

MARILYN WELCH COURT

CRINGLEFORD NORFOLK

An exclusive development of four bedroom
luxury houses close to the City of Norwich

CRIPPS
DEVELOPMENTS



CRINGLEFORD NORFOLK

a place to call home

Located on the River Yare, just minutes from the A11 and A47, Cringleford affords easy access to the Midlands by road, whilst central Norwich is only a ten-minute drive away. The village has a palpable community feel, with a packed social calendar of events catering for every age and interest and a wide range of sporting clubs and social groups available for villagers.

Cringleford Primary School is modern and vibrant, with superb facilities and high standards of teaching (the last OFSTED report rated the school as Good). A wide choice of excellent secondary schools can be found in Norwich and public transport into the city is fast and frequent.

Norfolk and Norwich University Hospital is located in Cringleford, and the village also has a medical practice. Cringleford is well served by both independent businesses and high-street names, with a large Waitrose in the village, along with several pubs cherished by locals both for their ambience and great food!

Nearby Norwich is perfect blend of old and new - with countless bars, restaurants and shops located in and around the compact city's many beautiful historic buildings. Norwich regularly features in the list of top UK destinations for shopping; featuring several department stores, two large covered shopping malls, High Street names, boutique shops in the award-winning Lanes and a vibrant daily market.

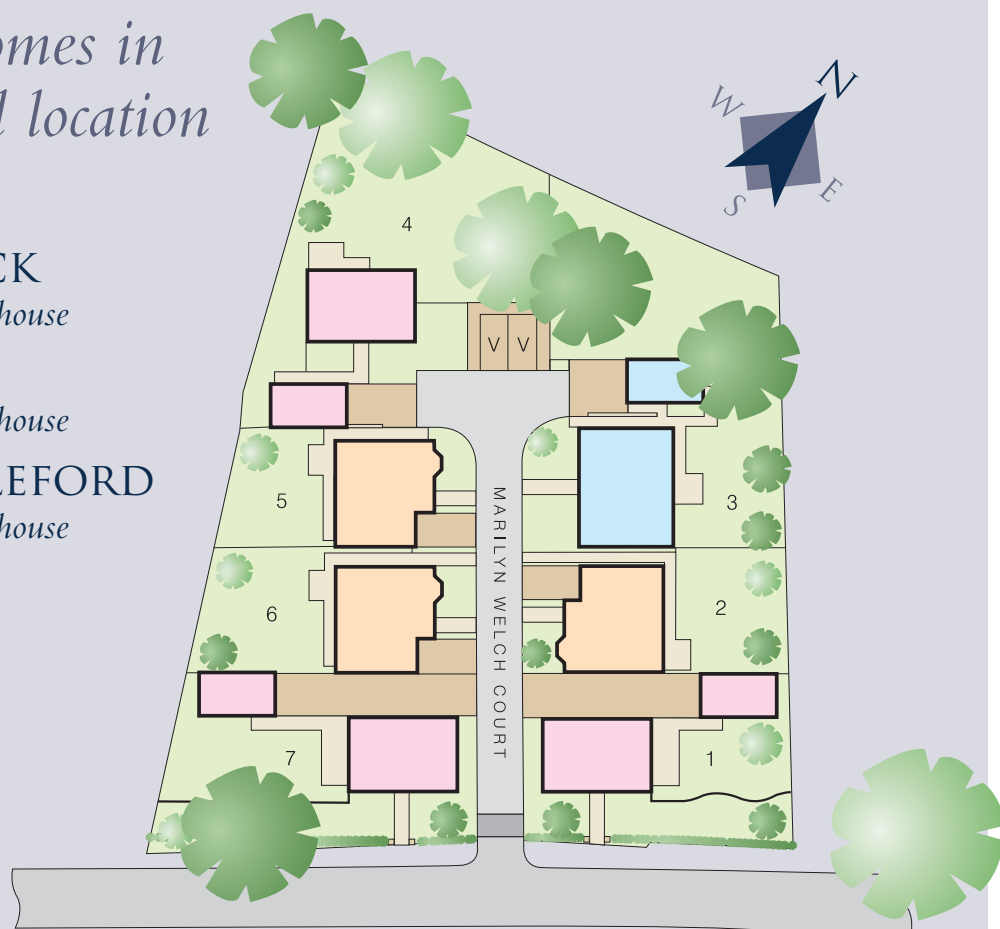
Cantley Lane, Cringleford - one location, endless possibilities.



