



MILLSTONE PLACE

NEWTON FLOTMAN

Exceptional development of
2, 3 & 4 bedroom houses and bungalows

DISCOVER

Village charm with modern living

Tucked away in the charming Norfolk village of Newton Flotman, Millstone Place presents an exclusive collection of just thirty-one beautifully crafted houses and bungalows.

Each distinctive home has been thoughtfully designed to blend contemporary style with comfortable, modern living, featuring high-quality specifications and careful attention to detail throughout.

Set amidst picturesque countryside surroundings, this exceptional development offers the very best of rural living whilst offering excellent access to central Norwich. Millstone Place is where peaceful village life meets modern convenience.



CHARM AND CONVENIENCE

Nestled in the peaceful Norfolk countryside, Millstone Place offers the perfect balance of rural charm and modern convenience. The village itself benefits from a range of every day amenities including a primary school, village hall, doctors' surgery and local convenience store. The neighbouring towns of Long Stratton and Mulbarton offer supermarkets, cafes, leisure options and pharmacy.

Surrounded by open fields and the gentle flow of the River Tas, Newton Flotman provides a true sense of community while keeping you well connected. Being situated just 7 miles south of Norwich, residents can enjoy easy access to the city's vibrant shops, restaurants and cultural attractions under 20 minutes by car. The nearby A140 offers direct routes to Norwich, Diss and Ipswich.



WELL CONNECTED

Millstone Place offers excellent road connections via the A140 with Newton Flotman within easy reach of Norfolk's key commuter routes, while nearby rail links at Diss and Norwich provide direct services to London, Cambridge, and the North.

Commuting



Norwich City Centre	approx 7 miles	20 minutes
Long Stratton	approx 4 miles	8 minutes
Wymondham	approx 9 miles	18 minutes
Diss (mainline rail station to London Liverpool Street)	approx 17 miles	25 minutes
A47 (Norwich Southern Bypass)	approx 5 miles	10 minutes
A11 (London/Cambridge)	approx 9 miles	15 minutes
Norwich Railway Station	approx 8.3 miles	18 minutes
Norwich International Airport	approx 14 miles	30 minutes
Ipswich	approx 32 miles	45 minutes

Local Amenities



RS Express convenience store	approx 0.5 miles	2 minutes
Newton Flotman Surgery	approx 0.4 miles	2 minutes
Tesco Superstore	approx 4.3 miles	8 minutes
The Countryman pub (Tasburgh)	approx 1.9 miles	4 minutes
Newton Flotman Primary School	approx 0.5 miles	2 minutes
Long Stratton High School	approx 4.3 miles	9 minutes
Co-op supermarket	approx 3 miles	8 minutes



THOUGHTFUL LIVING

FW Properties believe that property development is more than just buildings, it's about creating homes that enhance and complement their surroundings. We design and construct places that we would be proud to live in ourselves.

With years of experience, FW Properties is a specialist property development company dedicated to delivering beautiful homes in Norfolk and Suffolk that embrace the locality and character of their surroundings.

Working alongside a selected range of professional partners, we ensure that high-quality construction values are embedded into every project. Our aim is to create buildings that integrate naturally not just with the landscape, but also with local communities.

Learn more at www.fw-properties.com



SITE PLAN



Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses, please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout is not to scale and for indication only.

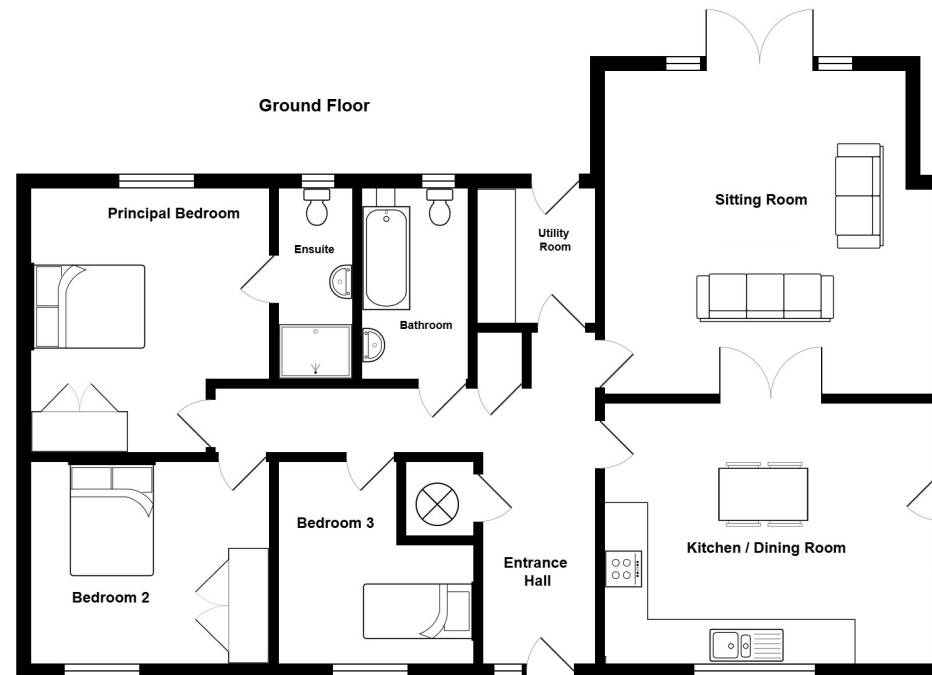


Indicative image only. Materials may differ.

