



**Plot 37 Rectory Road, Coltishall, Norwich, NR12 7HR**

**welcome to**

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The Ranworth - A distinctive double-fronted detached family home with a large single garage, principal ensuite bedroom, crafted oak porchway, fully integrated modern kitchen / utility areas and a superb overall specification \*\*\*PHASE 2 PRE-LAUNCH EVENT 28 MARCH - CALL NOW TO BOOK!\*\*\*



## Description 2

William H Brown are proud to present Bure Gardens, a highly anticipated collection of brand new premium specification homes within the idyllic Norfolk riverside village of Coltishall.

Each home here will be individually crafted to offer the finest of contemporary living, with fully integrated modern kitchen spaces, solar panels and electric vehicle charging as standard. Externally the overall feeling of quality is maintained, with thoughtfully landscaped front enclosures and a quite stunning range of traditional features and designs.

As we've come to expect from Crocus Homes, each new home on Bure Gardens will be finished to an exceptional standard and will come complete with a full 10 year Buildmark Warranty, for peace of mind.

## Description 3

Crocus Homes are a locally based building company, working across Norfolk and Suffolk.

They design and build high quality new homes that reflect local architecture themes, alongside modern living. Crocus' thoughtfully designed homes provide generous space, high quality specifications and spacious gardens, while their high quality landscaping creates appealing street scenes for both residents and neighbours alike.

They take pride in creating new communities by designing sites with sustainability, quality and space as a priority.

## Location

Often referred to as the 'Gateway to the Broads' due to its inaugural setting of the navigable portion of the River Bure, you will discover the picturesque riverside village of Coltishall.

The River Bure ribbons its way through this charming Norfolk village, connecting its community and landscape since before 1231. It's here you discover

Bure Gardens, beautiful new homes for a growing community located within the famous Norfolk Broads, yet within easy reach of the Coast and City.

There is a plentiful choice of things to do just minutes from your new home at Bure Gardens. With the River Bure and Norfolk Broads both on your doorstep you can enjoy river walks, kayaking, boating, paddle boarding and even wild swimming from Horstead Mill or Coltishall Common. Alternatively, indulge in a relaxing riverside meal and enjoy the scenery at either of the local public houses.

Coltishall itself boasts an array of local amenities that includes several quality cafes, a delicatessen, a bakery and a quality local butchers. There is a village shop for those day-to-day essentials and a numerous choice of takeaways to satisfy most palettes. For those special dining experiences there is also a local restaurant famed for producing award-winning food, made with fresh local ingredients and sourced from Norfolk's finest farms.

Coltishall Village Hall is a bustling community hub, hosting a range of activities and events throughout the year, while local sports teams such as Wroxham FC and Bure Valley FC offer early access to sports from ages 3 upwards. Norfolk's longest narrow gauge railway is also on-hand, offering nostalgic trips by steam along the delightful Bure Valley Railway.

## Living Room

18' 9" max x 12' 7" max ( 5.71m max x 3.84m max )

## Kitchen / Dining

18' 9" x 10' 7" ( 5.71m x 3.23m )

## Utility

6' 7" x 4' 9" ( 2.01m x 1.45m )

## Bedroom One

13' 8" max x 10' 2" max ( 4.17m max x 3.10m max )

## Bedroom Two

11' 3" max x 11' 2" max ( 3.43m max x 3.40m max )

## Bedroom Three

11' 3" max x 7' 1" ( 3.43m max x 2.16m )

## Specifications

Composite front door with multi-point locking & chrome ironmongery  
PVCu double-glazed lockable windows with chrome handles  
PVCu rear French doors (where applicable)  
Aluminium rear Bi-fold doors (where applicable)  
PVCu rainwater goods & fascia  
Contemporary fitted kitchen units with choice of colour palette (subject to stage of construction)  
30mm locally sourced Quartz stone worktops  
Stainless steel double oven, induction hob & extractor hood  
Integrated fridge/freezer, dishwasher & washer/dryer  
Wine Cooler (Kelling, Ranworth & 4 bed plots only)  
Composite 1.5 bowl, sink & drainer with mixer tap  
Roca white sanitaryware in Bathroom, Cloakroom & Ensuite  
Roca vanity unit comprising cupboard & basin (3 & 4 bed plots only)  
Thermostatic mixer shower in Bathroom with wall mounted rail, handset & shower panel  
Shower cubicles in Ensuite with thermostatic valve & fixed shower head  
Wraparound wall tiling to baths and Ensuite shower cubicles  
Single tile splashback over basin  
Shaver point in Bathroom  
Obscured glazing to Bathroom, Cloakroom & Ensuite

## Specifications 2

Chrome ladder radiator to Bathroom & Ensuite  
USB charging to Lounge, Bedrooms, Kitchen & Breakfast Bar (as applicable)  
White LED downlights to Kitchen, Bathroom & Ensuites  
Low energy pendant lighting in all other rooms  
Lighting in lofts & under stair cupboards (as applicable)  
Aerial point in Lounge & Master Bedroom  
Gas-fired central heating with time & temperature controls  
Stelrad radiators with thermostatic valves  
Mains wired smoke detector & alarm  
Carbon monoxide detector & alarm



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