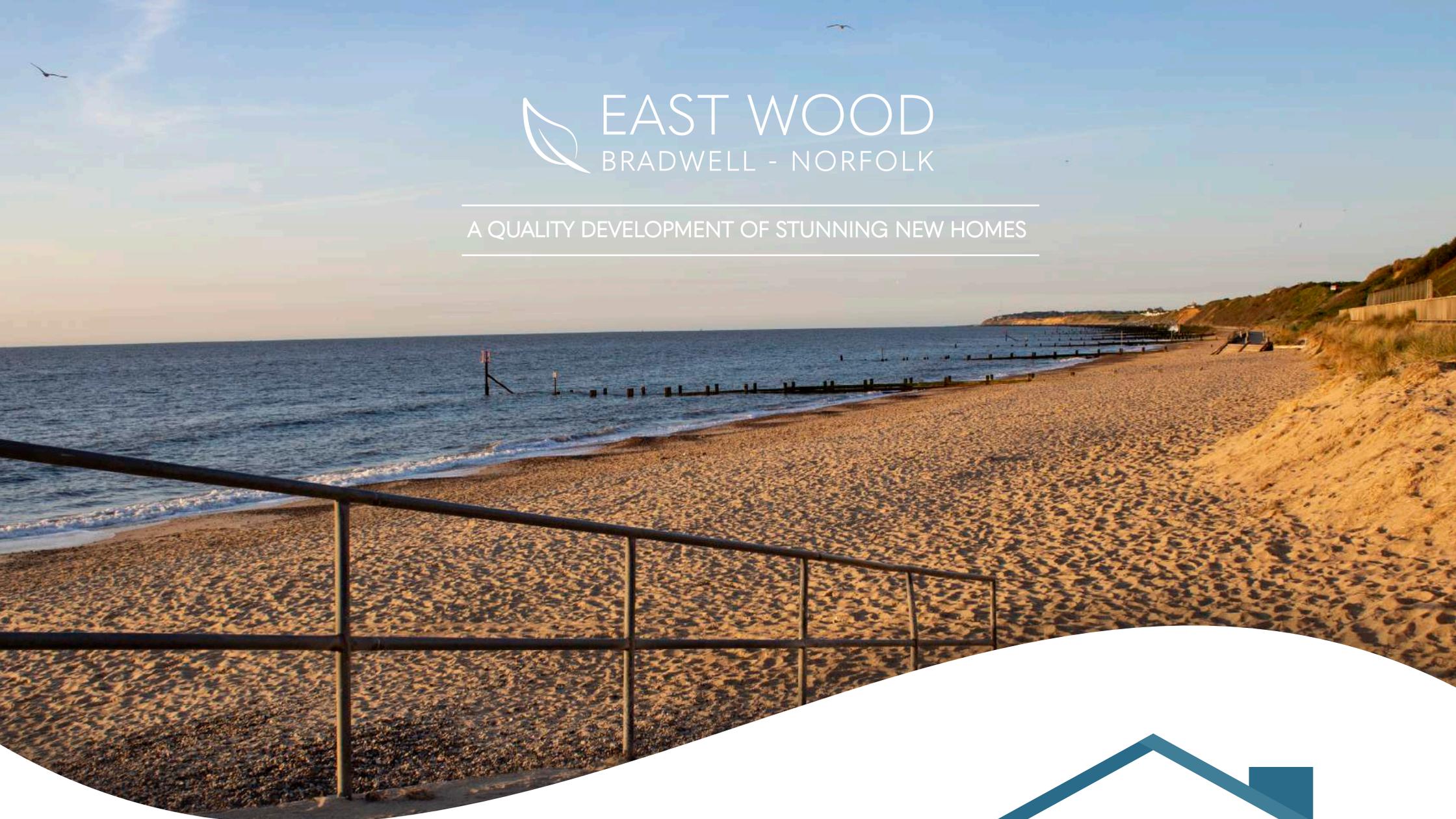




EAST WOOD

BRADWELL - NORFOLK

A QUALITY DEVELOPMENT OF STUNNING NEW HOMES



IN PARTNERSHIP WITH
LOVELL





TIME TO MAKE A HOUSE A HOME?

◀ The Pavillion Theatre is an original Edwardian Theatre open all year round showing plays, musicals, pantomimes and so much more.

WELCOME TO EAST WOOD



Making a house a home is one of life's ambitions, and whether you are a first-time buyer or looking for a forever home to grow your family, you'll find everything you need at East Wood.

