

# ENHANCING THE COMMUNITY

A Residents' Management Company will supervise day-to-day aspects of the development so that residents can actively contribute to the environment in which they live. This will include managing the Public Open Space, attenuation basin, private roads and footpaths, shared accessways, bin collection points and drainage swales. An annual fee will cover the cost of these services.





## BENNETT HOMES

At home in East Anglia

Low Green Barn Nowton  
Bury St. Edmunds Suffolk IP29 5ND

01284 766057  
info@bennett-homes.co.uk  
bennett-homes.co.uk

The images and layouts contained in this brochure are intended as a guide only to the quality and style of the development/properties and some of the features and elevation details will differ. Floor plans are intended as a general indication of the proposed layout and should not be used to calculate carpet sizes, appliance spaces or items of furniture. Maximum dimensions are shown on all properties and will vary. Please check with your Home Adviser at the time of reservation.

Detailed plans and specification for each property are available for inspection from your Home Adviser at our Head Office and purchasers must check their individual specifications prior to making a reservation. Landscaping details are illustrative only and subject to change.

This brochure is believed to be correct, but its continued accuracy cannot be guaranteed neither does it form an offer or contract.

0622 Brochure design: Ab creative Cambridge 01223 276354 abcr8.co.uk



A stylized, dark grey silhouette of a horse's head in profile, facing right. The lines are thick and fluid, capturing the essence of the horse's form. The neck and mane area is particularly expressive, with sweeping curves.

**T H E P A D D O C K S**

BLOFIELD HEATH NORFOLK

# WELCOME TO THE PADDOCKS

Enjoy rural living at The Paddocks in Blofield Heath, a prestigious collection of traditionally-built three and four bedroom homes, conveniently located just eight miles from Norwich.

These highly-specified houses, chalet bungalows and bungalows have been architect-designed for the way we live today, with energy-efficiency credentials, flexible open plan interiors giving the potential to work from home and streamlined contemporary kitchens with integrated appliances.

# BLOFIELD HEATH

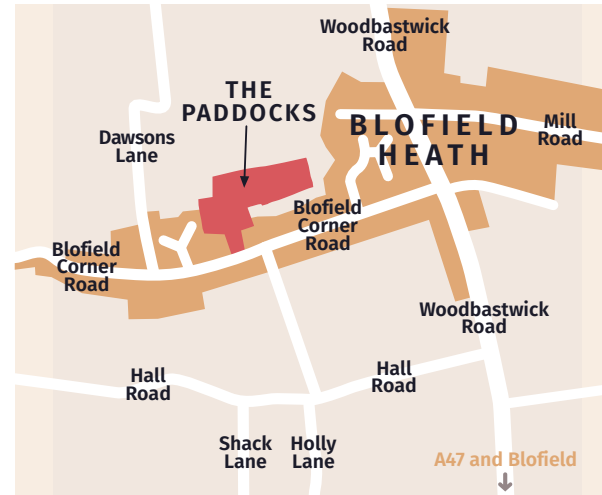
With a long history stretching back to a mention in the Domesday Book, Blofield Heath is set in picturesque rolling countryside with its own school, Hemblington County Primary, post office and convenience store.

In the neighbouring village of Blofield, there's a doctors' surgery, farm shop, golf club, library, pre-school playgroup and nursery, primary school and the King's Head pub.

There's also a range of activities and facilities including a local football club, tennis courts, community events at the Margaret Harker Hall and regular film screenings and jazz evenings at the Blofield Court House.

Located just off the A47 gives direct road connections to major employers in Norwich, as well as just a 30-minute drive to the Yarmouth Business Park. Local rail services are also available from nearby Brundall.

This means that The Paddocks offers the best of both worlds – peaceful countryside living yet with excellent connectivity to other important centres.



Blofield Court House Community Centre.

Enjoy the picturesque countryside around Blofield Heath.





