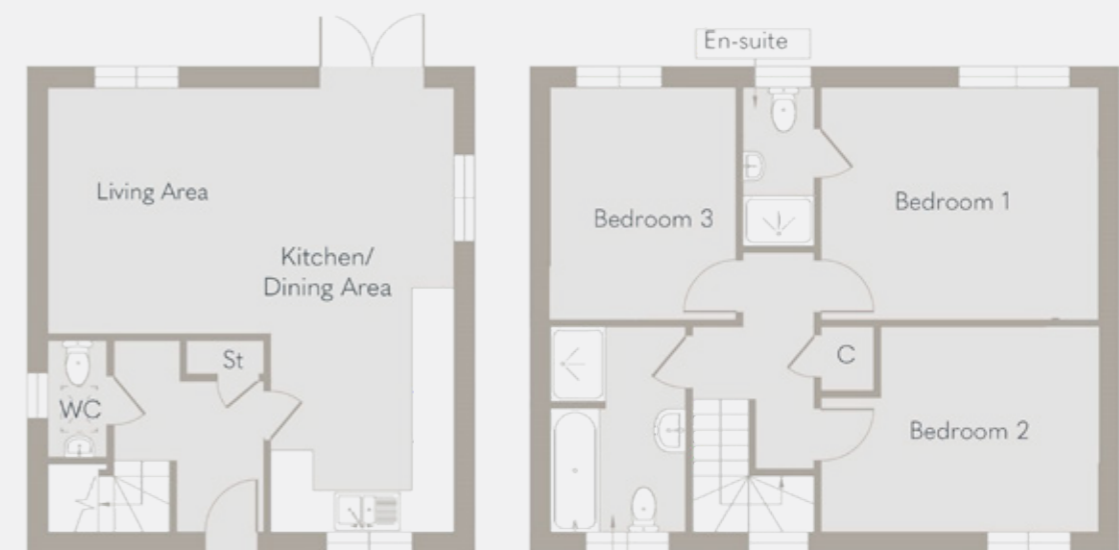
**Bedroom 3**  
11'2" x 8'11" (3.41m x 2.72m)



Ground Floor

First Floor

Please note, floor plan is of Plot 1 and Plot 2 is handed.



Ground Floor

First Floor

## THE OLIVE PLOT 5

### 2 Bedroom End Terrace House

'The Olive' is the only two bedroom home at Green View.

The ground floor features an open-plan living/dining area and kitchen, in addition to the WC off the hallway entrance.

The first floor has two double bedrooms with a family bathroom.

The exterior of 'The Olive' is an absolute delight with a garden which needs to be seen to be appreciated, in addition to the two parking spaces.

#### GROUND FLOOR

**Living/Dining Area**  
20'10" x 11'9" (6.36m x 3.59m)

**Kitchen**  
9'4" x 7'5" (2.85m x 2.25m)

#### FIRST FLOOR

**Bedroom 1**  
19'6" x 10'5" (5.95m x 3.18m)

**Bedroom 2**  
11'10" x 10'5" (3.60m x 3.18m)



Ground Floor

First Floor

## THE EMERALD PLOTS 6, 7, 8 & 17

### 3 Bedroom Detached House

'The Emerald' is a wonderful family detached home at Green View. The ground floor features a living area which is open-plan to the kitchen/dining area which stretches right across the rear whilst there is also a further reception room to the front.

The three bedrooms on the first floor are all spacious doubles. In addition to the family bathroom, the principal bedroom has a walk-in wardrobe and en-suite.

The exteriors offer gardens, garages and parking. There are four to choose from at Green View, hence the exteriors all differ, offering a variety of benefits and orientations such as the south-facing garden to plot 17.

#### GROUND FLOOR

**Living Area**  
11'10" x 11'9" (3.61m x 3.59m)

**Kitchen/Dining Area**  
16'8" x 14'6" (5.09m x 4.43m)

**Study/Reception Room**  
14'6" x 7'10" (4.43m x 2.40m)

#### FIRST FLOOR

**Bedroom 1**  
14'3" x 13'10" (4.35m x 4.22m)

**Bedroom 2**  
13'6" x 10'4" (4.12m x 3.14m)

**Bedroom 3**  
12'8" x 11'9" (3.85m x 3.59m)

#### GARAGE

23' 3" x 9' 11" (7.10m x 3.04m)



Ground Floor

First Floor



# THE FERN PLOTS 9 & 10

## 4 Bedroom Detached House

'The Fern' is an outstanding detached home occupying plots 9 and 10 at the end of the cul-de-sac of Green View.

