



GREEN FARM

D E R E H A M



A N E X C L U S I V E D E V E L O P M E N T B Y



GREENGATE
HOMES



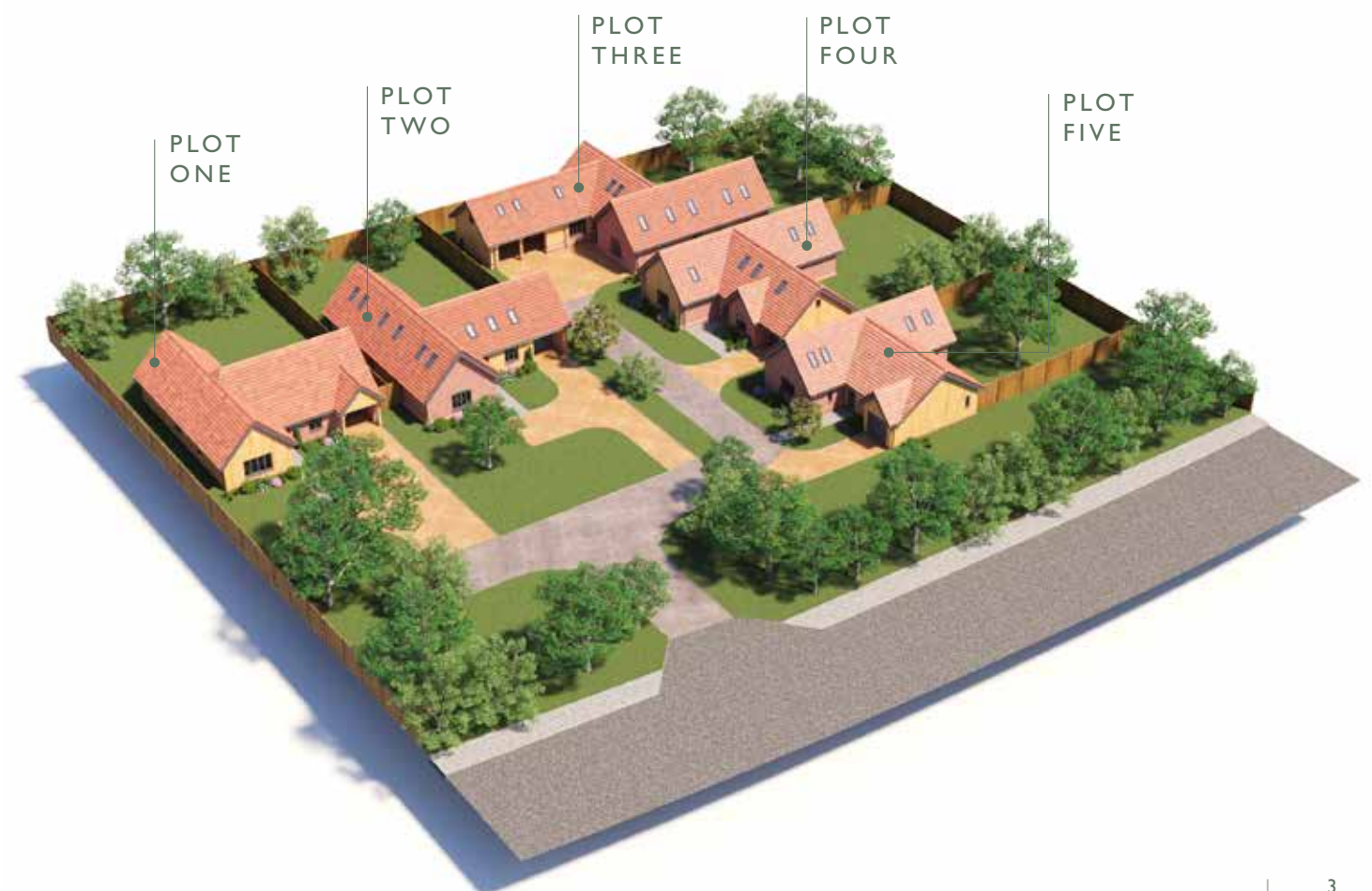
Green Farm

Welcome to Green Farm,
an exclusive development of
5 individually designed homes,
situated just off the Yaxham
Road in Dereham.

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
living whilst being in a well-connected location
just on the fringe of the market town of Dereham.

This stylish small development consists of
3 & 4 bedroom homes. A bungalow and
4 chalet bungalows.