# Discover Norfolk's wide open spaces



## By road:

Wroxham	5 miles
Norwich	8 miles
Great Yarmouth	14 miles
Lowestoft	23 miles
Cromer	24 miles
Ipswich	50 miles
Cambridge	71 miles
Norwich Airport	11 miles
London Stansted	92 miles

## By train from Brundall:

Norwich	10 mins
Great Yarmouth	23 mins
Lowestoft	35 mins

## By train from Norwich:

Ipswich	38 mins
Cambridge	1 hr 11 mins
London Liverpool Street	1 hr 49 mins

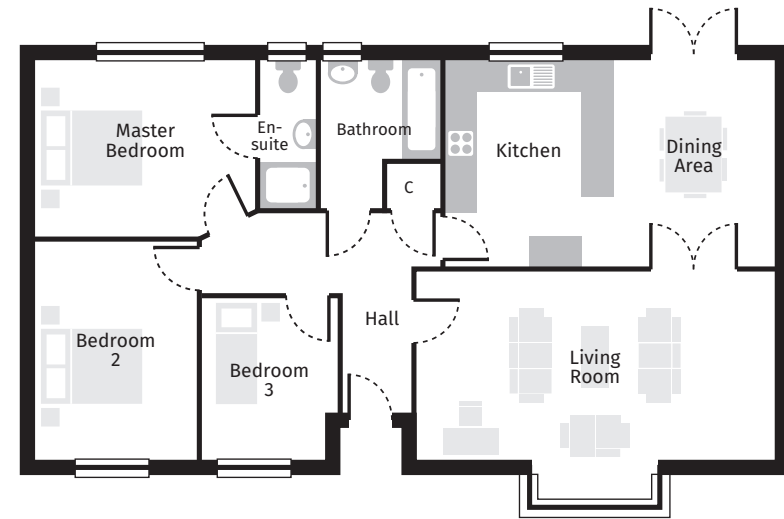
## By bus to Norwich Centre:

Local bus service	20 mins
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All times and distances quoted in this brochure are only approximate but believed to be correct.

# THE WALSINGHAM

Three bedroom bungalow



#### Kitchen/Dining Area

5.72 x 3.65m  
18'9" x 11'11"

#### Living Room (excluding bay)

6.29 x 3.40m  
20'7" x 11'2"

#### Master Bedroom

3.81 x 3.17m  
12'6" x 10'4"

#### Bedroom 2

3.78 x 2.79m  
12'4" x 9'1"

#### Bedroom 3

2.66 x 2.34m  
8'9" x 7'8"



Plots

4

35

Images, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Please refer to plot specific drawings available from your Home Adviser.



# THE BOSTON

Three bedroom bungalow



### Kitchen

3.96 x 2.99m  
12'11" x 9'9"

### Utility Room

2.52 x 2.00m  
8'3" x 6'6"

### Living Room

(excluding bay)  
5.82 x 3.96m  
19'1" x 12'11"

### Dining Room

3.96 x 2.91m  
12'11" x 9'6"

### Master Bedroom

4.47 x 3.58m  
14'7" x 11'8"

### Dressing Area

1.72 x 1.65m  
5'7" x 5'5"

### Bedroom 2

3.72 x 3.06m  
12'2" x 10'0"

### Bedroom 3

3.96 x 2.37m  
12'11" x 7'9"

Plot 32 is handed. Images, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Please refer to plot specific drawings available from your Home Adviser.



Indicative image only. Materials will differ.