The ground floor features an open-plan kitchen/sitting/dining room whilst there is an additional spacious triple aspect living room, a separate utility room and WC.

The first floor offers four bedrooms and three bathrooms, with the principal bedroom having both an en-suite and walk-in wardrobe.

Both properties have corner plots with gardens wrapping around, whilst there are garages and driveways.



Ground Floor



First Floor

### GROUND FLOOR

**Living Room**  
15'9" x 13'7" (4.79m x 4.15m)

**Kitchen/Sitting/Dining Room**  
24'2" x 19'10" (7.37m x 6.04m)

### FIRST FLOOR

**Bedroom 1**  
14'7" x 11'6" (4.44m x 3.51m)

**Bedroom 2**  
15'9" x 13'7" (4.79m x 4.15m)

**Bedroom 3**  
11'6" x 9'3" (3.51m x 2.83m)

**Bedroom 4**  
10'8" x 8'6" (3.24m x 2.60m)

### GARAGE

23'3" x 10'0" (7.09m x 3.04m)

# THE FIELDS PLOTS 11, 13 & 14

## 4 Bedroom Detached House

'The Fields' is the perfect blend of contemporary and traditional design, occupying plots 11, 13 and 14. The impressive hallway leads to a dual aspect living room at the rear with bi-folding doors onto the patio. To the front there's a spacious kitchen/dining room and an additional reception room.

All four bedrooms upstairs are doubles whilst the principal bedroom enjoys both walk-in wardrobe and en-suite, in addition to the family bathroom. All three properties are along the far end of development, thus enjoying far-reaching countryside views.

Plots 11 and 13 offer west-facing gardens, whilst plot 14 is the corner plot with both a west and south-facing rear garden, all with garages and driveways.



Ground Floor



First Floor

### GROUND FLOOR

**Living Room**  
19'5" x 14'4" (5.92m x 4.37m)

**Kitchen/Dining Room**  
19'5" x 14'8" (5.92m x 4.48m)

**Study/Reception Room**  
9'5" x 8'6" (2.87m x 2.60m)

### FIRST FLOOR

**Bedroom 1**  
14'4" x 9'5" (4.37m x 2.87m)

**Bedroom 2**  
14'4" x 9'5" (4.37m x 2.87m)

**Bedroom 3**  
13'6" x 11'0" (4.11m x 3.35m)

**Bedroom 4**  
11'6" x 11'6" (3.51m x 3.51m)

### GARAGE

24'8" x 10'0" (7.52m x 3.04m)



# THE VERDANT

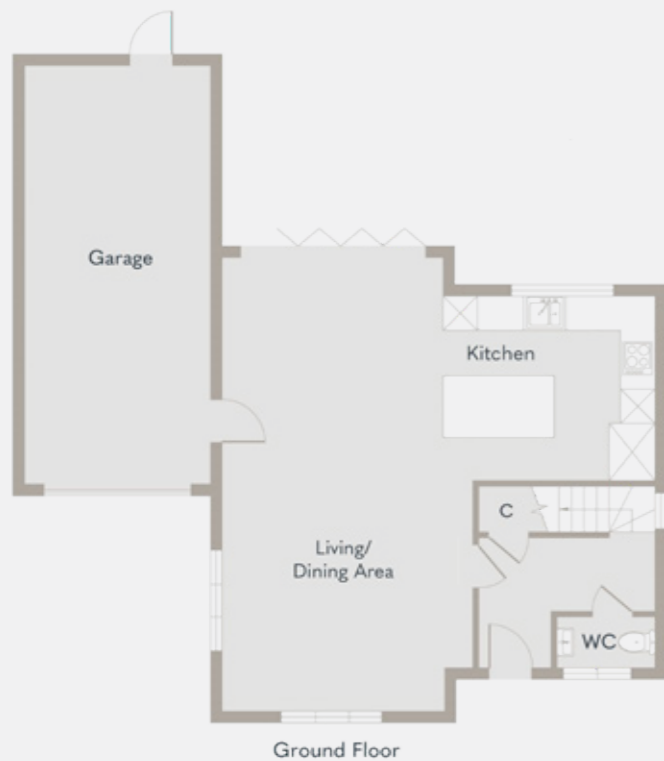
## PLOTS 12, 15 & 16

4 Bedroom Detached House

With a traditional façade but a modern interior, 'The Verdant' offers a spectacular open-plan living arrangement. It is this kitchen with living/dining area on the ground floor which is such a wonderful place for families to gather, and has bi-folding doors to the rear.