Plots 1 & 31

Bungalow Type B - Detached
3 bedroom, 2 bathroom

Ground Floor		
Sitting Room	5.01 x 5.07 m	16'5" x 16'8"
Kitchen/Dining	5.01 x 4.17 m	15'5" x 13'8"
Utility	1.89 x 2.14 m	6'2" x 7'
Principal Bedroom	3.83 x 4.20 m	12'7" x 13'9" (inc 0.72m wardrobe)
Bedroom 2	3.83 x 3.24 m	12'6" x 10'8" (inc 0.70m wardrobe)
Bedroom 3	3.02 x 3.24 m	9'11" x 10'8"
Bathroom	3.03 x 1.70 m	9'11" x 5'7"
Total	110.00 sq m	1,302 sq ft



These plans are intended as a preliminary guide only and are a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.

Plot 11

Type C1 - Detached
3 bedroom, 2 bathroom

Ground Floor

Sitting Room	3.79 x 4.61 m	12'5" x 15'1"
Kitchen/Dining	6.24 x 2.78 m	20'6" x 9'1"

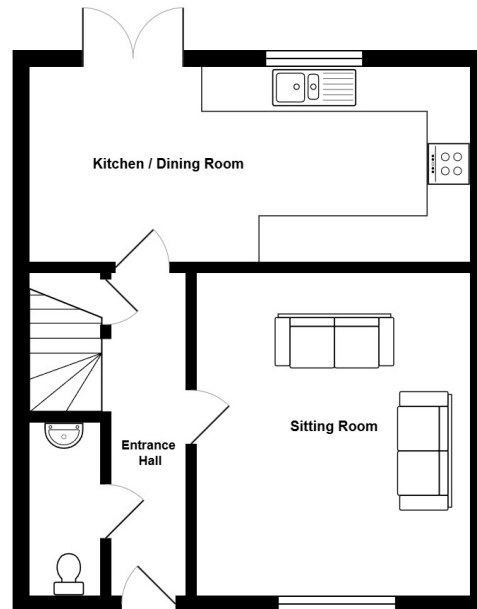
First Floor

Principal Bedroom	3.90 x 3.11 m	12'10" x 10'2"
Bedroom 2	3.25 x 2.79 m	10'8" x 9'2"
Bedroom 3	2.94 x 2.30 m	9'8" x 7'7"
Bathroom	2.29m x 2.00m	7'6" x 6'7"
Total	87.42 sq m	941 sq ft

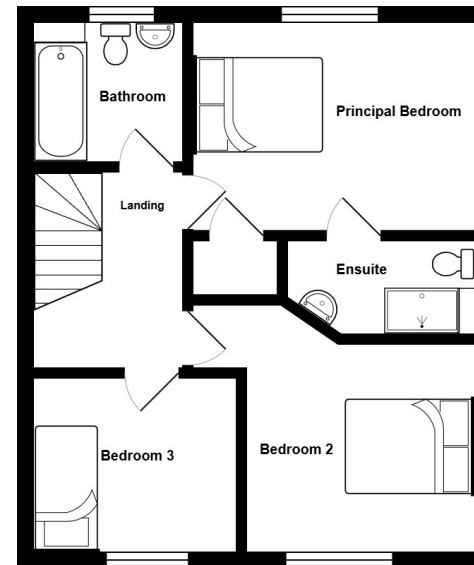


Indicative image only. Materials may differ.

Ground Floor



First Floor



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Indicative image only. Materials may differ.

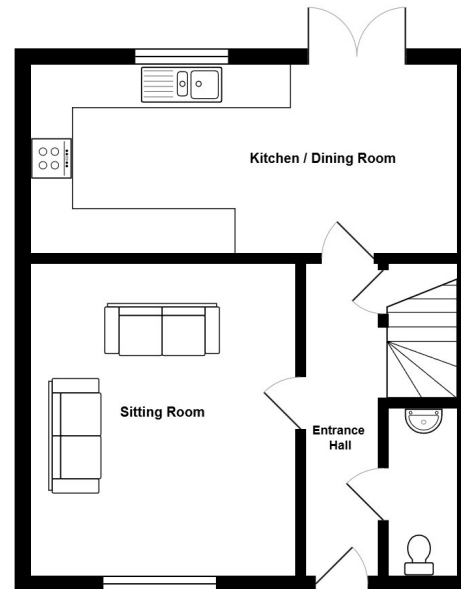
Plots 7, 8 (H), 9, 10 (H), 29 & 30 (H)