Plots

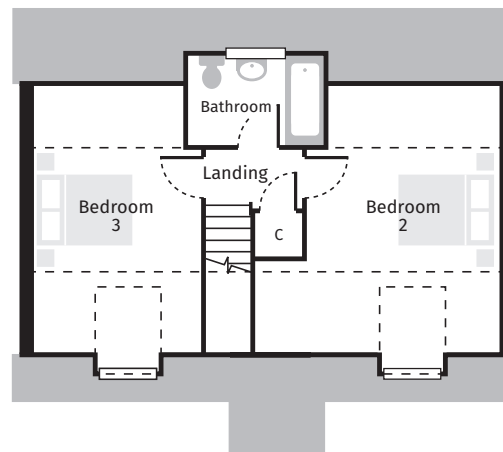
3 5 32

# THE GLEMSFORD

Three bedroom chalet bungalow



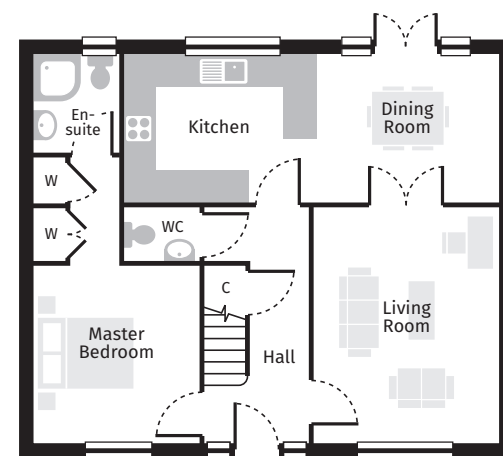
Plots 31 36



First floor

**Bedroom 2**  
5.06 x 4.69m  
16'2" x 15'4"

**Bedroom 3**  
5.06 x 3.19m  
16'2" x 10'5"



Ground floor

**Kitchen/Dining Room**  
7.21 x 2.81m  
23'7" x 9'2"

**Living Room**  
4.51 x 3.55m  
14'9" x 11'7"

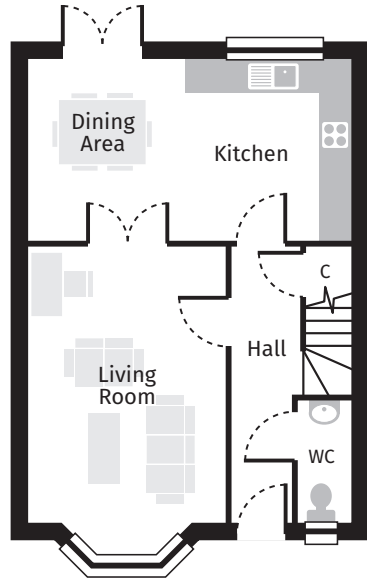
**Master Bedroom**  
3.37 x 3.17m  
11'0" x 10'4"

--- Indicates reduced head height.

Images, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Please refer to plot specific drawings available from your Home Adviser.

# THE ELLINGHAM

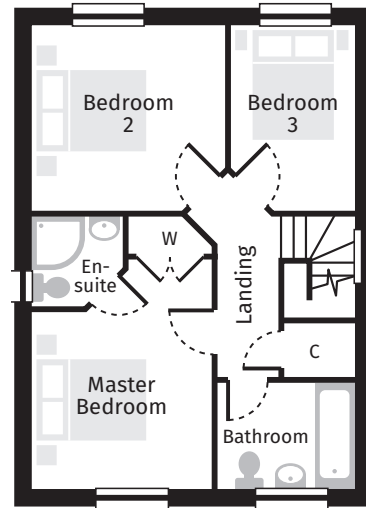
Three bedroom house



## Ground floor

**Kitchen/Dining Area**  
5.72 x 3.25m  
18'9" x 10'7"

**Living Room (excluding bay)**  
4.87 x 3.50m  
15'11" x 11'5"



## First floor

**Master Bedroom**  
4.09 x 3.19m  
13'5" x 10'5"

**Bedroom 2**  
3.38 x 3.27m  
11'1" x 10'8"

**Bedroom 3**  
3.27 x 2.22m  
10'8" x 7'3"



Indicative image only. Materials will differ.

Images, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Please refer to plot specific drawings available from your Home Adviser.

