



Millgate Meadow

TROWSE

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 Millgate Meadow, Trowse.

If you're searching for a stunning new home very close to the city of Norwich but would like to enjoy village life too, then we think we may have just what you're looking for at Millgate Meadow, Trowse.



The designs of our home styles are influenced by the village's existing period architecture. Knapped flint, sash windows, decorative brick plinths and elegant Georgian style porches are just some of the features that make Millgate Meadow a very attractive collection of homes.

Every home has been designed to create flowing internal layouts with well proportioned rooms that give you maximum space for storage and light. Home sizes range from spacious two bedroom terraced houses through to our largest six bedroom executive homes. Regardless of size, every home is built to the highest quality and finish and with exceptional specifications. And anticipating our customers' possible future needs, we have built a ground floor shower room in some of the larger homes.

So what else makes our homes so special? Homes have luxurious underfloor heating, we offer an excellent choice of kitchens and Porcelanosa tiles or glass splash backs, superb kitchen appliance packs, contemporary high quality bathrooms and many other eye-catching detail features. Our customers tell us we are special because of the excellent customer service we give before, during and after you buy your home from us. And we continue to look after you by building our homes using quality products, fittings and finishes that will save you time and money in future maintenance.

Our landscape gardeners are creating elegant garden areas and small village green areas to provide relaxing spaces to enjoy. You will see why we win awards for our homes, landscaping and for taking pride in our work.

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.

Trowse

and surrounding area

Nestled into a little spot on the outskirts of Norwich, with the River Yare flowing through, is the pretty village of Trowse.

As you drive over the bridge and into the village you are greeted with a view of a quintessential English village. Striking period flint knapped buildings, a charming terrace of Victorian cottages, decorative street lights, Saint Andrews Church, meadows, the village primary school and a pub decoratively frame the village Common. It feels like you're a long way from a thriving bustling city but in reality, Trowse is only 1.5 miles from the city centre. The Broads, a National Park, is only a few miles away and the coast only 20 miles drive, Whitlingham Country Park and it's broad is only a couple of miles 'down the road' where there are picnic sites, watersports and walks to enjoy; it's easy to see why this is such a popular village in which to live.

Trowse has sleepy neighbouring villages and plenty of stunning countryside to explore on foot, bicycle or boat. But if you are longing for the buzz of a night out in the city or need a day of 'retail therapy', then you have very easy access into the city; it really does have the best of many worlds! Within the village is a children's play area (Norfolk Homes are pleased to have worked with the Parish Council and provided additional play equipment to the existing play area on the common, pictured bottom far left), a cafe, two pubs and a new primary school adjacent to the development (Norfolk Homes are pleased to have worked with the county council to bring forward the new school which opened in October 2019). On a practical level there is easy access to the A47 and the Northern Distributor Road and Norwich train station is only 1.5 miles away.





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: NR14 8TG. Address: Millgate Meadow, White Horse Lane,
Trowse, Norwich, Norfolk