Type C1 - Semi-detached
3 bedroom, 2 bathroom

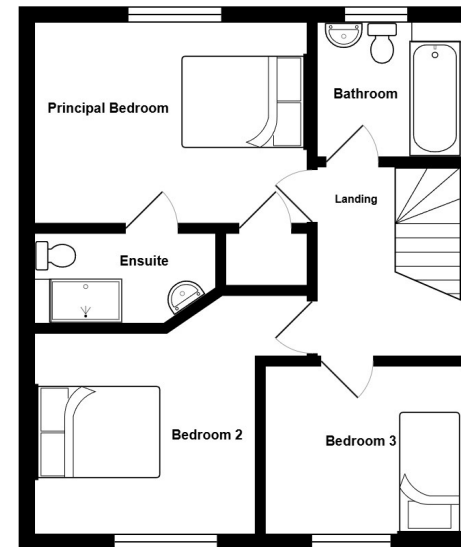
Ground Floor		
Sitting Room	3.79 x 4.61 m	12'5" x 15'1"
Kitchen/Dining	6.24 x 2.78 m	20'6" x 9'1"
First Floor		
Principal Bedroom	3.90 x 3.11 m	12'10" x 10'2"
Bedroom 2	3.25 x 2.79 m	10'8" x 9'2"
Bedroom 3	2.94 x 2.30 m	9'8" x 7'7"
Bathroom	2.29 x 2.00 m	7'6" x 6'7"
Total	87.42 sq m	941 sq ft

(H) - Handed

Ground Floor



First Floor



These plans are intended as a preliminary guide only and are a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.

Plot 15 (shown left)

Type C1 - Semi-detached
3 bedroom, 2 bathroom

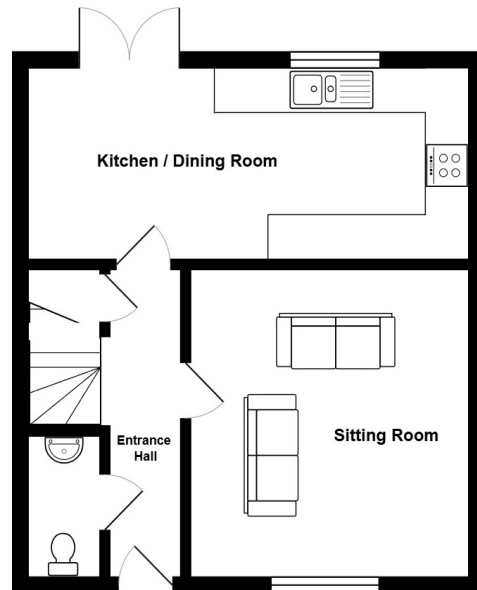
Ground Floor		
Sitting Room	3.79 x 4.61 m	12'5" x 15'1"
Kitchen/Dining	6.24 x 2.78 m	20'6" x 9'1"

First Floor		
Principal Bedroom	3.90 x 3.11 m	12'10" x 10'2"
Bedroom 2	3.25 x 2.79 m	10'8" x 9'2"
Bedroom 3	2.94 x 2.30 m	9'8" x 7'7"
Bathroom	2.29m x 2.00m	7'6" x 6'7"
Total	87.42 sq m	941 sq ft

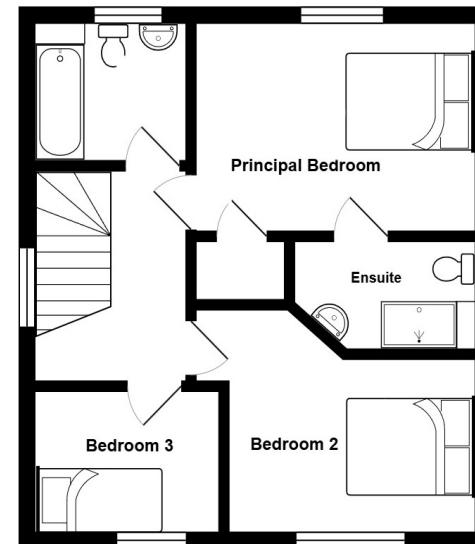


Indicative image only. Materials may differ.

Ground Floor



First Floor



These plans are intended as a preliminary guide only and are a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.



Indicative image only. Materials may differ.

Plot 14 (shown right)

Type J - Semi-detached
2 bedroom 1 bathroom

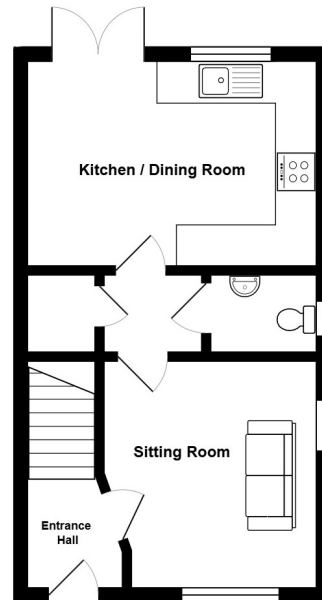
Ground Floor

Sitting Room	2.92 x 3.65 m	12' x 9'7"
Kitchen/Dining	4.43 x 3.09 m	14'6" x 10'2"