Plot 18

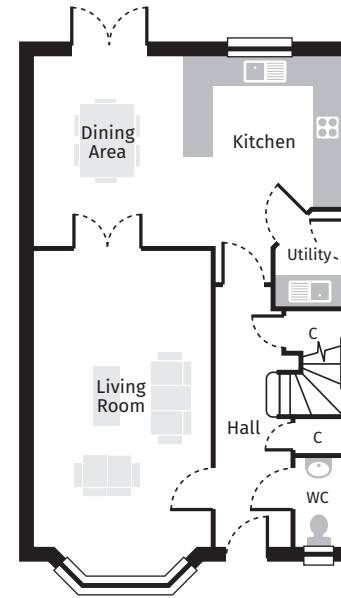
# THE IXWORTH

Four bedroom house



Indicative image only. Materials will differ.

Plots **7** **12**

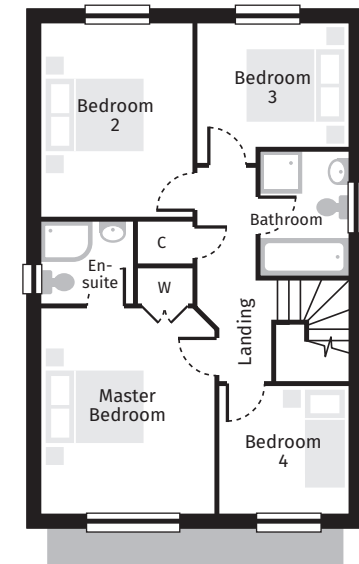


Ground floor

**Kitchen/Dining Area**  
6.10 x 3.75m  
20'0" x 12'3"

**Utility Room**  
1.77 x 1.28m  
5'10" x 4'2"

**Living Room**  
(excluding bay)  
5.87 x 3.50m  
19'3" x 11'6"



First floor

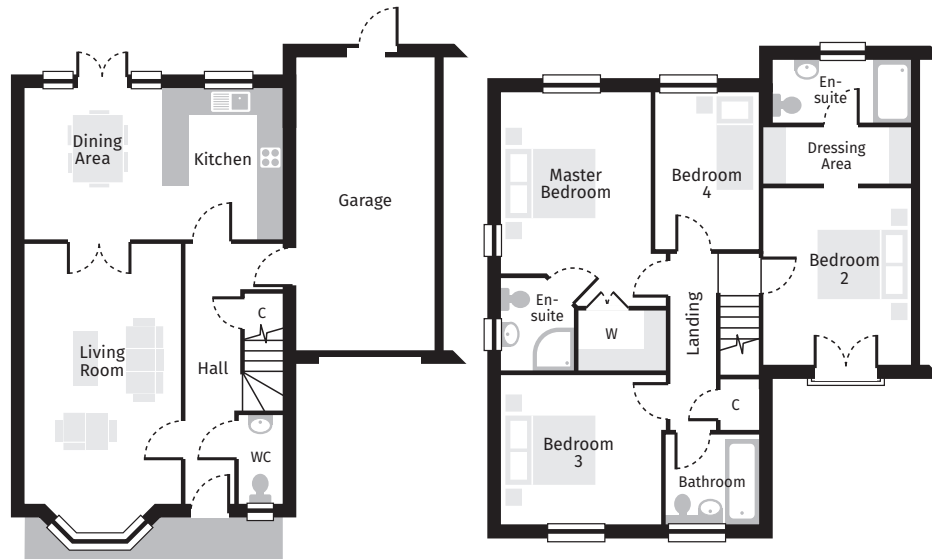
**Master Bedroom**    **Bedroom 3**  
4.07 x 3.41m        3.01 x 2.45m  
13'4" x 11'2"        9'11" x 8'11"

**Bedroom 2**        **Bedroom 4**  
3.85 x 2.97m        2.58 x 2.52m  
12'7" x 9'9"        8'5" x 8'3"

Plot 12 is handed. Images, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Please refer to plot specific drawings available from your Home Adviser.