Directions

from A47 Eastbound

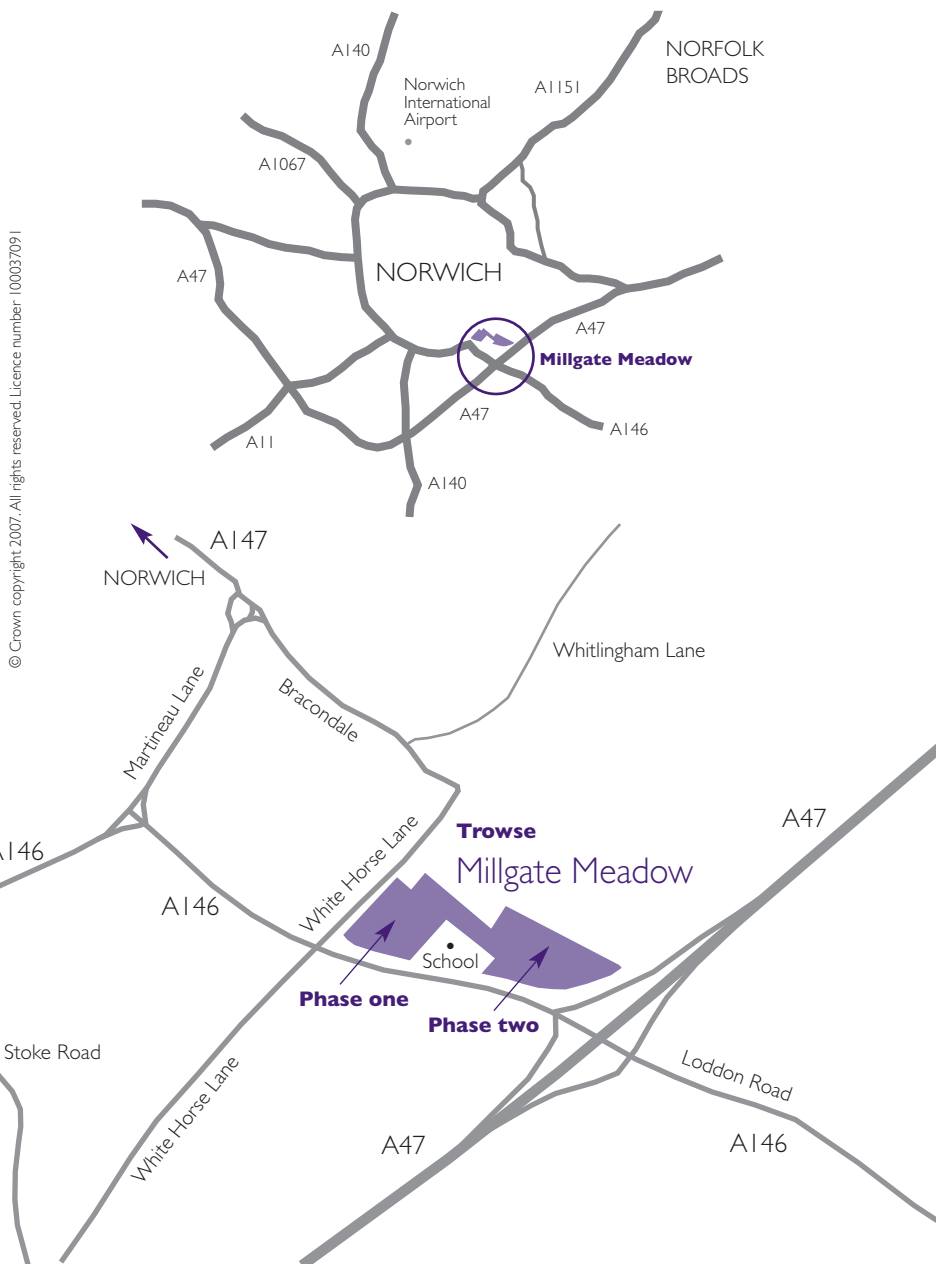
Take the sliproad signposted Norwich A146 and enter the left hand lane towards Norwich, after the traffic lights enter the right hand lane and follow signs to City Centre. Turn right at the traffic lights onto Martineau Lane and continue until the roundabout, take the 4th exit signposted Trowse, follow the road for approx. 1/3 mile when you will come to a sharp right bend which leads you on to White Horse Lane, the development is approx. 300m to your left.

from A47 Westbound

Take the sliproad signposted Norwich A146 and enter the right hand lane, at the traffic lights turn right and head towards Norwich and keep in the right hand lane. At the traffic lights turn right onto Martineau Lane and follow instructions as above.

from Norwich City Centre

Follow signposts until you are on the A147 (Barcondale), follow this road until you come to the roundabout with the A1054 (Martineau Lane) and take the 2nd exit signposted Trowse, follow the road for approx. 1/3 mile when you will come to a sharp right bend which leads you on to White Horse Lane, the development is approx. 300m on your left.





Millgate Meadow

TROWSE

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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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