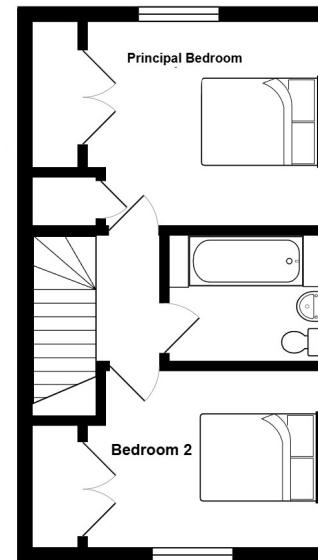
First Floor

Principal Bedroom	4.43 x 2.84 m	11'11" x 9'4" (inc 0.74m wardrobe)
Bedroom 2	4.43 x 3.07 m	11'11" x 10'1" (inc 0.74m wardrobe & 1.05m store cupboard)
Bathroom	2.10 x 2.03 m	6'8" x 6'8"
Total	69.96 sq ft	753 sq ft

Ground Floor



First Floor

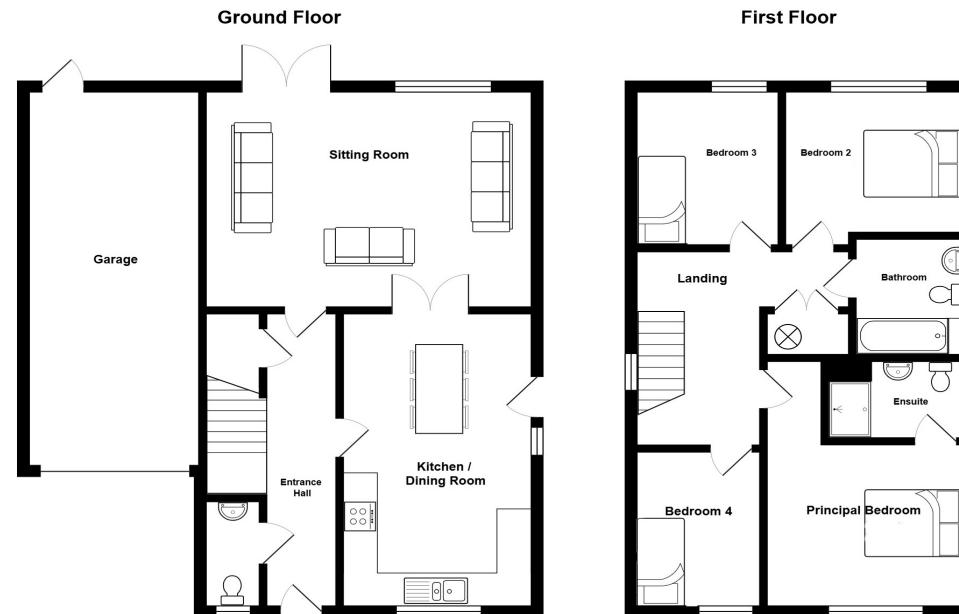


These plans are intended as a preliminary guide only and are a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.

Plots 20 & 21

Type D - Detached
4 bedroom, 2 bathroom

Ground Floor		
Sitting Room	6.02 x 4.27 m	19'9" x 14'
Kitchen/Dining	5.81 x 3.47 m	19'1" x 11'5"
Garage (attached)	7.44 x 3.13 m	24'5" x 10'3"
First Floor		
Principal Bedroom	3.60 x 3.20 m	11'10" x 10'6" (min)
Ensuite	2.50 x 1.76 m	8'2" x 5'9"
Bedroom 2	3.37 x 3.03 m	11'1" x 9'11"
Bedroom 3	3.03 x 2.60 m	9'11" x 8'6"
Bedroom 4	3.05 x 2.36 m	10' x 7'9"
Bathroom	2.28 x 2.10 m	7'6" x 6'11"
Total	120.96 sq m	1,302 sq ft



These plans are intended as a preliminary guide only and are a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.



Indicative image only. Materials may differ.

Plots 2, 3 & 22

Type E - Detached
4 bedroom, 2 bathroom

Ground Floor

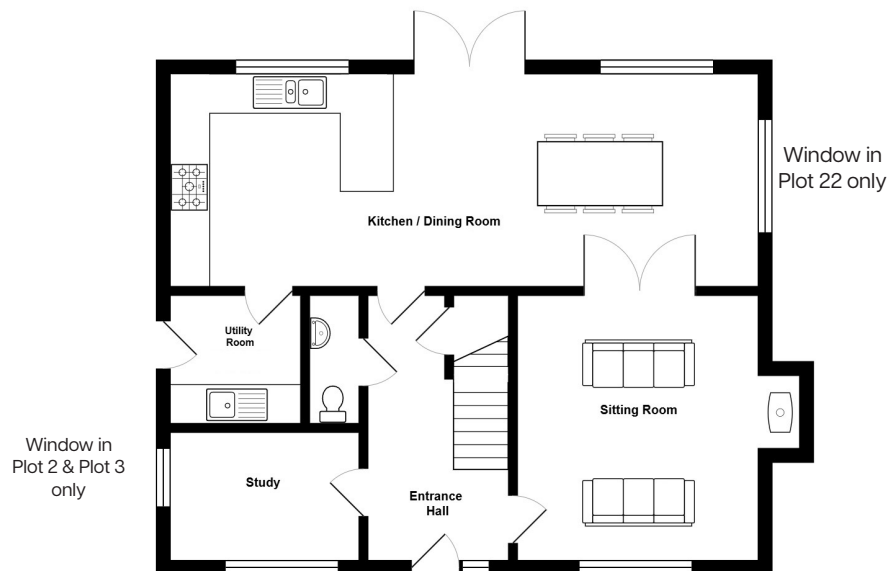
Sitting Room	4.20 x 3.97 m	13'9" x 13'
Kitchen/Dining	9.46 x 3.41 m	31' x 11'2"
Study	3.03 x 2.05 m	9'11" x 6'9"
Utility	2.05 x 1.98 m	6'9" x 6'6"