# THE HENLEY

Four bedroom semi-detached house



## Ground floor

### Kitchen/Dining Area

5.55 x 3.24m  
18'2" x 10'7"

### Living Room

*(excluding bay)*  
5.61 x 3.34m  
18'4" x 10'11"

## First floor

### Master Bedroom

3.77 x 3.23m  
12'4" x 10'9"

### Bedroom 2

4.35 x 3.18m  
14'3" x 10'5"

### Bedroom 3

3.47 x 3.01m  
11'4" x 10'1"

### Bedroom 4

3.26 x 2.21m  
10'8" x 7'3"

Plot 16 is handed. Images, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Please refer to plot specific drawings available from your Home Adviser.



Indicative image only. Materials will differ.



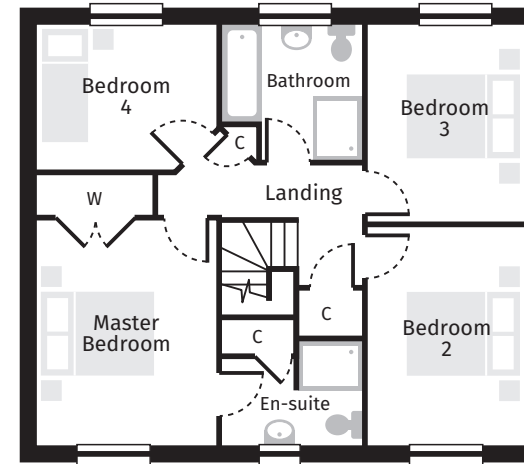
Plots 15 16

# THE FLIXTON

Four bedroom house



Plots 6 13 34



First floor

### Master Bedroom

3.97 x 3.17m  
13'0" x 10'5"

### Bedroom 2

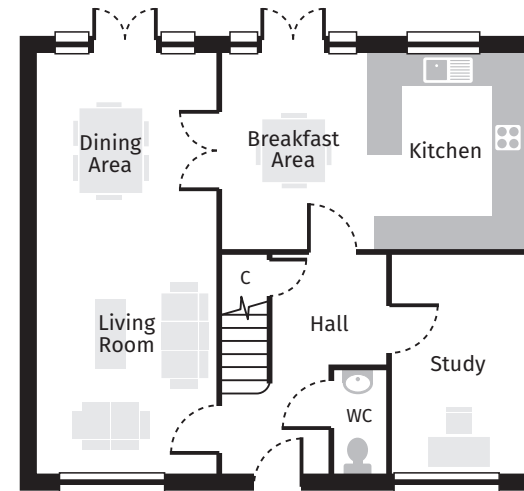
3.87 x 2.72m  
12'8" x 8'11"

### Bedroom 3

3.47 x 2.72m  
11'4" x 8'11"

### Bedroom 4

3.17 x 2.56m  
10'4" x 11'8"



Ground floor

### Kitchen/Breakfast Area

5.30 x 3.45m  
17'4" x 11'3"

### Living/Dining Area

7.45 x 3.15m  
24'5" x 10'4"

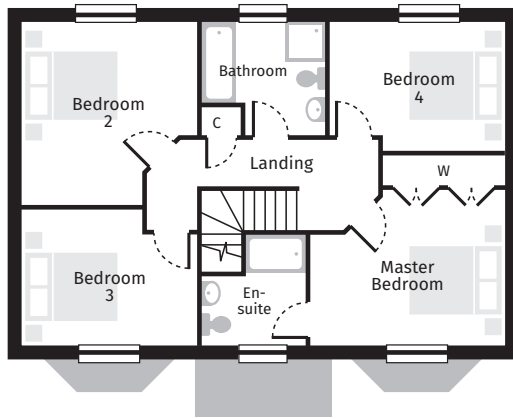
### Study

3.85 x 2.29m  
12'7" x 7'6"

Plot 34 is handed. Images, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Please refer to plot specific drawings available from your Home Adviser.

