



Wensum
View

DRAYTON

Norfolk Homes



Norfolk Homes gives you so much more.



Norfolk Homes has earned the reputation as one of the best home builders in Norfolk. How have we achieved this? By building homes of the highest quality and finish, creatively designed with amazing and exceptional specifications, in carefully chosen locations that people love to live in. And more than this, we also really look after our customers, before, during and after the purchase of their homes. We want them - you - to be very happy with your new home. We think we're getting it right because so many of our customers go on to buy their second and even third home from us.

But we don't sit on our laurels. Since being founded in 1985 we have built over 3700 homes and continually work to improve our quality and finish, our choice of styles, materials and specifications.

Whilst embracing new technology and innovations, our quality and finish is superb because of the traditional skills, expertise and dedication of our first class building teams.

We also listen to our customers, you know what you want, and need, in your new home. Open plan living, ground floor shower rooms, a private study/home office, energy efficiency, big windows and plenty of storage are just a few of the features we include.

And you don't have to just take our word for it, ask our customers and view or read their testimonials. Better still, come and take a really good look and you'll see for yourself that Norfolk Homes really does give you so much more.



Fabulous home designs
for you to choose from.

Full details of all the home
designs are available on
our website.



Welcome to Wensum View, Drayton.

Welcome to Wensum View, Drayton; only 5 miles from the historic, “Fine City” of Norwich and neighbouring beautiful countryside, could this be your perfect location?

Wensum View is a collection of elegant, energy efficient, period style homes with design features such as, bay windows with lead canopy roofs, decorative brick plinths, 'top hung sash style' windows and elegant Georgian style porches. Then open the front doors, and you enter modern homes with contemporary kitchens and bathrooms, staircases with glass balustrades, fibre broadband and the comfort of luxurious underfloor heating*. Period style homes for today's way of living.

*To the ground floor only.

We are offering an excellent choice of home styles for you to choose from, varying in size from 2 bedroom to 4 in our larger houses. Some have very useful ground floor shower rooms and some have a study which can be used as a home office. You can view the different designs including floor plans here. Will we be welcoming you to Wensum View?

Please compare the space we give you and all that we include in our impressive specifications. Better still, visit our showhome and see for yourself that Norfolk Homes really does give you so much more.



Energy efficient homes, built to the highest quality and finish.



Drayton and surrounding area

The village of Drayton lies only 5 miles from the historic, “Fine City” of Norwich. Drayton is popular with people who want a short distance commute into Norwich but also want the enjoyment of beautiful countryside close by.

The village has a selection of shops, a supermarket, a bank, doctors and dentists. There is a play ground and leisure centre, also schools, pubs and cafes.

If you like an outdoor lifestyle then Drayton and the surrounding countryside has much to offer. The River Wensum passes through Drayton surrounded by tranquil countryside. The river is popular for watersports such as paddle boarding, kayaking and fishing. If you love walking there are plenty of routes to explore. One is the Marriott's Way a long distance, 24 miles, footpath that runs from Norwich to Aylsham. It's popular with walkers, cyclists and horse riders. You can join the Marriott's way in Drayton. Are you a golfer? Then the nearest golf club is only a few miles away in the neighbouring village of Taverham, the Wensum Valley Golf and Country Club has two picturesque courses to play.

Not too far away, 12 miles, is Blickling Hall, a magnificent National Trust property and estate, for fabulous walks and a tasty pub lunch. Or head to the famous North Norfolk Coast which is only 22 miles away. There really is so much to explore and enjoy.

Norwich is less than 5 miles from Drayton. It is the most complete medieval city in England, bursting with cultural vibrancy; museums, art and music festivals, theatres and art-house cinema. It offers many of the main high street stores but also an inspiring and tempting collection of small independent shops in The Norwich Lanes. It's the main commercial and transport link for the county; the Northern Distributor Road and Norwich Airport are close by.





See all that
we include!

In our amazing specification - for full
details please view our website.



Energy Efficient Homes

Buying a highly energy efficient home could save you tens of thousands of pounds and help you reduce your carbon footprint.

Are you trying to decide between a new build home and a second hand property? One thing that could sway your decision is comparing the heating costs.

A new Norfolk Homes property could save you thousands of pounds a year when compared to an equivalent size home built to 1980's regulations.

Look at the property's EPC which will provide you with information on the building's energy efficiency and likely running costs for heating, lighting and hot water.

Why are our homes so energy efficient?

We insulate the walls, floors and roofs extremely well - more than is required by current building regulations - fit windows with double glazed, low-E glass, Argon gas filled sealed units and pay close attention to detail in the build process to avoid air leakage and keep warm air where it should be - inside.

To keep you warm and comfortable, we fit luxurious, energy efficient, underfloor heating on the ground floor and thermostatically controlled radiators on others floors. Room temperatures can be controlled individually so you don't waste energy.

We also install energy efficient boilers that supply the underfloor heating, radiators and domestic hot water. A Waste Water Heat Recovery System or Photovoltaic flush fit solar panels make sure heat is not wasted and free electricity for your use is generated.

How much energy and money could you save?



Here's what our customers say about us!

Excerpts from our customers feedback.

"The service I have had over the two years has been second to none. Any issues (and there have been very few) have been sorted promptly and efficiently and everyone on site has been friendly and helpful." Sprowston customer.

"I've brought two properties from Norfolk homes and they are without a shadow of a doubt the best developers you could come across! The properties are immaculate and completed to a very high standard. The care and attention to detail is second to none and their customer service is exceptional. A huge thank you to Shaun the site manager. He is always happy to help, nothing is ever too much trouble." Hemsby customer.