First Floor

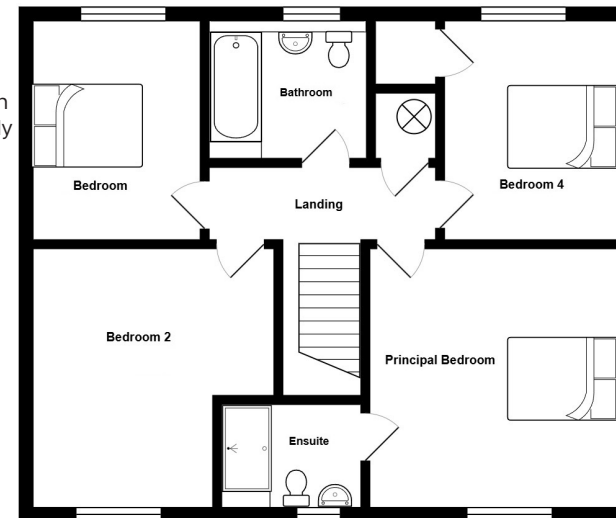
Principal Bedroom	4.15 x 4.03 m	13'7" x 13'3"
Ensuite	2.23 x 1.45 m	7'4" x 4'9"
Bedroom 2	4.15 x 3.09 m	13'7" x 10'2" (min)
Bedroom 3	3.50 x 2.99 m	11'6" x 9'10"
Bedroom 4	3.50 x 2.83 m	11'6" x 9'3"
Bathroom	2.52m x 1.22m	8'2" x 4'0"

Total **139.35 sq m** **1,500 sq ft**

Ground Floor



First Floor



These plans are intended as a preliminary guide only and are a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.

Plots 5 (H), 6, 26 (H) & 27

Bungalow Type L - Semi-detached
2 bedroom, 1 bathroom

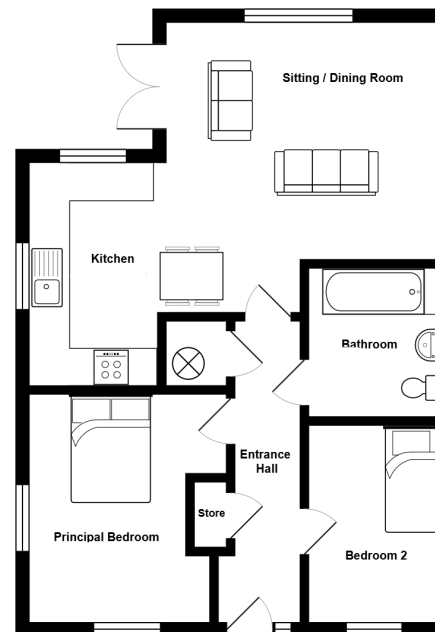
Ground Floor

Sitting/Dining Room	4.86 x 4.55 m	15'11" x 14'11"
Kitchen	3.73 x 2.35 m	12'3" x 7'9"
Principal Bedroom	3.82 x 3.02 m	12'6" x 9'11" (min)
Bedroom 2	3.30 x 2.10 m	10'10" x 6'11"
Bathroom	2.48 x 2.15 m	8'2" x 7'1"
Total	61.97 sq m	667 sq ft

(H) - Handed



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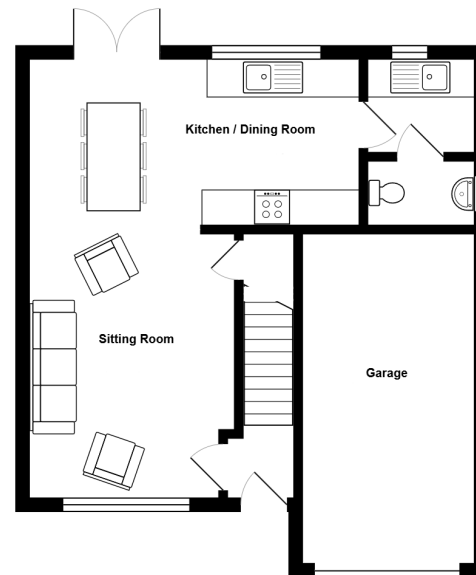
Plots 17 (H), 18 & 19 (H) Type W