The first floor offers four bedrooms, a family bathroom, and the principal bedroom has both a walk-in wardrobe and en-suite.

The Verdant is offered at plots 12, 15 and 16 where there is a choice of either west or south-facing gardens. All have garages and driveways.



### GROUND FLOOR

**Living/Dining Area**  
26'10" x 13'2" (8.17m x 4.50m)

**Kitchen**  
10'11" x 10'6" (3.33m x 3.33m)

### FIRST FLOOR

**Bedroom 1**  
13'2" x 10'11" (4.01m x 3.34m)

**Bedroom 2**  
12'4" x 10'11" (3.75m x 3.34m)

**Bedroom 3**  
13'2" x 9'2" (4.01m x 2.80m)

**Bedroom 4**  
12'4" x 7'5" (3.75m x 2.27m)

**GARAGE**  
23' 3" x 9' 11" (7.10m x 3.04m)

## SPECIFICATION

### CONSTRUCTION & FINISH

- Energy efficiency rating 'A'
- Mechanical Ventilation with Heat Recovery (MVHR) systems to the detached houses helping maximise efficiency
- Traditional textured Norfolk brick exterior with brick detailing
- Slate grey or red pantile roof (plot specific)
- Black wood soffits and fascias
- Black downpipes
- Statement robust oak porches
- Stone cills
- Anthracite garage doors and personal door
- Low maintenance and efficient flush fit windows and composite external doors, sage green or cream (plot specific)
- Exterior lighting and tap
- Timber close board fencing
- Enclosed garden laid to lawn
- Indian sandstone patio
- Brickweave driveway
- EV charging point
- Ring doorbell
- Inset solar panels

### KITCHEN

- British-made high-quality bespoke kitchens with 10-year warranty, supplied locally
- Integrated Bosch appliances
- 1.5 bowl quartz or composite sink (plot specific) with swan neck taps
- Quartz or laminate worktops (plot specific) with matching upstands and backsplash
- Soft close doors and drawers

### UTILITY ROOM

- Granite or composite sink (plot specific) with swan neck tap
- Space provided for washing machine and tumble dryer

### BATHROOM / EN-SUITES

- High quality sanitaryware with fitted furniture
- Heated towel rails
- Porcelanosa tiles
- Frameless showers with low profile shower trays
- Freestanding baths, or shower over bath, layout dependent

### INTERIOR - GENERAL

- Bi-folding or french doors to rear (plot specific)
- LVT wood effect flooring to hallway, kitchen, utility room
- Tiled flooring to bathroom, en-suites and WC
- Underfloor heating throughout with zone control to each area
- A choice of carpets to bedrooms and reception rooms (where not already fitted)
- Mitsubishi air source heat pump - providing huge energy savings
- London shaker traditional style white interior doors with brushed stainless steel ironmongery
- Flush thresholds to all exterior doorways
- Energy efficient downlighters and LED lamps throughout

### GUARANTEES

- 10 year Build-Zone new home warranty

### SERVICES CONNECTED

- Mains electricity
- Mains water
- Mains drainage
- Fibre available
- Mitsubishi air source heat pump



## GET TO KNOW THE DEVELOPER

# TIMM

PROPERTY GROUP

Timm Property Group have distinguished themselves as a property development business based in Norfolk, specialising in both new-build houses and high-end renovations.

Their diverse portfolio features new build developments, residential lettings and holiday lets, and reflects a commitment to delivering exceptional quality and service across the board.

Priding themselves on their meticulous attention to detail, outstanding specification, innovative new homes design, robust systems and processes, along with a dedicated team they genuinely care about their clients and projects.

With this extensive experience their management team has cultivated strong relationships with professional advisors, agents, and contractors. Their track record is a testament to their reliability and integrity, ensuring that every project they undertake meets the highest standards.



Rear Elevations of 10 to 14



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**SOWERBYS**

10 QUEEN STREET, NORWICH, NORFOLK, NR2 4SQ  
01603 761441 • NORWICH@SOWERBYS.COM

**DURRANTS**

32-34 THOROUGHFARE, HARLESTON, NORFOLK, IP20 9AU  
01379 852217 • HARLESTON@DURRANTS.COM

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# SOWERBYS

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# DURRANTS

SINCE 1853