



Seawood

Norfolk Homes

SHERINGHAM

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 Seawood, Sheringham.

Seawood is a small collection of stunning, contemporary new homes situated on the edge of a pretty Victorian seaside town, close to tranquil woodlands on the North Norfolk Coast. Does this sound like your perfect location?



Following on from our very popular previous development in Sheringham, Snaefell Park, this is a fabulous collection of contemporary style homes. Dramatic roof lines, vaulted ceilings, floor to ceiling windows, external zinc detailing, staircases with glass balustrades, these homes are for people who want something extra special inside and out!

Inside, you will find thoughtful planning to meet today's living needs. Many homes have an open plan design on the ground floor, but with more of us working from home, we have included a private study in several home styles that can be used as a home office. All homes have Fibre Broadband and Category 5 wiring.

We have also included an additional shower room on the ground floor in some homes. Great for showering down muddy dogs - and children! - but also allows you to stay in your home if your physical needs change and climbing the stairs becomes an issue.

You can personalise your own beautiful new kitchen by choosing units and worktops, tiles or a glass splash back from our comprehensive collections*. We also include high quality, sleek, integrated appliances. (Please ask our Sales Manager for details).

Our specifications are exceptional, we know you will be impressed when you see all that is included in the cost of our homes.

Living in an energy efficient home has become more important to many of us, whether it's to save money on our energy bills and/or to reduce our carbon footprint. Our homes are energy efficient; we insulate homes extremely well and houses have luxurious underfloor heating to the ground floor.

All our homes are built using quality products, fittings and finishes that will save you time and money in future maintenance.

It is only one mile to the beach from Seawood. Norwich is approximately 1 hours' drive or an hour on the regular train service.

* Dependent on stage of construction.



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

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.

Sheringham

and surrounding area

‘Mare ditat pinusque decorat’, the towns motto, meaning, “the sea enriches and the pine adorns”...

... and they do; as you drive down the hill through Pretty Corner Woods the charming seaside town of Sheringham appears lying nestled in front of the expansive sea and between the stunning rolling cliffs on the North Norfolk coast. The town is still “enriched” by the sea today not from the daily catch but as it attracts so many visitors.

Sheringham is a popular destination for locals and visitors for shopping, enjoying the sandy beaches, cliff tops, promenade and all that this traditional seaside holiday destination has to offer - and it has plenty! Elegant Victorian and flint decorated buildings line the bustling high street which has a superb variety of independent shops, cafes and restaurants. Sheringham has all the usual amenities including a primary and high school, doctors, dentists, veterinary services and the great Little Theatre.

Sheringham is surrounded by natural beauty, idyllic countryside and sits on a stunning coast. There are scenic walks and renowned bird watching locations, links golf courses, opportunities for fishing and sailing and to get on your bicycles. The National Trust's Sheringham Park and Felbrigg Hall are close by, and further along the coast is Blakeney Point. It really is a superb base if you love the outdoor lifestyle.





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: NR26 8PB

Address: 1 Repton Way, off Holway Road, Sheringham

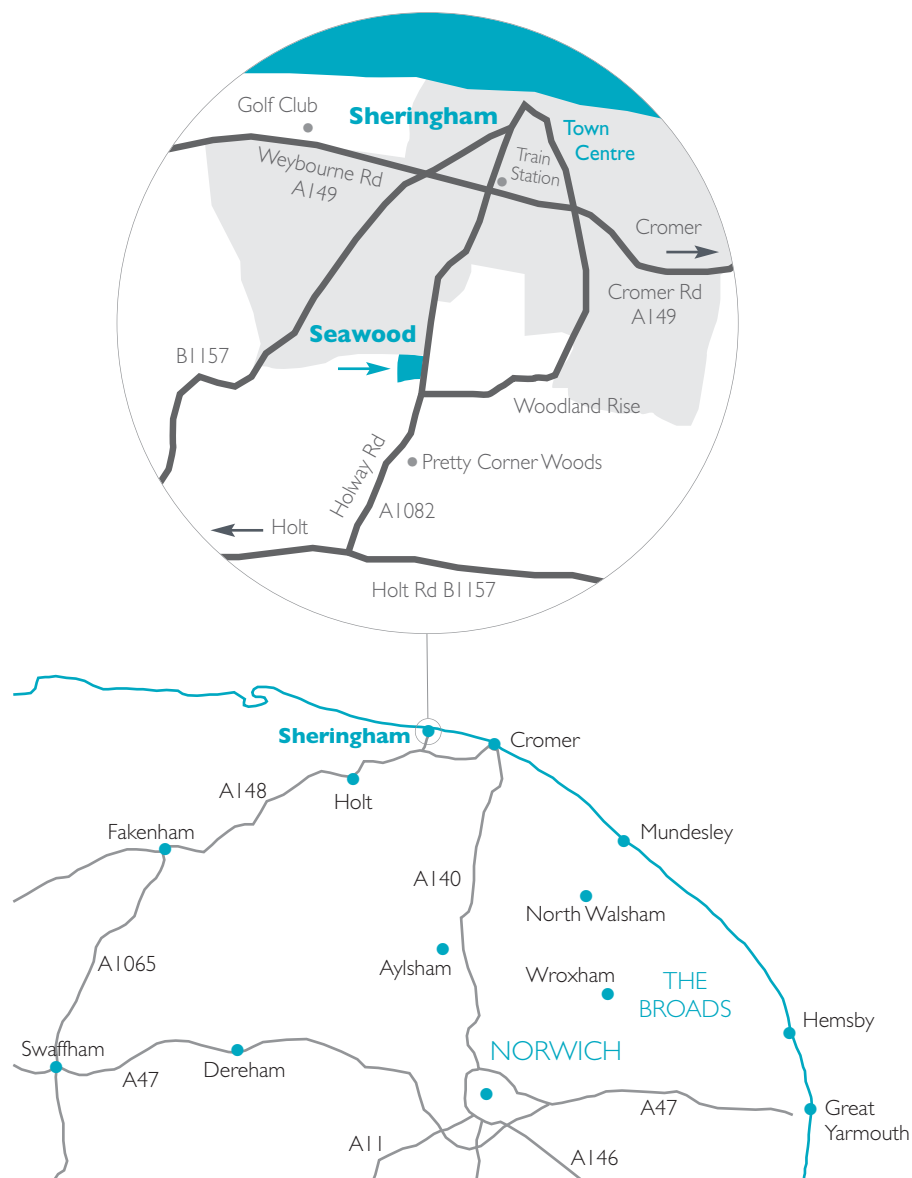
Directions

from Norwich

Follow A140, signposted Cromer; at Roughton, turn left at second mini roundabout B1436 signposted Felbrigg, turn left at roundabout with A148, signposted Kings Lynn and Holt, follow A148 for approximately 3 miles, turn right on to A1082 (Holway Road) signposted Sheringham, continue down the hill towards the town, our Seawood development is found on your left hand side.

from Kings Lynn and Holt

Follow A148 signposted Cromer to Holt, follow A148 for approximately 5 miles towards Cromer; turn left on to A1082 (Holway Road) signposted Sheringham, continue down the hill towards the town, our Seawood development is found on your lefthand side.



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Seawood

SHERINGHAM

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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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