Type W - Detached
3 bedroom, 2 bathroom

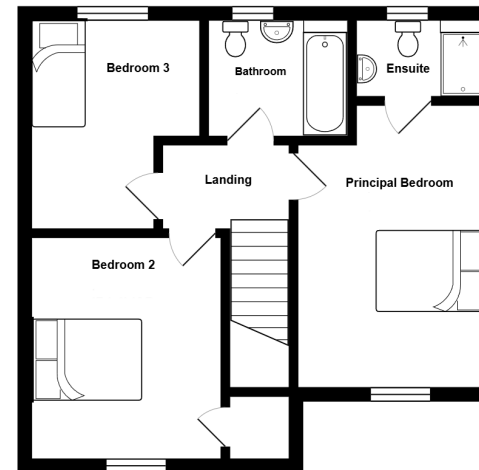
Ground Floor		
Sitting Room	4.33 x 2.76 m	14'2" x 9'1"
Kitchen/Dining Room	5.42 x 2.72 m	17'9" x 8'11"
Utility	1.74 x 1.63 m	5'9" x 5'4"
Integrated Garage	4.99 x 2.78 m	16'4" x 9'1"
First Floor		
Principal Bedroom	4.63 x 3.09 m	15'2" x 10'2"
Ensuite	2.12 x 1.24 m	6'11" x 4'1"
Bedroom 2	3.68 x 3.11 m	12'1" x 10'2"
Bedroom 3	3.42 x 2.76 m	11'3" (max) x 9'1" (max)
Bathroom	2.28 x 1.89 m	6'11" x 4'1"
Total	84.08 sq m	905 sq ft

(H) - Handed

Ground Floor



First Floor



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Plots 4, 23 & 24

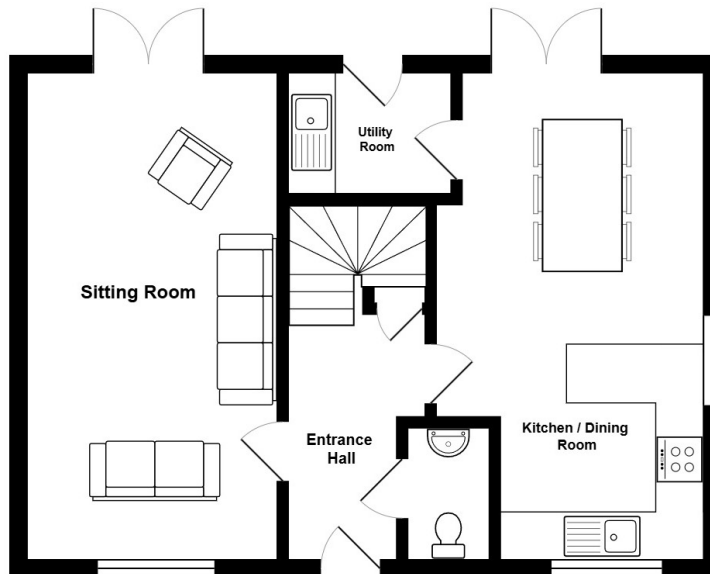
Type V - Detached
4 bedroom, 2 bathroom

Ground Floor		
Sitting Room	6.26 x 3.21 m	20'6" x 10'6"
Kitchen/Dining Room	6.26 x 3.43 m (max)	20'6" x 11'3" (max)
First Floor		
Principal Bedroom	3.68 x 3.49 m	12'1" x 11'5" (inc 0.56m wardrobe)
Ensuite	2.08 x 1.60 m	6'10" x 5'3"
Bedroom 2	3.27 x 3.16 m	10'9" x 10'4"
Bedroom 3	3.49 x 2.52 m	11'5" x 8'3"
Bedroom 4	3.23 x 1.94 m	10'7" x 6'4"
Bathroom	2.13 x 1.94 m	7' x 6'4"
Total	111.48 sq m	1,200 sq ft

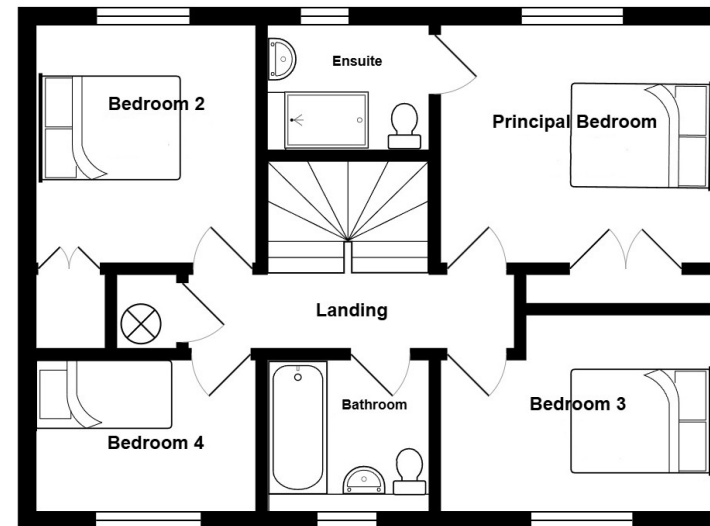


Indicative image only. Materials may differ.