Situated beautifully on the edge of Bradwell and Gorleston in Great Yarmouth, East Wood offers a tranquil location that is in easy reach of schools, businesses and entertainment/leisure activities and areas.

A development of 56 homes, East Wood consists of carefully designed two, three, four and five-bedroom homes. All have been considered specifically for this site and each have their own unique character.

A PLACE TO BE ENJOYED



East Wood is on the Bradwell and Gorleston border in Great Yarmouth, it is an ideal place to start your path on the property ladder or put down family roots.

With excellent educational facilities within easy reach, it also has a thriving local community town centre on the doorstep as well as being in commutable distance to Norwich and Lowestoft.

In the surrounding area you will be able to enjoy stunning coastlines, starting at Gorleston and winding both up and down the coast. In fact, the area has over 15 miles of sandy beaches to enjoy.



THINGS TO SEE & DO

The area is a popular visitor destination, so you will never be short of things to see and do. Exciting theme parks and amazing animal and sea life attractions are in abundance.

Celebrate the area's arts and culture offering by enjoying the spectacular Hippodrome Circus or visit one of the fantastic free festivals such as the Out There and Wheels Festivals.

The town is rich in heritage. Indulge yourself by visiting the numerous local museums including the renowned Time and Tide, take in a guided heritage walk or enjoy the newly restored historic Waterways.

The miles of coastline available offer a variety of activities including seal watching, daredevil rides, splash pad fun, dune exploring and relaxing in the sun! The town is also on the edge of the Broads National Park, one of only 15 protected National Parks in the UK.

There is a great selection of places to eat out in the area from well-known eateries to fine dining restaurants. The rich diverse culture offers new tasting experiences and you will find many hidden gems in the surrounding villages.

East Wood



Gorleston Beach
1.9 Miles
9 Minutes



High Street
1.9 Miles
9 Minutes



Town Centre
5.1 Miles
14 Minutes



Lowestoft
5.4 Miles
12 Minutes



Southwold
18.9 Miles
40 Minutes



Norwich
25.7 Miles
45 Minutes



London
Liverpool Street
135 Miles
2h 40mins



SPACIOUS, FLOWING AND UNIQUE HOMES

The aim of Equinox is to create spacious, flowing and practical homes that fit modern lifestyles and families. East Wood has been designed and built to offer unique living spaces that are different from any other home available on the market.

All the homes at East Wood have received the utmost attention to detail. Internal spaces have been designed to enable families to spend time together, couples to entertain and for all to take time to simply sit back and relax.

East Wood has been purposefully planned to be less dense than most new developments. Set in the beautiful location of Bradwell, these two, three, four and five-bedroom homes all come with their own off-road parking for at least two cars, offer extra generous sized gardens and plenty of outdoor space.

Built in partnership with Lovell, all the East Wood homes are of extremely high quality and specification. The contemporary design and rigorous build standards allows you to surround yourself with modern day comfort.

-  The Wainscot
-  The Emerald
-  The Barberry & The Willow
-  The Fritillary
-  The Peacock
-  The Admiral



The Wainscot

A two-bedroom home available as a terraced or semi-detached home, with a modern open plan kitchen/diner, family bathroom and separate downstairs cloakroom. With parking for two cars these homes are ideal for first time buyers and young families.



The Emerald

These beautiful three-bedroom terraced or semi-detached homes come with spacious living areas and a family sized kitchen/dining area. There are three well-proportioned bedrooms, one with an en-suite, family bathroom, separate cloakroom and plenty of storage areas.



The Barberry & The Willow

These family sized three-bedroom terraced or semi-detached homes come with unique layouts to suit different needs. Choose to have the dining area combined with the kitchen or with the living room. All come with comforts to meet a growing family's lifestyle.



The Fritillary

Stunning contemporary four-bedroom detached family home, complete with off-road parking, an attached garage and separated downstairs living spaces. The bedrooms include a master with en-suite, double bedroom and two singles with a family bathroom.



The Peacock

Designed to suit family life, this substantial four-bedroom detached home comes with a large separate garage, open kitchen/dining area and spacious living room. Alongside the master bedroom with en-suite, there are two double bedrooms and a single.



The Admiral

This spectacular executive five-bedroom detached house has everything needed for a forever home. Downstairs offers separated living spaces and a double garage. Upstairs contains well-proportioned rooms with storage and cloakroom facilities-perfect for the busy family.

