



GREENGATE
HOMES

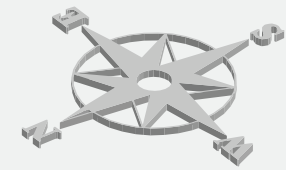
THE DEVELOPMENT

Welcome to Pastures Grove

An exclusive development of 4 individually designed homes, situated in the village of Barford, brought to you by Norfolk developers Greengate Homes.

Each property offers comfortable, spacious, contemporary living for you and your family and has been built to a high specification. Greengate Homes pride themselves on delivering exceptional quality and finishes in every home.

These properties offer you the very best of rural life in one of Norfolk's most attractive and desirable areas.



About the Developer

Greengate Homes are a small, established and highly regarded residential property developer in Norfolk. They concentrate on delivering superb quality and distinctive design through selective small and exclusive developments in Norfolk.

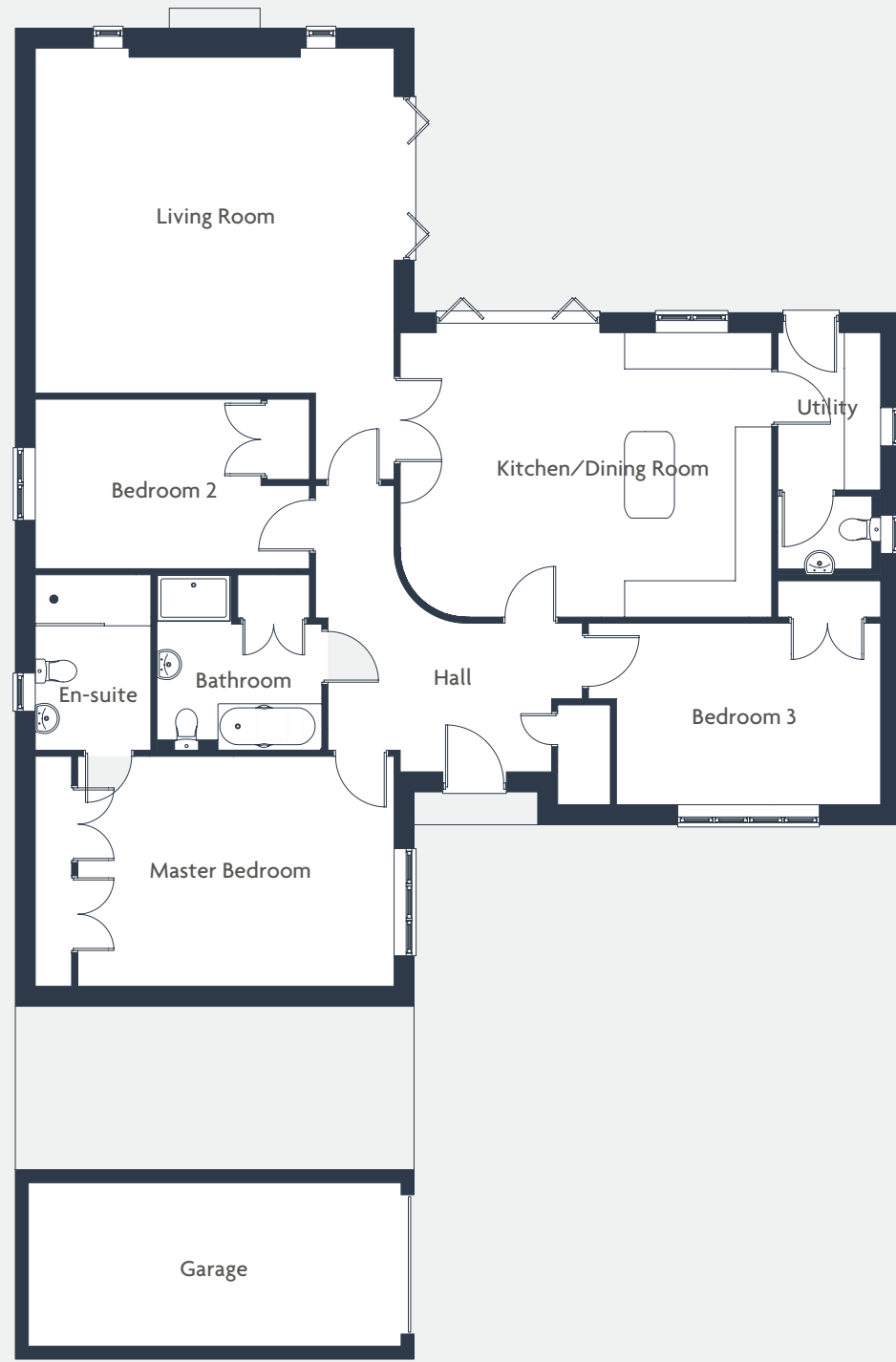
