



Brooke Meadow Way

PORINGLAND

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 Brooke Meadow, Way, Poringland.

This is the newest phase of this popular and very attractive development by Norfolk Homes, where we are building a collection of stunning, contemporary new homes.



Homes with glass atriums, columnar entrance halls, dramatic roof lines, vaulted rooms, large apexed windows and staircases with glass balustrades - homes that make a statement about you.

Inside the open plan layouts flow from one spacious room to another. Large windows - some floor to ceiling - allow light to flood in and of course there is plenty of essential storage space.

With more of us working from home, we have several home styles with a study that can be used as a private home office. All homes have Fibre Broadband and Category 5 wiring.

We've included a ground floor shower room in some homes, great for showering down muddy dogs and children but also allowing you or a family member to stay in your home if your or their physical needs change and climbing stairs becomes an issue.

To complement our homes, we have designed contemporary kitchens and bathrooms; and you can create your own appetising kitchen by choosing from the range of fabulous kitchen units and worktops we offer you.

We all need to reduce our carbon footprint. To help you reduce yours - and your energy bill - you'll be pleased to know that all homes have a high Energy Band rating. This is achieved by insulating all homes extremely well, fitting double glazing and luxurious - and yet energy efficient - underfloor heating to the ground floor in our houses. We pay close attention to detail in the build process to minimise air leakage, keeping your home draught free and energy efficient.

And it doesn't stop there; close by is a beautiful 15-acre woodland, a pond, stream, green spaces and children's play areas.



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.

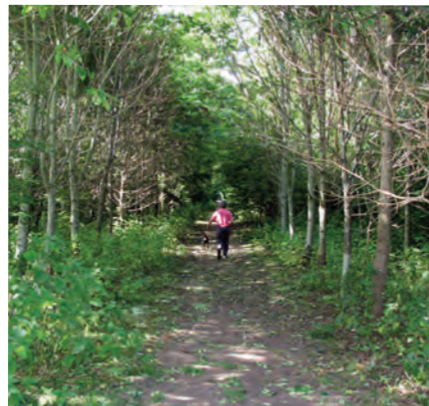
Poringland and surrounding area

Poringland is an extremely popular village as it provides the best of many worlds. It's surrounded by beautiful rolling countryside and is very close to the stunning waterways of the Broads - a National Park, and the famous beaches of North Norfolk and Suffolk are less than an hour's drive.

The small historic city of Norwich is only 4 miles away. It is renowned for its excellent shopping, culture - including arts and music festivals - pretty medieval streets, churches and cathedrals and a market with a cornucopia of things you never knew you wanted! It is the main centre for commerce in the county.

Within the village is a range of shops and services, including a good sized supermarket, a post office, pharmacy and a number of local pubs, restaurants and takeaways. The village is served by two doctors surgeries, dental and veterinary practices. There is a primary school that feeds into the high school in the adjoining village of Framingham Earl. There is also an impressive community centre which provides a great focal point for the village and a library. Adjacent to our development is a pretty 15 acre community woodland together with some 20 acres of other public open space.

Buses run regularly between Bungay, Poringland and Norwich. Poringland is less than 3 miles from the main Norwich bypass (A47) for major road links. Trains run regularly from Norwich to London, Cambridge and the rest of the country. Norwich International Airport offers domestic, European and (indirectly) intercontinental flights.





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

NR14 7WH, 48 Mentmore Way, Poringland, Norfolk.

Directions

from Norwich

Take the A146 signposted Lowestoft and Beccles.

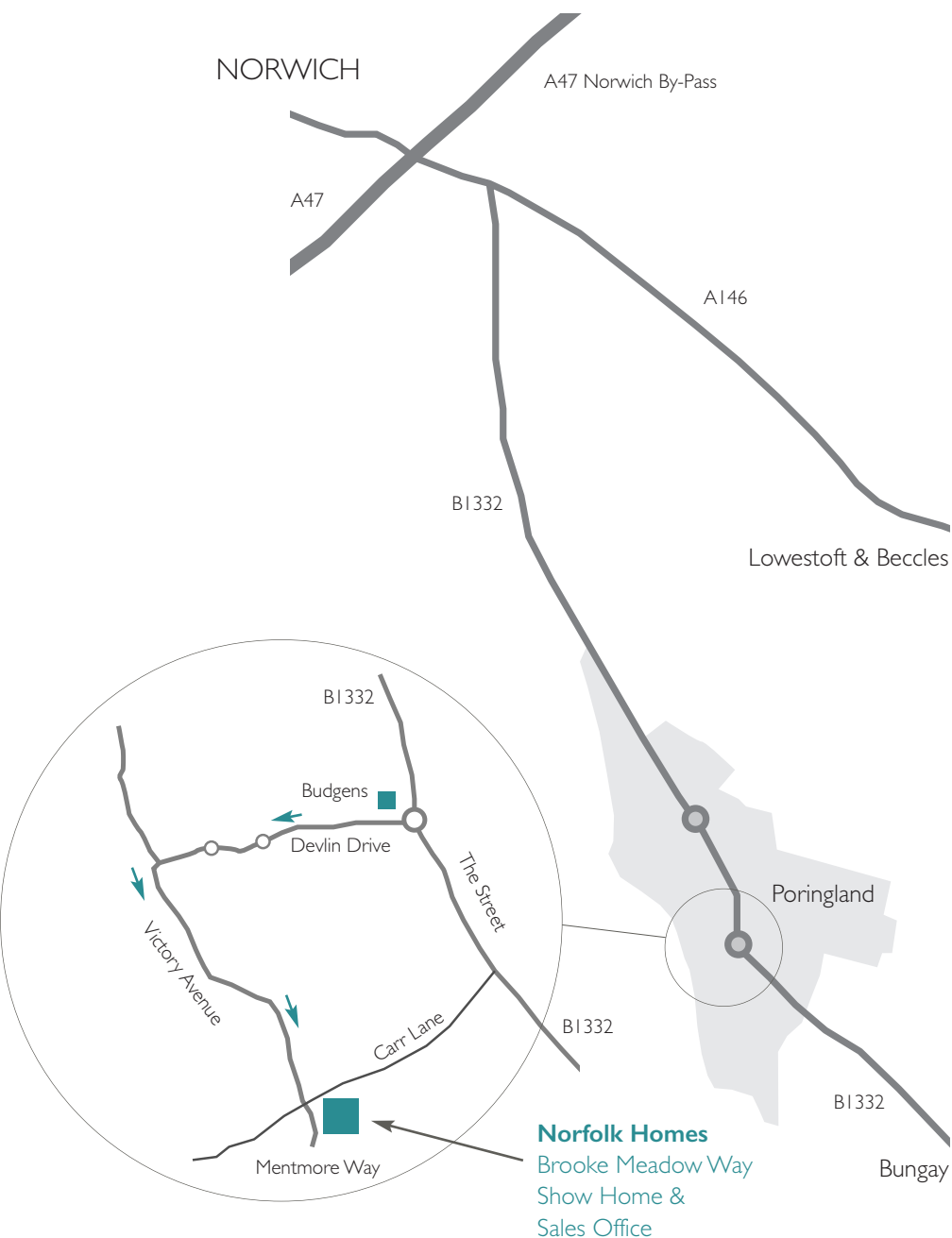
Just past the A47 Norwich by-pass junction, keep right and take the B1332 signposted to Bungay.

After approx. 2.5 miles you will enter the village of Poringland.

At the first roundabout go straight on.

At the second roundabout, turn right onto Devlin Drive leading you to The Brooke Meadow Way development.

Follow our on site signs to our Sales Office.



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Brooke Meadow Way PORINGLAND

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