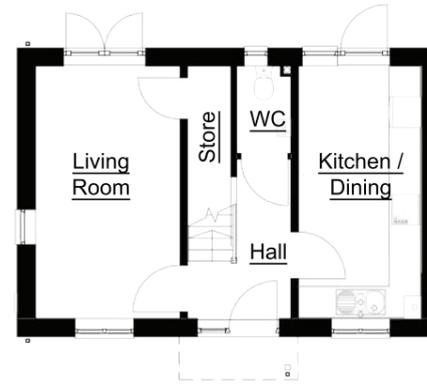
The Wainscot

2 Bedroom Terraced and Semi-Detached Homes



Ideal for first-time buyers and young families, this two-bedroom home is available as a semi-detached or terraced home. The downstairs living area features a spacious living room which leads to the garden, an open plan kitchen/dining area, a cloakroom and storage area.

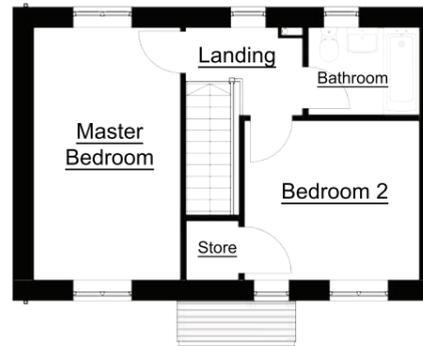
The upstairs comprises of a master bedroom, a well-proportioned second bedroom with storage and a family bathroom.



Ground Floor

Living Room
4.9M X 2.8M
16'1" X 9'2"

Kitchen / Dining Room
4.9M X 2.4M
16'1" X 7'10"



First Floor

Master Bedroom
4.9M X 2.8M
16'1" X 9'2"

Bedroom 2
3.1M X 3.4M
10'2" X 11'2"



Ground Floor

Living Room
5.1M X 2.7M
16'9" X 8'10"

Kitchen / Dining Room
5.1M X 2.8M
16'9" X 9'2"



First Floor

Master Bedroom
4.0M X 2.5M
13.2" X 8'3"

Bedroom 2
2.8M X 3.2M
9'2" X 10'6"

Bedroom 3
2.8M X 2.3M
9'2" X 7'6"



The Emerald

3 Bedroom Terraced and Semi-Detached Homes



family time, alongside a large living room. There are also two separate storage areas and a cloakroom.

On the first floor you will find a master bedroom with en-suite, a double and single bedroom, family bathroom and storage space.

These beautiful three-bedroom terraced or semi-detached homes have comfortable sized rooms designed with the growing family in mind. On the ground floor the kitchen/dining area is perfect for

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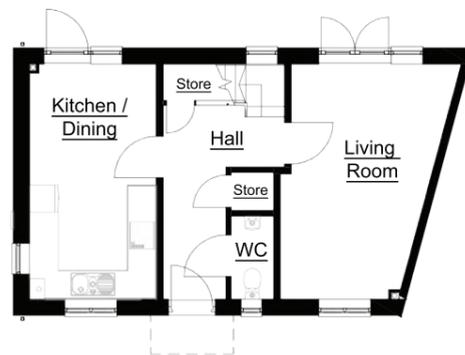
The Barberry

3 Bedroom Semi-Detached Homes



Within the Barberry and the Willow range there are two unique room layouts.

The Barberry (semi-detached) comes with a spacious combined kitchen/dining area with separate living room.



Semi-Detached - Ground Floor

Living Room
5.1M x 3.7M
16'9" x 12'2"

Kitchen / Dining Room
5.1M x 2.8M
16'9" x 9'2"



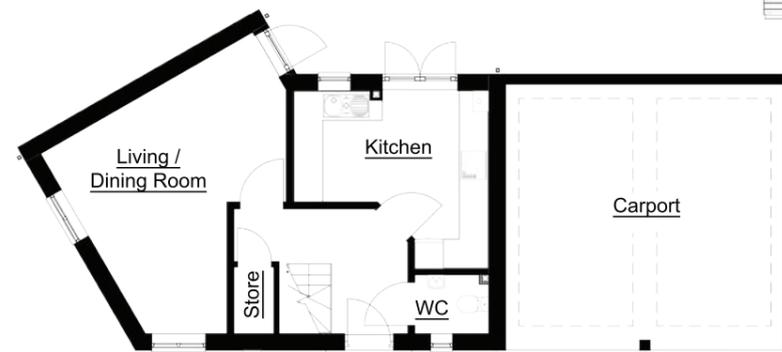
Semi-Detached - First Floor

Master Bedroom
3.8M x 3.7M
12'6" x 12'2"