# THE LINCOLN

Four bedroom house



## First floor

### Master Bedroom

4.07 x 3.25m  
13'4" x 10'7"

### Bedroom 2

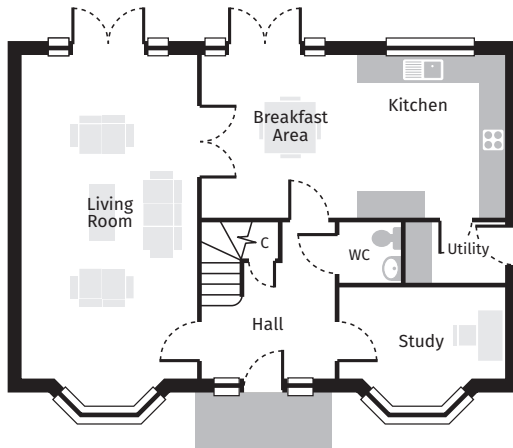
3.83 x 3.67m  
12'6" x 12'0"

### Bedroom 3

3.67 x 2.83m  
12'0" x 9'3"

### Bedroom 4

3.64 x 2.70m  
11'11" x 8'10"



## Ground floor

### Kitchen/Breakfast Area

6.35 x 3.36m  
20'10" x 11'0"

### Utility

2.07 x 1.27m  
6'9" x 4'2"

### Living Room (excluding bay)

7.37 x 3.65m  
24'2" x 11'11"

### Study (excluding bay)

3.44 x 1.84m  
11'3" x 6'0"

Images, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Please refer to plot specific drawings available from your Home Adviser.



Indicative image only. Materials will differ.

Plot 11

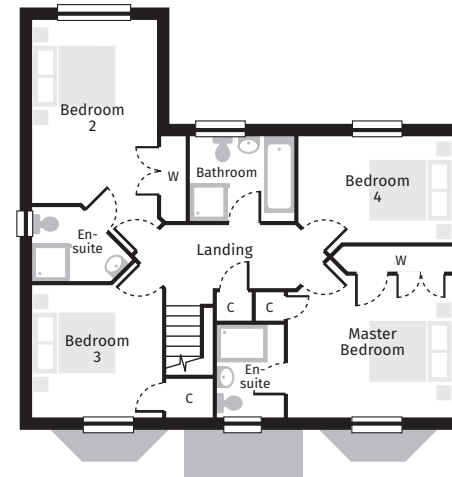
# THE BEYTON

Four bedroom house

Indicative image only. Materials will differ.

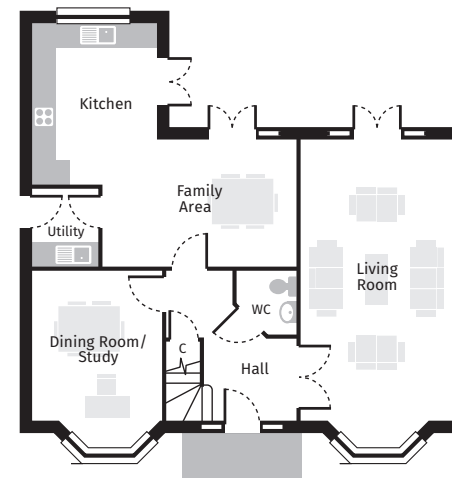


Plots 1 8 9 14 17



## First floor

<b>Master Bedroom</b> 4.08 x 3.36m 13'4" x 11'0"	<b>Bedroom 3</b> 3.15 x 3.04m 10'4" x 9'11"
<b>Bedroom 2</b> 4.38 x 2.97m 14'4" x 9'8"	<b>Bedroom 4</b> 3.73 x 2.59m 12'2" x 8'5"



## Ground floor

<b>Kitchen</b> 3.88 x 2.97m 12'8" x 9'8"	<b>Living Room</b> <i>(excluding bay)</i> 6.77 x 3.66m 22'2" x 12'0"
<b>Family Area</b> 4.63 x 3.06m 15'2" x 10'0"	<b>Dining Room/ Study</b> <i>(excluding bay)</i> 3.55 x 3.03mm 11'7" x 9'11"
<b>Utility Room</b> 1.82 x 1.57m 5'11" x 5'1"	

Plots 1 and 9 are handed. Images, floor plans, kitchen layout and dimensions are indicative only. Details will vary. Please refer to plot specific drawings available from your Home Adviser.