MARILYN WELCH COURT

*exceptional homes in
an exceptional location*

- THE KESWICK**
4 bedroom detached house
- THE EATON**
4 bedroom detached house
- THE CRINGLEFORD**
4 bedroom detached house



*Welcome to Marilyn Welch Court, a
stunning collection of substantial detached
homes from Cripps Developments.*

This exclusive development is tucked away in the sought-after village of Cringleford, just three miles southwest of the beautiful cathedral city of Norwich.

The gently rolling Norfolk landscape on your doorstep provides endless opportunities for a gentle stroll along riverbanks and byways, whilst the country lanes criss-crossing the county are perfect for exploring on two wheels. The city's much-loved green sanctuaries of Earlham Park and Eaton Park are both also close by.





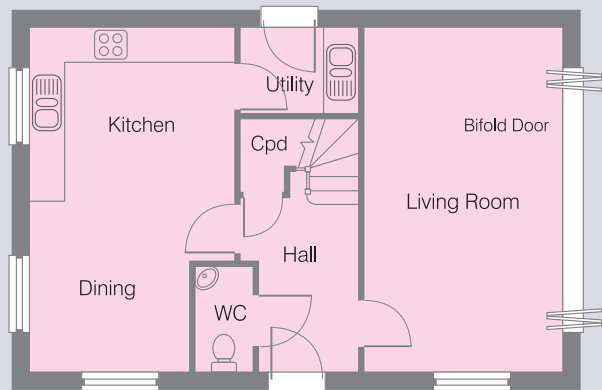
THE KESWICK

PLOTS 1, 4 & 7

4 bedroom detached house

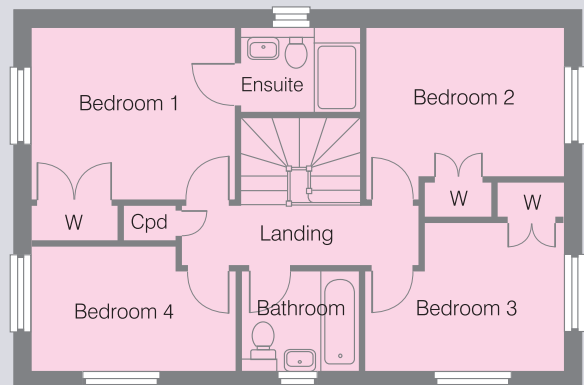
GROUND FLOOR

Living Room	3506mm (max)	x	6135mm (max)
	11' 6" (max)	x	20' 1" (max)
Kitchen/Dining	3590mm (max)	x	6135mm (max)
	11' 9" (max)	x	20' 1" (max)
Utility Room	2101mm (max)	x	1595mm (max)
	6' 10" (max)	x	5' 2" (max)



FIRST FLOOR

Bedroom 1	3648mm (max)	x	3192mm (max)
	11' 11" (max)	x	10' 5" (max)
Bedroom 2	3563mm (max)	x	3192mm (max)
	11' 8" (max)	x	10' 5" (max)
Bedroom 3	3563mm (max)	x	2537mm (max)
	11' 8" (max)	x	8' 3" (max)
Bedroom 4	3648mm (max)	x	2212mm (max)
	11' 11" (max)	x	7' 7" (max)





THE EATON

PLOTS 2, 5 & 6

4 bedroom detached house

GROUND FLOOR

Living Room	3960mm (max)	x	5727mm (max)
	12' 11" (max)	x	18' 9" (max)
Kitchen/Dining	3345mm (max)	x	7185mm (max)
	11' 1" (max)	x	23' 6" (max)
Utility Room	1937mm (max)	x	2160mm (max)
	6' 4" (max)	x	7' 1" (max)