Ground Floor



First Floor



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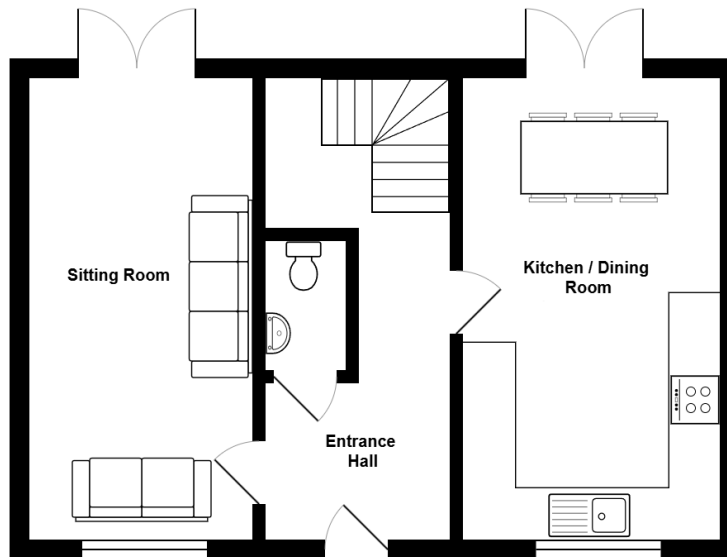
Indicative image only. Materials may differ.

Plots 16 & 25

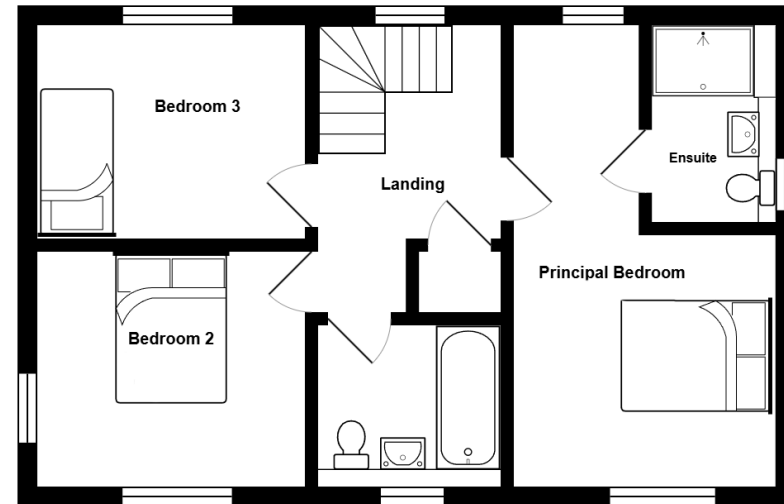
Type U - Detached
3 bedroom, 2 bathroom

Ground Floor		
Sitting Room	5.58 x 3.18 m	18'4" x 10'5"
Kitchen/Dining Room	5.58 x 3.11 m	18'4" x 10'2"
First Floor		
Principal Bedroom	5.58 x 3.17 m	18'4" x 10'5" (max)
Ensuite	2.59 m x 1.50 m	8'6" x 4'11"
Bedroom 2	3.24 x 2.95 m	10'8" x 9'8"
Bedroom 3	3.24 x 2.58 m	10'8" x 8'6"
Bathroom	2.21 x 1.95 m	7'3" x 6'5"
Total	95.69 sq m	1,030 sq ft

Ground Floor



First Floor



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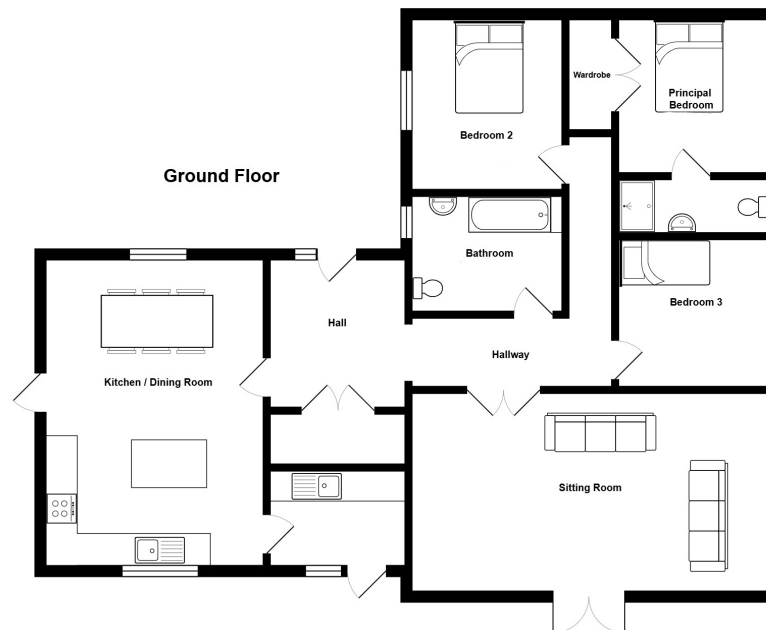
Plot 28