BARFORD, NORFOLK

The development is situated within the village of Barford which benefits from a primary school, farm shop and garage. Barford has its own church, which is dedicated to St Botolph. Larger amenities consisting of a large Sainsbury's supermarket, M&S Food, Boots and many other retail outlets are located within 4 miles at Longwater retail park.

The pretty market town of Wymondham is approximately 5 ½ miles away, It has a Waitrose supermarket, banking and further shopping facilities. The Fine City of Norwich is approximately 8 miles away.

Barford offers ease of access onto the A47 Norwich Southern Bypass linking all the major trunk roads south from the City of Norwich and has easy access to UEA, research park and hospital.





ONE

Pastures Grove

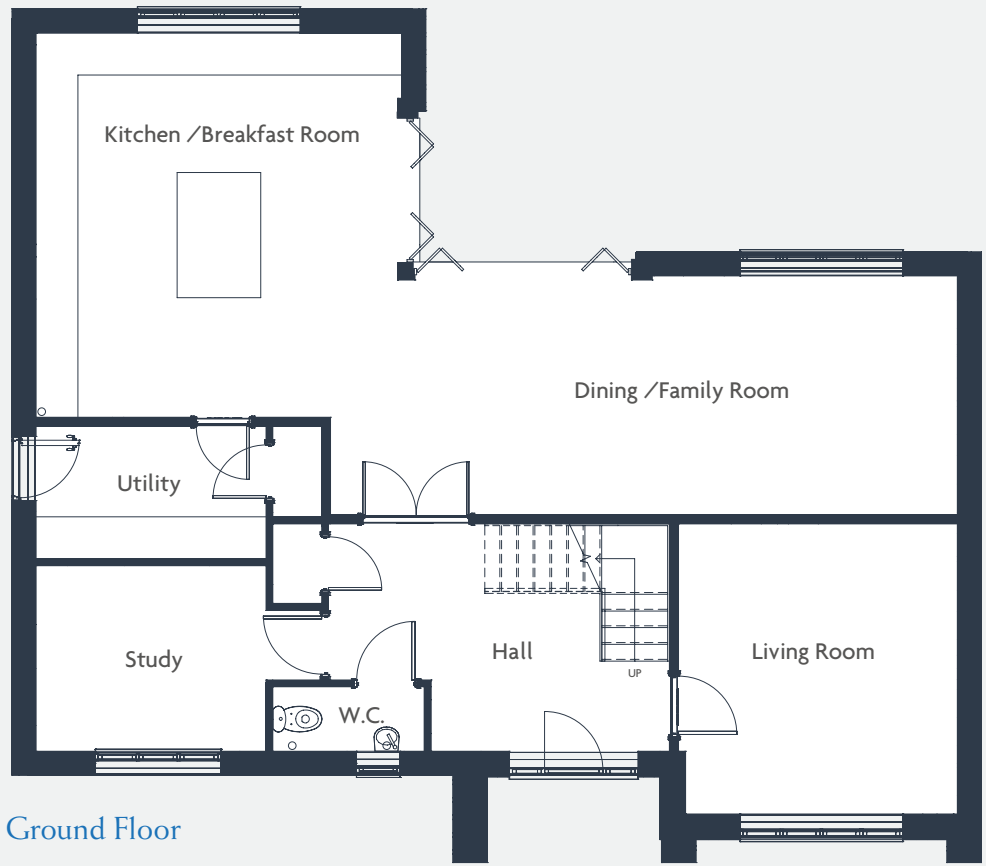
Approximate total floor area 2,027 sqft including garage