Bedroom 2
2.8M x 3.1M
9'2" x 10'2"

Bedroom 3
2.8M x 2.3M
9'2" x 7'6"

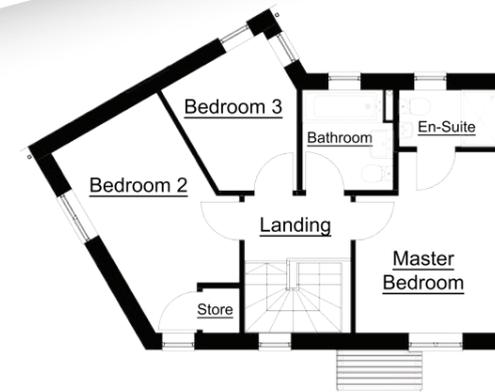
The Willow (terraced) combines the living room and dining areas and has a standalone kitchen.



Terraced - Ground Floor

Living / Dining Room
5.1M x 4.4M
16'9" x 14'5"

Kitchen
3.8M x 4.1M
12'5" x 13'5"



Terraced - First Floor

Master Bedroom
3.8M x 3.0M
12'6" x 9'10"

Bedroom 2
2.6M x 4.4M
8'6" x 14'5"

Bedroom 3
2.5M x 2.6M
8'2" x 8'6"



The Willow

3 Bedroom Terraced Homes



Both The Barberry and The Willow have downstairs cloakrooms and storage areas. The upstairs consist of a nicely proportioned master bedroom with en-suite, a double and single bedroom, alongside a family bathroom and storage area.

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The Fritillary

4 Bedroom Detached Homes



This stunning four-bedroom family home comes with private off-road parking and an attached garage. The downstairs features a spacious living room which opens to the garden, a separate dining room, a nice sized kitchen with a utility

room leading off it, a cloakroom and storage area. Upstairs you will find the master bedroom with en-suite, a double bedroom, two single bedrooms, one with a storage area and a family bathroom.



Ground Floor

Living Room 4.4M X 3.6M 14'5" X 11'10"	Kitchen 3.5M X 3.2M 11'6" X 10'6"
Dining Room 3.4M X 2.8M 11'2" X 9'2"	Utility Room 2.2M X 1.9M 7'3" X 6'3"

Garage
7.0M X 3.0M
22'11 X 9'10"



First Floor

Master Bedroom 3.1M X 3.7M 10'2" X 12'2"	Bedroom 2 3.4M X 2.9M 11'2" X 9'6"
Bedroom 3 2.2M X 3.1M 7'3" X 10'2"	Bedroom 4 3.4M X 2.4M 11'2" X 7'10"



Ground Floor

Living Room 6.2M x 3.3M 20'4" x 10'10"	Kitchen / Dining Room 6.2M x 3.4M 20'4" x 11'2"
Garage 7.1M x 3.2M 23'3 x 10'6"	



First Floor

Master Bedroom 5.2M X 3.1M 17'1" X 10'2"	Bedroom 2 3.0M x 3.4M 9'10" X 11'2"
Bedroom 3 3.0M X 3.4M 9'10" X 11'2"	Bedroom 4 3.4M X 2.4M 9'10" X 7'10"



The Peacock

4 Bedroom Detached Homes



This beautifully designed four-bedroom detached home is distinctively laid out to suit family needs and comes with a substantial attached garage alongside private off-road parking.

On the ground floor there is an expansive kitchen/dining area, family sized living room and cloakroom. Upstairs entails a master bedroom with en-suite, two double bedrooms, single bedroom, family bathroom and plenty of storage areas.

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The Admiral

5 Bedroom Detached Homes



This spectacular executive five-bedroom home contains everything for a forever home. The downstairs hosts a large kitchen with separate utility room, family sized living room, dining room, cloakroom and storage areas.

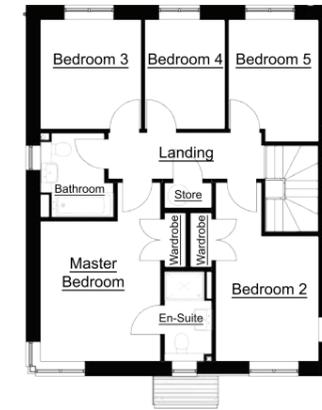
in wardrobe, two double bedrooms, two single rooms, family bathroom and storage space. The property also provides off road parking and a double garage.