Bungalow Type X - Detached
3 bedroom, 2 bathroom

Ground Floor		
Sitting Room	7.04 x 3.90 m	23'1" x 12'10"
Kitchen/Dining Room	5.69 x 4.28 m	18'8" x 14'1"
Utility	2.65 x 1.81 m	8'8" x 5'11"
Principal Bedroom	3.79 x 2.95 m	12'5" x 9'8" (exc 1.03m wardrobe)
Ensuite	2.95m x 1.03m	9'8" x 3'5"
Bedroom 2	4.12 x 2.95 m	13'6" x 9'8" (inc 0.72m wardrobe)
Bedroom 3	2.95 x 2.89 m	9'8" x 9'6"
Bathroom	2.95 x 2.26 m	9'8" x 7'5"
Total	122.45 sq m	1,318 sq ft



Indicative image only. Materials may differ.



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SPECIFICATION

Kitchens and Utility Rooms

All plots

- Classic shaker style kitchen with soft close timber doors
- Large format floor tiles
- Stainless steel sockets at worktop level
- Recessed downlighters to ceiling
- Space for a washing machine in plots without a utility room

House Types C1, D, J, L, U, V, W

- Bosch integrated oven
- Bosch 4 ring induction hob
- Bosch integrated dishwasher
- Bosch angled extract hood
- Squared edge laminate worktop and upstand with stainless steel sink and slim lever swan neck tap.

House Types B, E, X

- Siemens integrated oven and Siemens integrated combination microwave/oven/grill in tower unit
- Siemens 4 ring induction hob
- Siemens integrated dishwasher
- Siemens angled extract hood
- Quartz worktop including upstands with 1 ½ bowl undermount sink and slim lever swan neck tap

House Types D, E, V, X

- Water supply to spaces for fridge freezer

Utility Rooms (in certain plots as shown on floor plans)

- Built-in cupboards to match the kitchen
- Square edge laminate worktop and upstand
- Stainless steel sink and swan neck tap
- Large format floor tiles
- Recessed downlighter to ceiling
- Space for washing machine and tumble dryer (House Type V has space for washer/dryer)



Bathrooms, en-suite shower rooms and cloakrooms

All House Types

- Contemporary white sanitaryware & chrome fittings
- Vanity unit in master ensuite (House Type E only)
- Wall and floor tiles from Porcelanosa
- Thermostatically controlled shower
- Rainfall shower to master ensuite
- Downlighters to ceiling
- Chrome heated towel rails

Finishes

All House Types

- White satin painted stairs and balustrade (excluding bungalows) with the exception of House Type E which will have oak balustrade and newel caps
- Oak veneered internal doors
- Polished chrome door furniture
- Fitted wardrobes for bedrooms (where shown on the plan)
- Walls painted matt white
- Ceilings – smooth finish painted matt white
- White satin skirting and architrave



General

All House Types

- PV solar panels to Plots 1, 5, 6, 12, 13, 14, 26, 27, 28 and 31
- uPVC double glazed windows with grey external finish with white internal.
- TV points located in living room and all bedrooms
- Double sockets throughout
- External tap
- External lighting on PIR to front
- Landscaped gardens with turfed front and seeded rear lawns
- Garages (see site plan) with lighting, power and pedestrian door
- Carports (see site plan) with gravel finish
- External parking with gravel finish
- Patios and paving around house (where indicated on site plan)
- Smoke detectors installed in the hall and landing
- Fibre cable to the premises providing Broadband capable of speeds up to 1Gbps
- Heating and hot water supplied via an Air Source Heat Pump
- Underfloor heating to ground floor to House Type B, E and X
- Parkray contemporary style wood burning stove to House Type E
- 10- year Buildzone new build warranty
- Private electric vehicle charging point for each dwelling



*All choices from selected ranges and subject to build stage. Specification correct at time of print. Indicative photos of show houses from previous FW developments.

HOW TO FIND MILLSTONE PLACE



Millstone Place

Pye Close (off Alan Avenue), Newton Flotman

A140 gives easy access to the development

Set your sat nav to NR15 1RF

what3words: /// realm.indoors.commit

Further information

Estate Charge

An annual Estate Charge will be payable by all residents on the estate, which will cover the cost of the management and maintenance of the estate wide communal areas and facilities, including public open spaces and private estate roads. Estate Charges are apportioned based on the number of bedrooms within the property.

Warranty

10 year Build Zone warranty

Predicted Energy Assessments

C: Plots 1, 2, 3, 4, 7,8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 29, 30 & 31

B: Plots 5, 6, 12, 13, 27 & 28



Protection for new-build home buyers

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The Properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. | Maps not to scale. | Computer generated images of property types at Millstone Place may not necessarily illustrate that property type in its setting at this development. | All internal and external photography of properties depicts previous FW Properties developments. | Other photographs are of the local area or are indicative lifestyle images. | All details are correct at time of printing. | All travel times and distances are approximate and are courtesy of googlemaps.co.uk and thetrainline.com. | Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. FW Properties and Bidwells LLP accept no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. | Date of production:



FW

PROPERTIES

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