FIRST FLOOR

Bedroom 1	3337mm (max)	x	4417mm (max)
	10' 11" (max)	x	14' 6" (max)
Bedroom 2	3337mm (max)	x	3237mm (max)
	10' 11" (max)	x	10' 4" (max)
Bedroom 3	2735mm (max)	x	4400mm (max)
	9' 0" (max)	x	14' 5" (max)
Bedroom 4	2932mm (max)	x	2067mm (max)
	9' 7" (max)	x	8' 9" (max)





THE CRINGLEFORD

PLOT 3

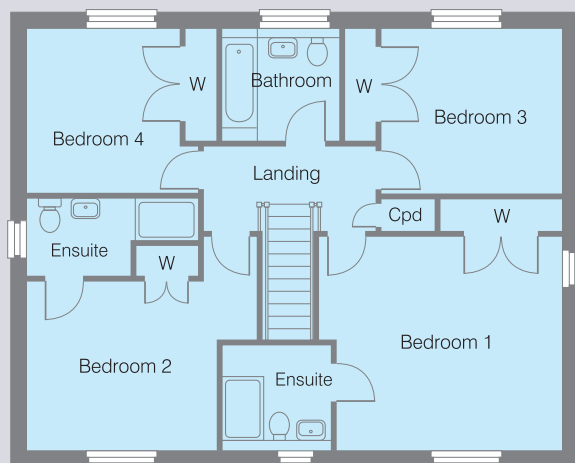
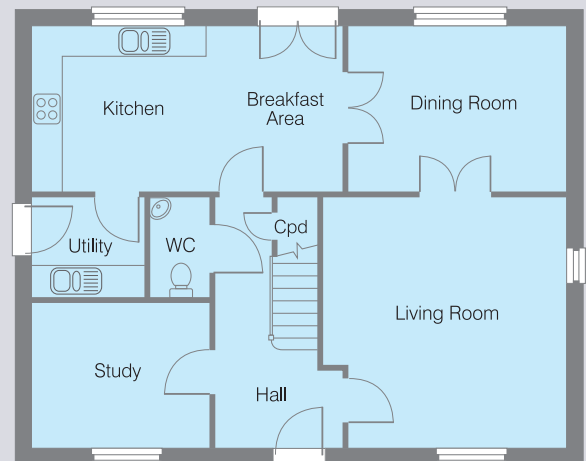
4 bedroom detached house

GROUND FLOOR

Living Room	4657mm (max)	x	4845mm (max)
	15' 3" (max)	x	15' 11" (max)
Study	3445mm (max)	x	2850mm (max)
	11' 4" (max)	x	9' 4" (max)
Utility Room	2300mm (max)	x	1895mm (max)
	7' 7" (max)	x	6' 3" (max)
Kitchen/Breakfast	5952mm (max)	x	3215mm (max)
	19' 6" (max)	x	10' 6" (max)
Dining Room	3215mm (max)	x	4245mm (max)
	10' 6" (max)	x	13' 11" (max)

FIRST FLOOR

Bedroom 1	4715mm (max)	x	4042mm (max)
	15' 6" (max)	x	13' 3" (max)
Bedroom 2	4522mm (max)	x	4042mm (max)
	14' 10" (max)	x	13' 3" (max)
Bedroom 3	3594mm (max)	x	3237mm (max)
	11' 9" (max)	x	10' 7" (max)
Bedroom 4	3389mm (max)	x	3237mm (max)
	11' 1" (max)	x	10' 7" (max)



SPECIFICATION

attention to detail

Cripps Developments are renowned for their high level of specification. Offering traditional comfort and everyday practicality that the latest technology can provide. All this combines to give low maintenance. From design to construction, a Cripps home will enhance and reflect the local character of the area.