Description

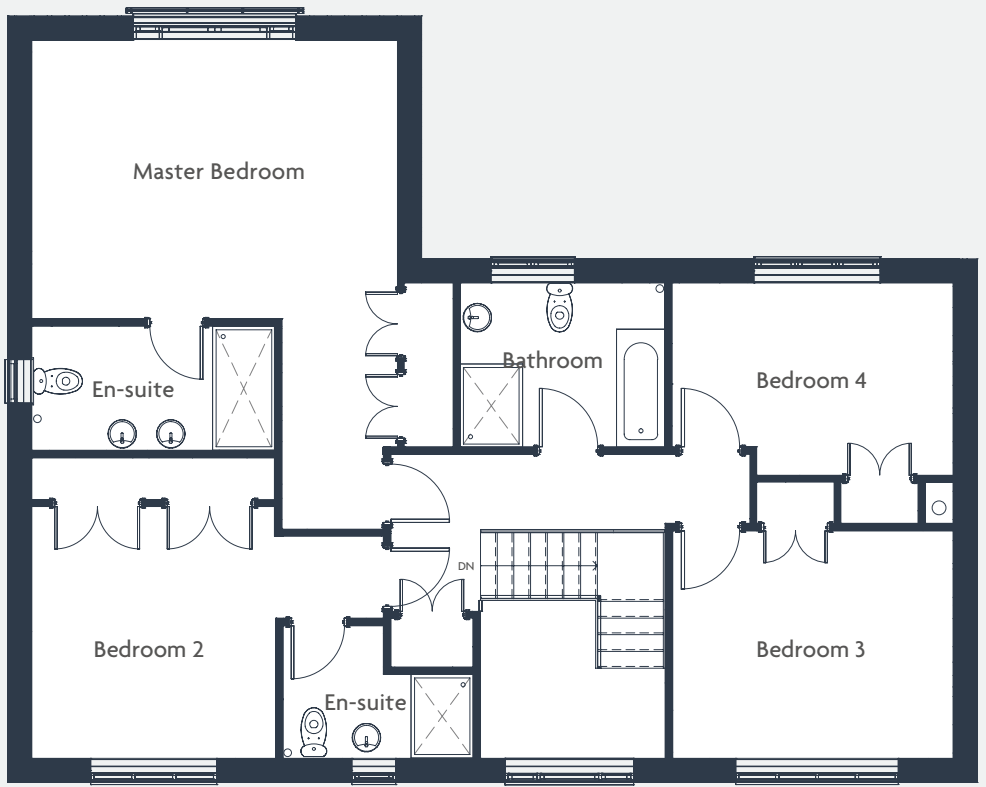
A 3 bedroom bungalow with en-suite bathroom to the master bedroom, built in wardrobes throughout. Large kitchen and living room both benefiting bi-fold doors to patio and private rear garden. Single garage and covered car port.

Kitchen/Dining Room	5.67m x4.58m	18'7 x 15'
Living Room	5.60m x 5.93m	18'4 x 19'5
Utility	2.55m x 2.00m	8'4 x 6'6
Master Bedroom	5.23m x 3.80m*	17'1 x 12'5
Bedroom 2	2.80m x 4.53m**	9'2 x 14'10
Bedroom 3	4.26m x 2.90m*	13'11 x 9'6

* Excludes built in wardorobes
**Includes built in wardrobe



Ground Floor



First Floor

TWO

Pastures Grove

Description

A 4 bedroom house with impressive open plan kitchen, dining and family living with bi-fold doors to patio and private rear garden. Further living room and study. Master bedroom with en-suite bathroom, guest bedroom with en-suite and two further double bedrooms. Built in wardrobes throughout. Single garage and covered car port.

Approximate total floor area 2,716 sqft including garage

Ground Floor

Kitchen/Breakfast Room	5.30m x 5.64 m	17'4 x 18'6
Dining/Family Room	9.04m x 3.44m	29'7 x 11'3
Utility	3.30m x 1.90m	10'9 x 6'2
Living Room	4.20m x 4.00m	13'9 x 13'1
Study	3.30m x 2.60m	10'9 x 8'6

First Floor

Master Bedroom	5.20m x 6.94m*	17' x 22'9
Bedroom 2	3.60m x 3.50m**	11'9 x 11'5
Bedroom 3	4.00m x 3.30m	13'1 x 10'9
Bedroom 4	4.00m x 2.74m	13'1 x 8'11

* maximum measurement and includes the dressing area
**not including wardrobe depth – 0.6m



THREE

Pastures Grove

Description

A 5 bedroom house with impressive open plan kitchen, dining and family living with bi-fold doors to patio and private rear garden. Further living room and study. Master bedroom with en-suite bathroom, guest bedroom with en-suite and three further double bedrooms. Single garage and covered car port.