--- Indicates reduced head height.

Living Room side windows in plot 2 only. Plot 33 includes Solar PV panels.

Images, floor plans, kitchen layout and dimensions are indicative only. Details will vary.

Please refer to plot specific drawings available from your Home Adviser.

## First floor

### Master Bedroom

3.67 x 3.25m  
12'0" x 10'8"

### Bedroom 2

3.51 x 2.97m  
11'6" x 9'9"

### Bedroom 3

3.64 x 2.70m  
11'11" x 8'10"

### Bedroom 4

4.07 x 3.15m  
13'4" x 10'4"

### Bedroom 5/Annexe

7.27 x 3.90m  
23'10" x 12'9"

## Ground floor

### Kitchen/Dining Area

6.35 x 3.36m  
20'10" x 11'0"

### Utility Room

2.07 x 1.77m  
6'9" x 5'9"

### Living Room

(excluding bay)  
6.77 x 3.65m  
22'2" x 11'11"

### Study

3.44 x 3.06m  
11'3" x 10'0"

# THE HAUGHLEY

Five bedroom house



Indicative image only. Materials will differ.



Plots

2

10

33

# HIGH QUALITY HOMES WITH A SUPERIOR SPECIFICATION

At The Paddocks our properties are finished to an exceptionally high standard and come fully specified with a range of features included in the price, as well as a choice of optional extras. All our homes are protected by the NHBC Ten Year Buildmark Warranty.

## **Kitchen**

- Choice of contemporary units and worktops in a wide range of colours and styles\*
- Stainless steel 1.5 bowl sink with chrome tap
- LED downlights and under-pelmet lighting
- Integrated Bosch dishwasher\*\*
- Stainless steel Bosch oven and hob
- Chimney-style extractor hood
- Choice of Porcelanosa ceramic floor tiles\*
- Chrome switch plates
- USB socket

## **Utility Room** (where applicable)

- Choice of contemporary units and worktops in a wide range of colours and styles\*
- Stainless steel single bowl sink with chrome tap
- Plumbing for freestanding washing machine\*\*
- Choice of Porcelanosa ceramic floor tiles\*

## **Bathrooms and En-suites**

- Contemporary white sanitaryware including Roper Rhodes WC and basin with chrome-finish Vado taps
- Roper Rhodes vanity unit to ground floor WC
- Roper Rhodes vanity unit to either bathroom or an en-suite (excluding plot 18) \*\*
- LED downlights
- Shaver socket in one bathroom or an en-suite\*\*
- Heated chrome towel rail to either bathroom or an en-suite\*\*
- Choice of Porcelanosa ceramic floor tiles\*

## **Internal Finishes**

- Staircase with painted spindles and oak handrail where applicable
- Fitted wardrobes in selected plots\*\*
- Porcelanosa floor tiles available to purchase\*
- Full range of flooring available to purchase\*

## **Finishing Touches**

- uPVC argon-filled double-glazed windows
- Paved pathways
- Block-paved private driveways where applicable
- Turf and/or planting to front gardens
- Rear gardens cleared, rotovated and topsoiled
- External tap where possible\*\*
- Electric vehicle charging point available to purchase\*

## **Home Entertainment**

- Pre-wired ready for Sky Q TV installation\*\*\*
- TV point in living room and all bedrooms
- BT telephone socket
- Fibre Broadband to the home with an Optical Network Termination for connection to BT Openreach\*\*\*