KITCHENS

- Choice of kitchen cupboards and worktop*
- Oven, hob and extractor fan, integrated fridge freezer, washing machine or washerdryer and dishwasher as standard
- Choice of wall tiles from our selected range*

ELECTRICAL

- Burglar alarm to ground floor only
- Double socket outlets throughout
- Outside lighting to front and rear on certain plots
- TV points to living room, kitchen and all bedrooms
- Telephone points to living room, kitchen, study and all bedrooms
- Shaver socket with mirror and light to bathroom and en-suite
- Downlighters to kitchen, bathroom and en-suite
- Smoke Detectors

CEILINGS

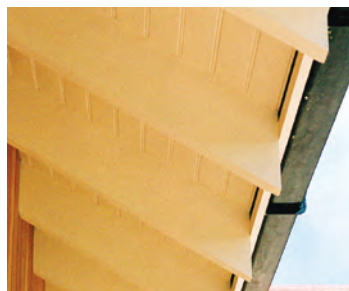
- Ceilings smooth throughout with coved cornicing where possible

WALL TILING

- Kitchen – between worktop and wall cupboards*
- Bathroom – full height around bath, half height to remaining walls*
- En-suite – full height to shower cubicle, half height to remaining walls*
- Cloakroom – splashback to hand basin*

PLUMBING

- Gas central heating via underfloor heating to ground floor, thermostatically controlled radiators to first floor.
- White sanitary ware throughout with chrome taps
- Outside tap



INSULATION

- Cavity wall insulation as standard
- Quilted insulation fitted to loft

CARPENTRY

- Moulded skirting and architraves painted white
- White painted staircase spindles with wooden painted handrail
- Six panel internal doors with matching chrome-effect handles
- PVCu sealed unit double gazing
- Composite front door
- PVCu back door
- All windows and doors have multi point locking

OTHER ITEMS

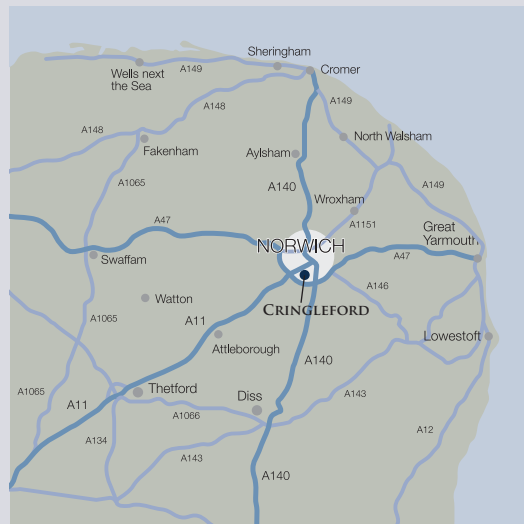
- Double socket to loft
- Closeboard fencing between all rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled
- All internal walls painted magnolia
- Power and light to garage
- 10 Year Premier Guarantee

*This specification is only meant as a guide, some items may vary from plot to plot. Please check with our Sales negotiator for further details. *All choices subject to stage of construction.*

The photographs above depict typical Cripps Developments interiors and exteriors from past developments.

MARILYN WELCH COURT

how to find us



DISTANCES - BY ROAD

Norwich Rail Station	5.2 miles
Norwich University of Arts	4.5 miles
Chapelfield Shopping Centre	4.3 miles
University of East Anglia	3.8 miles
Norwich International Airport	6.3 miles
Norfolk & Norwich University Hospital	2.1 miles

BY RAIL FROM NORWICH STATION

Great Yarmouth	From 32 minutes
Ipswich	From 38 minutes
Cambridge	From 1 hour 11 minutes
London Liverpool Street	From 1 hour 44 minutes

Source: www.theaa.com and www.nationalrail.com

Marilyn Welch Court can be found at NR4 6TN.



CRIPPS
DEVELOPMENTS

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The artist's impression is intended only for illustrative purposes. Actual finishes, details and any landscaping shown may vary. The floor plans are for identification and illustrative purposes only and are not to scale. All prospective buyers should note that the floor plans are solely for their guidance and assistance and nothing contained in them should be considered to be a statement of fact or representation or warranty. All areas dimensions and measurements shown are approximate and layouts shown are given as a guide only. They should not be relied on in any way. In particular room dimensions have tolerances and should not be used to determine measurements for appliances or furniture. From time to time it may be necessary to amend the plans. Our obligations under the Property Misdescriptions Act 1991 are not affected and every effort has been made to ensure that no statements made in this brochure are false or misleading.