Dereham

Situated at 'The heart of the county', Dereham is a charming market town located just to the north of the A47 which provides good access into the cathedral city of Norwich, which is approximately 18 miles (40 minutes) distance. At the centre of this community is the historic church of St Nicholas and the busy marketplace, which is home to one of the smallest cinemas in Norfolk. The town offers a wide variety of shops, schools for all ages, doctors, dentists and a local non-emergency hospital. In addition to this there is a sports centre, the popular 9-hole Dereham golf club and bowling alley.

Situated within the beautiful area known as Breckland, with its unique landscape of woodland open countryside with vast skies, it boasts an abundance of wildlife and is perfect dog walking country.

SWAFFHAM
12 miles / 20 mins

NORWICH
24 miles / 36 mins

KINGS LYNN
28 miles / 40 mins

CROMER
28 miles / 52 mins

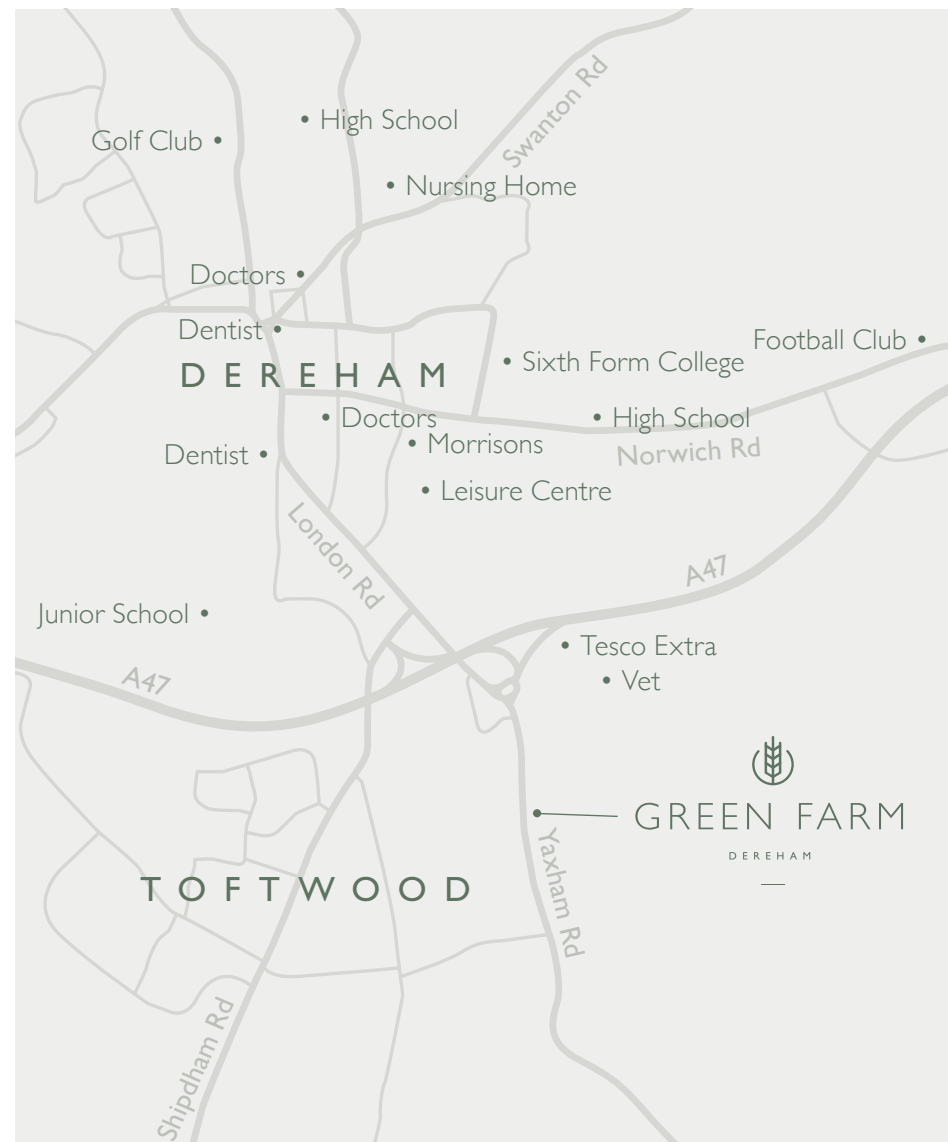
CAMBRIDGE
60 miles / 1 hr 30 mins

LONDON
113 miles / 2 hrs 50 mins

ST NICHOLAS CHURCH
This very large and grand Norman church is especially known for its twin towers

BISHOP BONNER'S COTTAGE
The oldest surviving domestic building in Dereham

THE MID-NORFOLK RAILWAY
Trains run through the Heart of Norfolk between Dereham & Wymondham





ONE



Plot one

A 3 bedroom bungalow with en-suite bathroom to the master bedroom. Large kitchen and living room both benefiting bi-fold doors to patio and private rear garden. Single garage.