Approximate total floor area 3,182 sqft including garage

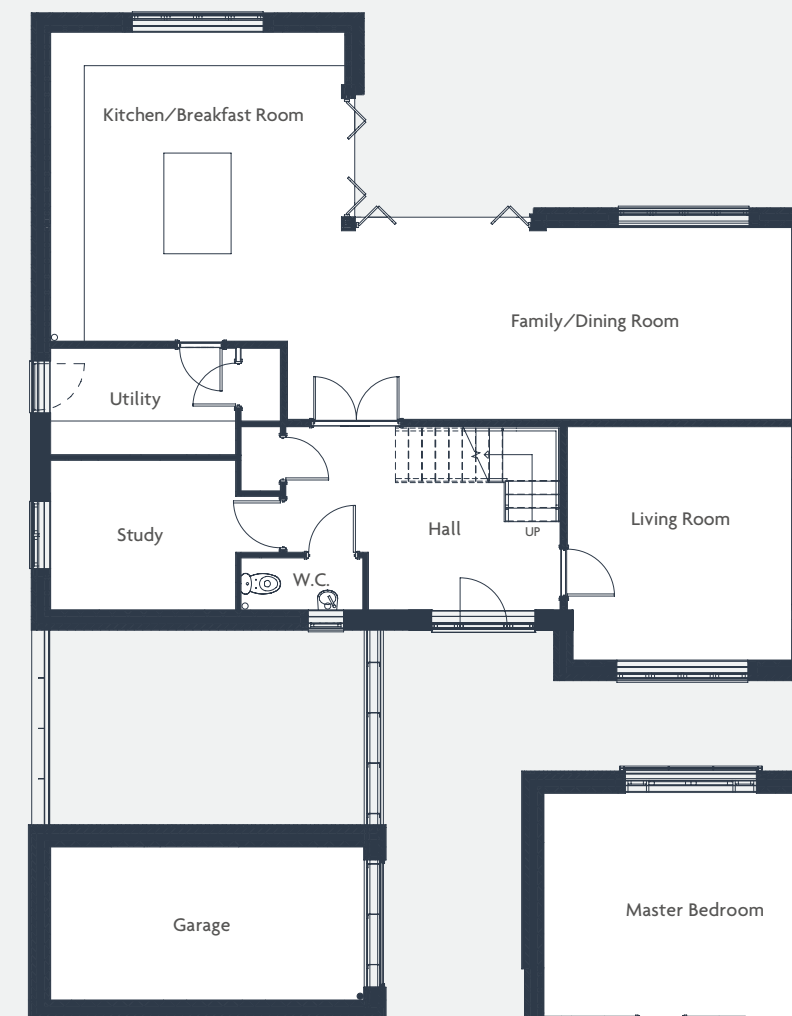
Ground Floor

Kitchen/Breakfast Room	5.30m x 5.54m	17'4 x 18'2
Utility	3.30m x 1.90m	10'9 x 6'2
Family/Dining Room	9.04m x 3.44m	29'7 x 11'3
Living Room	4.20m x 4.00m	13'9 x 13'1
Study	3.43m x 2.60m	11'3 x 8'6