"We have only been here for a week, but are enjoying the house so much. We are very impressed by the quality of the workmanship throughout the house, as are the friends and relatives who have dropped by to celebrate our new home with us." Cromer customer

Our helpful and professional staff are ready to help you too!



"This is my second home bought from you. I would only ever buy a new build from Norfolk Homes"

Blofield customer.

Location

Satellite Navigation

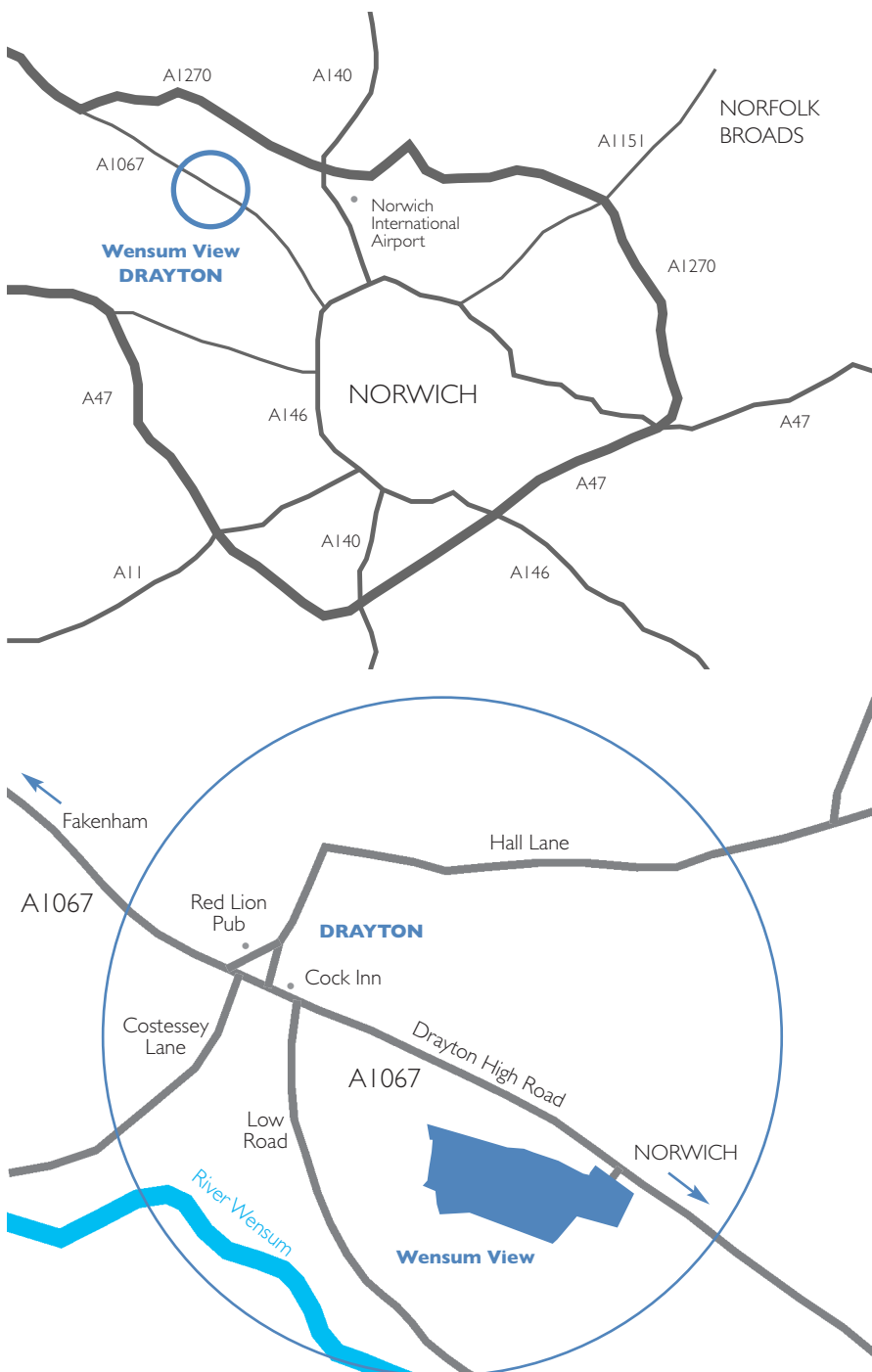
Postcode: NR8 6AG.

Address: Drayton High Road, Drayton, Norwich, Norfolk

Directions

From Fakenham: Take the A1067 signposted to Norwich. Once you arrive in Drayton stay on this road, still heading to Norwich. You will come to the centre of Drayton where you will see a fuel station on your right, The Red Lion and Cock Inn pubs on your left. Carry on in the direction of Norwich on Drayton High Road. The road ascends and you will find Wensum View on your right.

From Norwich: Drayton is only 5 miles from Norwich. Take the A1067, Drayton High Road, from Norwich towards Fakenham. Wensum View is on your left hand side before you enter the main part of the village.



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Wensum View DRAYTON

Wensum View, Drayton

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IMPORTANT:

These printed sales particulars are intended to give customers a good overview of our homes details. As we update and improve our designs continuously, it may mean that some amendments have been made since the brochure was printed. PLEASE ASK OUR SALES OFFICE MANAGER FOR A COPY OF THE VERY LATEST PLAN(S) OR VISIT OUR WEBSITE www.norfolkhomes.co.uk

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