GROUND FLOOR

Kitchen – 4.5m x 6.0m (14'7 x 19'6)

Lounge – 4.3 x 5.3 (14'1 x 17'3)

Garage – 2.9m x 6.0m (9'5 x 19'6)

Bedroom 1 – 3.2m x 4.8 (10'5 x 15'7)

Bedroom 2 – 2.9m x 3.6 (9'5 x 11'8)

Bedroom 3 – 2.9m x 2.8m (9'5 x 9'1)

Total floor area including
garage approx 1,250sqft





Plot two

A 4 bedroom chalet bungalow with ground floor en-suite bedroom and three further bedrooms with one en-suite to the first floor. Large kitchen/diner benefiting from bi-fold doors to patio and private rear garden. Spacious lounge with rear garden access via patio doors. Separate study on the ground floor. Separate utility room. Single garage.

TWO



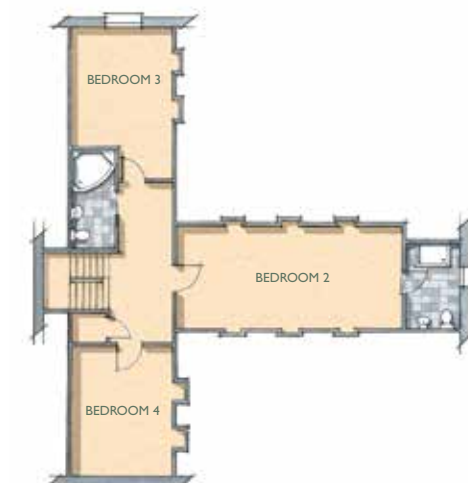
GROUND FLOOR

Kitchen – 5.5m x 5.8m (18' x 19')
Lounge – 4.0m x 6.5m (13'1 x 21'3)
Garage – 2.9m x 5.8m (9'5 x 19')
Study – 2.4m x 3.5m (7'8 x 11'4)
Bedroom 1 – 3.5m x 4.8m (11'4 x 15'7)

FIRST FLOOR

Bedroom 2 – 3.6m x 7.9m (11'8 x 25'9)
Bedroom 3 – 3.6m x 4.2m (11'8 x 13'7)
Bedroom 4 – 3.6m x 4.5m (11'8 x 14'7)

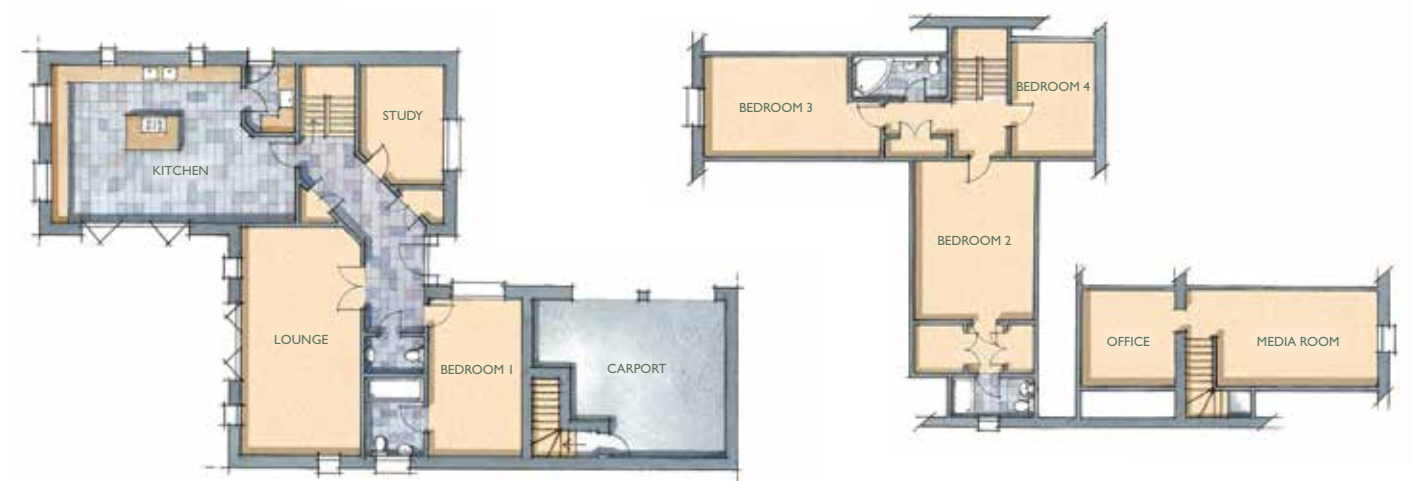
Total floor area including
garage approx 2,000sqft





Plot three

A substantial 4 bedroom chalet bungalow with a ground floor en-suite bedroom and 3 further bedrooms with one en-suite to the first floor. Large kitchen and living room both benefiting bi-fold doors to patio and private rear garden. Separate media and office. Separate utility and double carport.