Upstairs you will find a master bedroom with en-suite and built



Ground Floor

Living Room 6M x 3.2M 19'8" x 10'6"	Kitchen 5.6M x 3.3M 18'5" x 10'10"
Dining Room 2.8M x 3.5M 9'2" x 11'6"	Garage 7.0M x 6.1M 22'11" x 20'
Utility 1.9M x 3.3M 6'3" x 10'10"	



First Floor

Master Bedroom 3.9M x 3.3M 12'9" x 10'10"	Bedroom 2 3.5M x 2.8M 11'6" x 9'2"
Bedroom 3 3.0M x 2.8M 9'10" x 9'2"	Bedroom 4 3.0M x 2.2M 9'10" x 7'2"
Bedroom 5 3.4M x 2.5M 11'2" x 8'2"	

FINISHING TOUCHES

Kitchens

- ☞ Quality kitchen range from Rixonway with choice of contemporary door finishes.
- ☞ Laminate co-ordinated worktops.
- ☞ Matching upstand or choice of Porcelanosa tiles.
- ☞ Stainless steel cooker hood and splash back.
- ☞ Stainless steel built in oven and gas hob.
- ☞ LED recessed spot lights and LED pelmet lighting above worktops.
- ☞ Ceramic tiled floor with choice of Porcelanosa tiles.
- ☞ Brushed chrome sockets and switches.

Bedrooms

- ☞ Fitted wardrobes to main bedrooms with rails, shelves and sliding mirror doors.

Bathrooms, WC and En-Suites

- ☞ Modern white bathroom suites from Lecico with chrome fittings.
- ☞ Full height or half height ceramic wall tiling with choice of Porcelanosa tiles.
- ☞ Ceramic tiled floor with choice of Porcelanosa tiles.
- ☞ Shower cubicles or showers over baths.
- ☞ LED recessed spot lights.
- ☞ Chrome heated towel rail.

General

- ☞ Doorbell.
- ☞ Outside tap.
- ☞ Outside lights.
- ☞ Fibre-optic broadband provision to every home.

East Wood Inspiration Items

The following are specification upgrades available as an extra:

- Granite worktops and upstand.
- Extension of ceramic floor tiling into dining area.
- Carpet or Tarkett wood flooring.
- Brushed chrome sockets and switches to all rooms.
- Indian sandstone paving to paved areas.
- Full kitchen upgrade available.



*Please note: specification is dependent upon package selected. Please speak to your Sales Advisor for more information.

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PURCHASING YOUR NEW HOME

Buying your new home on the Equinox East Wood development is simpler than you think.

Follow this guide and you'll soon be settled in your home.

1. CHOOSE AND RESERVE

East Wood has a unique selection of two, three, four and five-bedroom homes for you to choose from. Once you have made your decision you can reserve it by paying a reservation fee, which goes towards the total purchase price. By doing this the home is then reserved in your name while the legal processes are commenced and finalised.

2. SOLICITOR AND MORTGAGE

Our Sales Advisor will require your solicitor's details for the contract documents to be forwarded.

At this point you should arrange your mortgage if needed. This can be obtained by yourself or alternatively our Sales Advisor will be able to put you in contact with an independent financial advisor to assist.

3. CONTRACT EXCHANGE

Once your formal mortgage offer is in place and your solicitor has had all queries satisfied, you will be instructed that it is time to exchange contracts. Your deposit then becomes payable and will be sent alongside your signed contract.

4. IN TOUCHING DISTANCE

Once the contracts are signed and your new home is ready, you will need to allow a short period of time for financial completion, as per the contract terms.

When completed your solicitor will be notified and they will then request that your mortgage provider release the funds to pay the remainder of the agreed purchase price.

5. KEYS TO YOUR NEW HOME

On the day of legal completion your meters will be read. Then our Sales Advisor will officially hand you the keys to your new home alongside a 'handover certificate'. It's then your time to make a house a home.



How to find East Wood



East Wood,
Bradwell,
Norfolk,
NR31 9AG

IN PARTNERSHIP WITH
LOVELL

Contact and further information

Bycroft
ESTATE AGENTS

For further details and to arrange
a viewing please contact Bycroft
Estate Agents on:

01493 664000

Out of hours contact:
07787 121251

residential@charlesbycroft.co.uk

www.charlesbycroft.co.uk

EQUINOX
enterprises