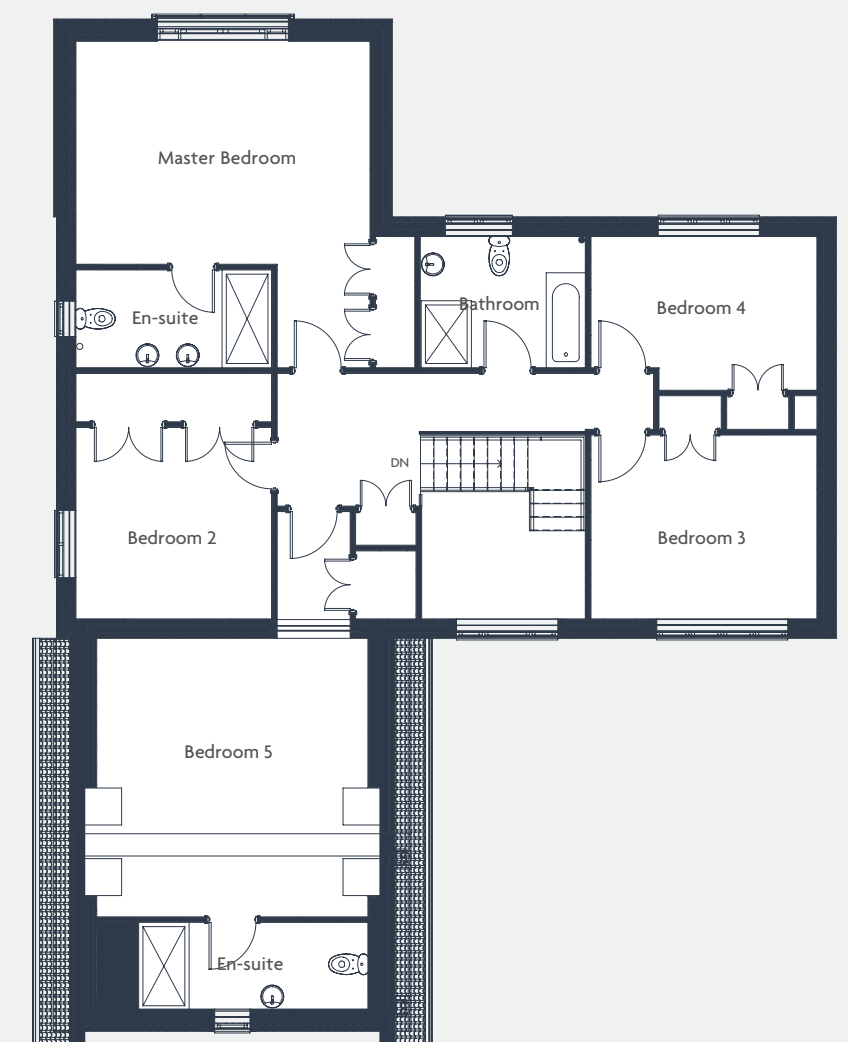
First Floor

Master Bedroom	5.30m x 6.84m*	17'4 x 22'5
Bedroom 2	3.40m x 3.60m**	11'1 x 11'9
Bedroom 3	4.00m x 3.20m	13'1 x 10'5
Bedroom 4	4.00m x 2.74m	13'1 x 8'11
Bedroom 5	5.20m x 4.70m	17' x 15'5

* maximum measurement and includes the dressing area
**not including wardrobe depth - 0.6m



Ground Floor



First Floor



FOUR

Pastures Grove

Description

A 4 bedroom house with impressive open plan kitchen, dining and family living with bi-fold doors to patio and private rear garden. Further living room and study. Master bedroom with en-suite bathroom, guest bedroom with en-suite and two further double bedrooms. Built in wardrobes throughout. Single garage and car port.

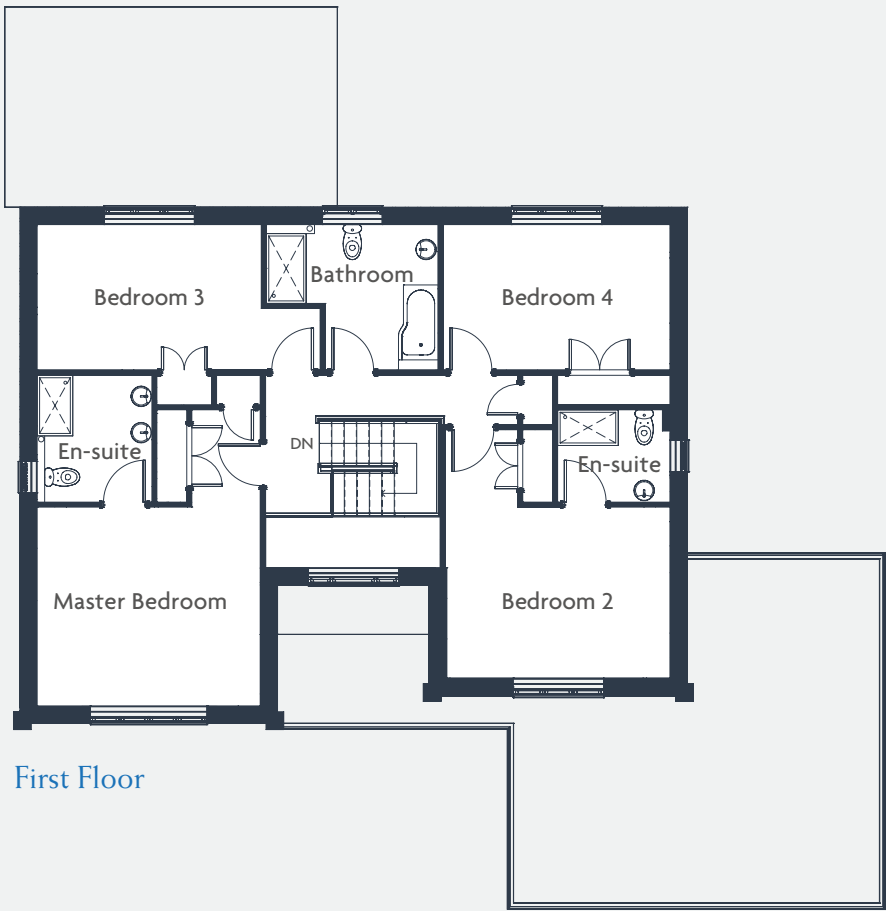
Approximate total floor area 3,116 sqft including garage