GROUND FLOOR

Kitchen – 5.7m x 8.7m (18'7 x 28'5)
 Lounge – 4.3m x 7.9m (14'1 x 25'9)
 Carport – 5.8m x 5.8m (19' x 19')
 Study – 3.0m x 4.2m (9'8 x 13'7)
 Bedroom 1 – 3.4m x 5.6m (11'1 x 18'3)

FIRST FLOOR

Bedroom 2 – 4.3m x 5.7m (14'1 x 18'7)
 Bedroom 3 – 3.5m x 4.8m (11'4 x 15'7)
 Bedroom 4 – 4.0m x 3.0m (13'1 x 9'8)
 Office – 3.3m x 3.4m (10'8 x 11'1)
 Media Room – 5.8m x 3.4m (19' x 11'1)

Total floor area approx 2,300sqft



Plot four

A 4 bedroom chalet bungalow with ground floor en-suite bedroom and three further bedrooms with one en-suite to the first floor. Large kitchen/diner benefiting from bi-fold doors to patio and private rear garden. Spacious lounge with rear garden access via patio doors. Separate study on the ground floor. Separate utility and single garage.



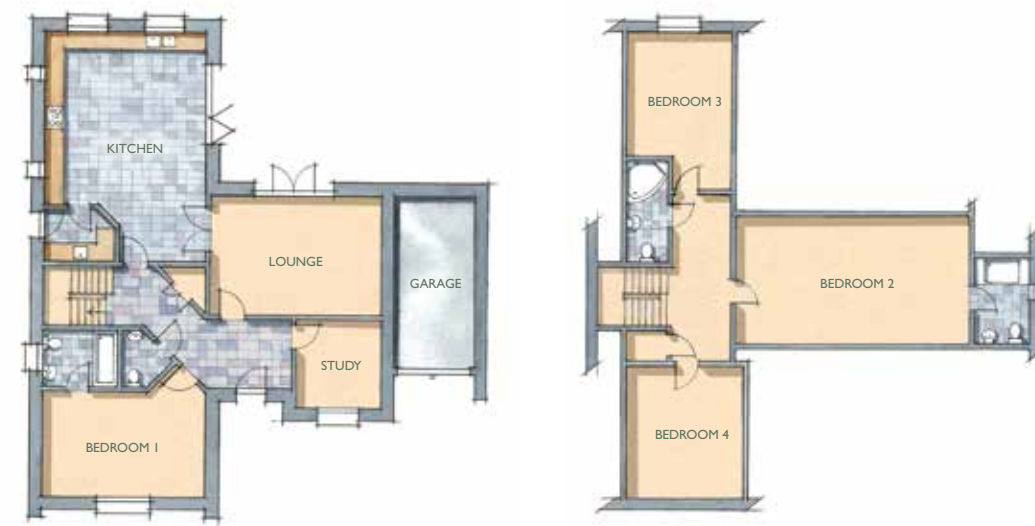
GROUND FLOOR

Kitchen – 5.5m x 8.0m (18' x 26'2)
Lounge – 4.0m x 5.8m (13'1 x 19')
Garage – 2.8m x 5.7m (9'1 x 18'7)
Study – 2.9m x 3.0m (9'5 x 9'8)
Bedroom 1 – 5.5m x 3.5m (18' x 11'4)

FIRST FLOOR

Bedroom 2 – 4.3m x 7.9m (14'1 x 25'9)
Bedroom 3 – 3.6m x 4.2m (11'8 x 13'7)
Bedroom 4 – 4.4m x 4.0m (14'4 x 13'1)

Total floor area including
garage approx 2,000sqft





FIVE

GROUND FLOOR

Kitchen – 3.9m x 4.9m (12'7" x 16')
 Lounge – 5.3m x 6.0m (17'3" x 19'6")
 Garage – 2.6m x 6.1m (8'5" x 20')
 Bedroom 1 – 3.3m x 5.3m (10'8" x 17'3")

FIRST FLOOR

Bedroom 2 – 4.0m x 3.6m (13'1" x 11'8")
 Bedroom 3 – 4.0m x 3.0m (13'1" x 9'8")

Total floor area including
 garage approx 1,600sqft



Plot five

A 3 bedroom chalet bungalow with ground floor en-suite bedroom and two further en-suite bedrooms to the first floor. Large kitchen benefiting from bi-fold doors to the patio and private rear garden. Spacious lounge area with views of the rear garden. Separate utility and single garage.