## **Electrical Fittings**

- Double socket outlets throughout
- External PIR lighting to front of property
- External lighting to rear of property
- Lighting and power to garages where possible \*\*
- Solar photovoltaic panels to plot 33

## **Heating**

- Gas condensing boiler as detailed on individual specification
- Thermostatic radiator valves in all main rooms for greater control and efficiency
- Predicted 'B' energy rating for all properties

## **Security and Peace of Mind**

- Mains-operated smoke detector with battery back-up
- Carbon monoxide detector
- Multi-point locking front door
- NHBC Ten Year Buildmark Warranty

## Disclaimers

\* All choices from selected ranges and subject to build stage.

\*\* Please check with your Home Adviser to confirm if applicable to specific plot and for details of location.

\*\*\* Please discuss with your Home Adviser for full details of connections to Sky Q TV and Fibre Broadband.

This specification is intended as a guide only and is subject to change. Some items will vary from plot to plot. The locations of heating system apparatus are not shown as they will vary. Please refer to your Home Adviser for individual plot specifications.

Photographs from previous Bennett Homes' developments do not necessarily reflect the specification for The Paddocks.

For full disclaimer see back cover.



# ABOUT BENNETT HOMES

For 75 years, we have been building highly-specified homes, designed for contemporary living and created by our craftsmen using traditional skills.

As a family-run business, we have established a reputation that is built on more than bricks and mortar – and that’s one of the reasons why we have been awarded the accolade



of House Builder of the Year by the National Federation of Builders on five occasions.

This achievement is in recognition of our commitment to putting our customers first to ensure that moving is an enjoyable experience – from your initial enquiry to moving-in day and beyond. Throughout, you will be given a dedicated Home Adviser who will be your single point of contact and ensure you are kept up-to-date with progress on your property.

Buying new brings many benefits – excellent energy-efficiency, all appliances under guarantee and the chance to make your home your own. That’s why, subject to build stage, we will extend an invitation to our Customer Choices Centre at our Nowton headquarters. At this visit you can select your internal fixtures and fittings and hear about our comprehensive list of optional extras for your new home.

On or before moving-in day, you will be given a full briefing on how everything works and shortly afterwards, our Customer Care Manager will be in touch to see how you are settling in and ensure everything is running properly.



Last but not least, all our homes are covered by a ten-year NHBC Buildmark Warranty for extra peace of mind.

Bennett Homes Show Home Interiors.

Right: The Glemsford chalet bungalow at Wereham.

Far right: The Haughley at Thorpe-le-Soken.

At home in East Anglia for 75 years



### Handyman Service




In order to make your move as easy as possible, we offer a complimentary Handyman Service\* shortly after

moving-in day to do some of those time-consuming but essential jobs that turn a house into a home.

\*Handyman Service to be arranged with your Home Adviser prior to completion. Terms and conditions apply.

### Three Bedroom Bungalows


 The Walsingham: Plots 4, 35

 The Boston: Plots 3, 5, 32\*

### Three Bedroom Chalet Bungalows

 The Glemsford: Plots 31, 36

### Three Bedroom House

 The Ellingham: Plot 18

### Four Bedroom Houses

 The Ixworth: Plots 7, 12\*

 The Henley: Plots 15, 16\*

 The Flixton: Plots 6, 13, 34\*


 The Lincoln: Plot 11


 The Beyton: Plots 1\*, 8, 9\*, 14, 17

### Five Bedroom Houses

 The Haughley: Plots 2, 10, 33

\* Indicates plot is handed

 Shared ownership: Plots 19 - 22

 Affordable homes: Plots 23 - 30



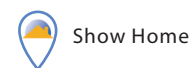
TO A47  
NORWICH &  
GT YARMOUTH

A swale runs either side of the roadway into The Paddocks.

VP: Visitor Parking

SS: Substation

RCP: Refuse Collection Point



*This layout plan is indicative only and subject to change. Boundary, landscaping and plot footpath detail will vary.*