Ground Floor		
Kitchen/Breakfast Room	6.20m x 5.40m	20'4 x 17'8
Utility	1.70m x 4.50m	5'6 x 14'9
Dining/Family Room	7.30m x 4.10m	23'11 x 13'5
Living Room	5.10m x 4.55m	16'8 x 14'11
Study	3.31m x 2.70m	10'10 x 8'10
First Floor		
Master Bedroom	4.05m x 4.55m*	13'3 x 14'11
Bedroom 2	3.47m x 4.55m*	11'4 x 14'11
Bedroom 3	2.93m x 4.55m	9'7 x 14'11
Bedroom 4	2.93m x 4.55m	9'7 x 14'11

* Excludes dressing area and wardrobes



Ground Floor



First Floor

SPECIFICATION

Flexible living space. High-quality fixtures and fittings. The best of modern technology.

The light and spacious homes at Pastures Grove offer the comfort and convenience of modern living in a peaceful rural setting. Each property individually designed and finished to the highest standard.

Benefiting from the exceptional quality and craftsmanship you would expect from traditional builders, and the most modern finishes and specifications offered by an innovative developer.

ENVIRONMENTAL

- Mitsubishi Ecodan Air Source heat pumps
- Underfloor heating to ground floor and radiators to 1st floor
- 2 zone heating controls
- Water softeners

KITCHEN

- Individually designed stylish and contemporary kitchen units with soft close door mechanisms including the following appliances:
 - Neff Induction hob *
 - Neff slide and hide oven *
 - Neff combination microwave oven *
 - Quooker tap
 - Integrated dishwasher
 - Integrated fridge/freezers in plots 1,2 and 3. American style fridge/freezer in plot 4.
- Solid Quartz worktops with undermounted sink, recessed drainer, upstands and window sills
- Work surfaces with upstands and window sills
- Recessed downlighters to ceiling
- Large porcelain tiles throughout

* Plot 4 will be fitted with a Rangemaster oven.

UTILITY

- Built in cupboards to match the kitchen
- Solid Quartz worktops with undermounted sink, recessed drainer, upstands and window sills
- Large porcelain tiles throughout
- Recessed downlighters to ceiling
- Space for washing machine and tumble dryer

BATHROOMS, EN SUITE SHOWER ROOMS & CLOAKROOMS

- Contemporary sanitaryware throughout
- Wall and floor tiling
- Thermostatically controlled showers
- Recessed downlighters to ceiling
- Chrome towel rails with electric heating element for additional heat (when central heating is not on)
- Electric mirrors with lighting and shaving sockets

FINISHES

- Oak wooden doors throughout
- Fitted wardrobes to most rooms
- Door furniture brushed satin steel
- Walls – painted white
- Woodwork – painted in Little Greene paint
- Ceilings – smooth finish, painted white



GENERAL

- Mains water, electricity and drainage
- Anthracite grey Residence 9 flush casement UPVC windows
- TV Points located in all Bedrooms and Reception areas
- Double sockets throughout
- Internet points, CAT 6
- Loft light
- External taps
- Turf to front and rear
- Porcelain patios and pathways
- External drive lighting
- Smoke detectors

WARRANTY

- 10 year ICW warranty

All the above pictures have been taken from previous completed developments by Greengate Homes. The external images are CGI artistic impressions.



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