Specifications

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
- High end integrated appliances
- Integrated dishwasher
- Fridge/freezers
- Solid Quartz worktops with undermounted sink, recessed drainer, upstands
- Recessed downlighters to ceiling
- Large porcelain tiles throughout

UTILITY

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

BATHROOMS, EN SUITE SHOWER ROOMS & CLOAKROOMS

- Contemporary sanitary ware 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)

FINISHES

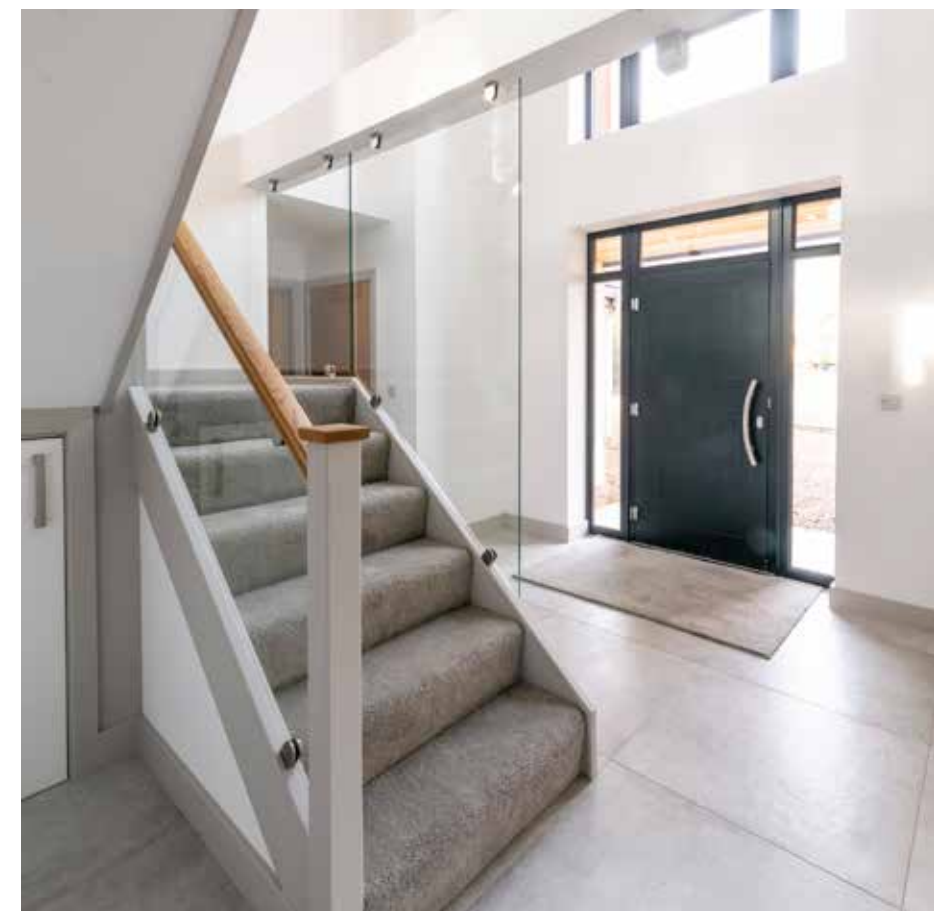
- Oak wooden doors throughout
- Door furniture brushed satin steel
- Walls painted white
- Woodwork painted in Little Greene paint
- Ceilings smooth finish, painted white

GENERAL

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

WARRANTY

- 10 year ICW warranty





Building aspirational homes since 2016

In order to ensure excellence, each of our sites is handpicked with location, individuality and exclusivity in mind. Each home is independently designed to complement its position and provide new owners with a truly unique living experience. Exceptional craftsmanship compliments the modern finishes and detailed design specifications that we build into each Greengate Home.

Our partnership with Bescon Bespoke Construction means that each home is treated as an individual project, assuring only the highest quality work is produced throughout the build.

At Greengate Homes we are committed to continual development and designing exceptional homes that will continue to be desired for years to come.



Pastures Grove – Barford, Norfolk



Home Farm Close – Swanton Morley, Norfolk

All the pictures within this brochure are taken from previous completed developments by Greengate Homes. Kitchens are for illustration purposes only. The external images and site plan are CGI artistic impressions and for illustration purposes only.

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