



St Helens

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HORSFORD

INGRAM HOMES
EST. 1972



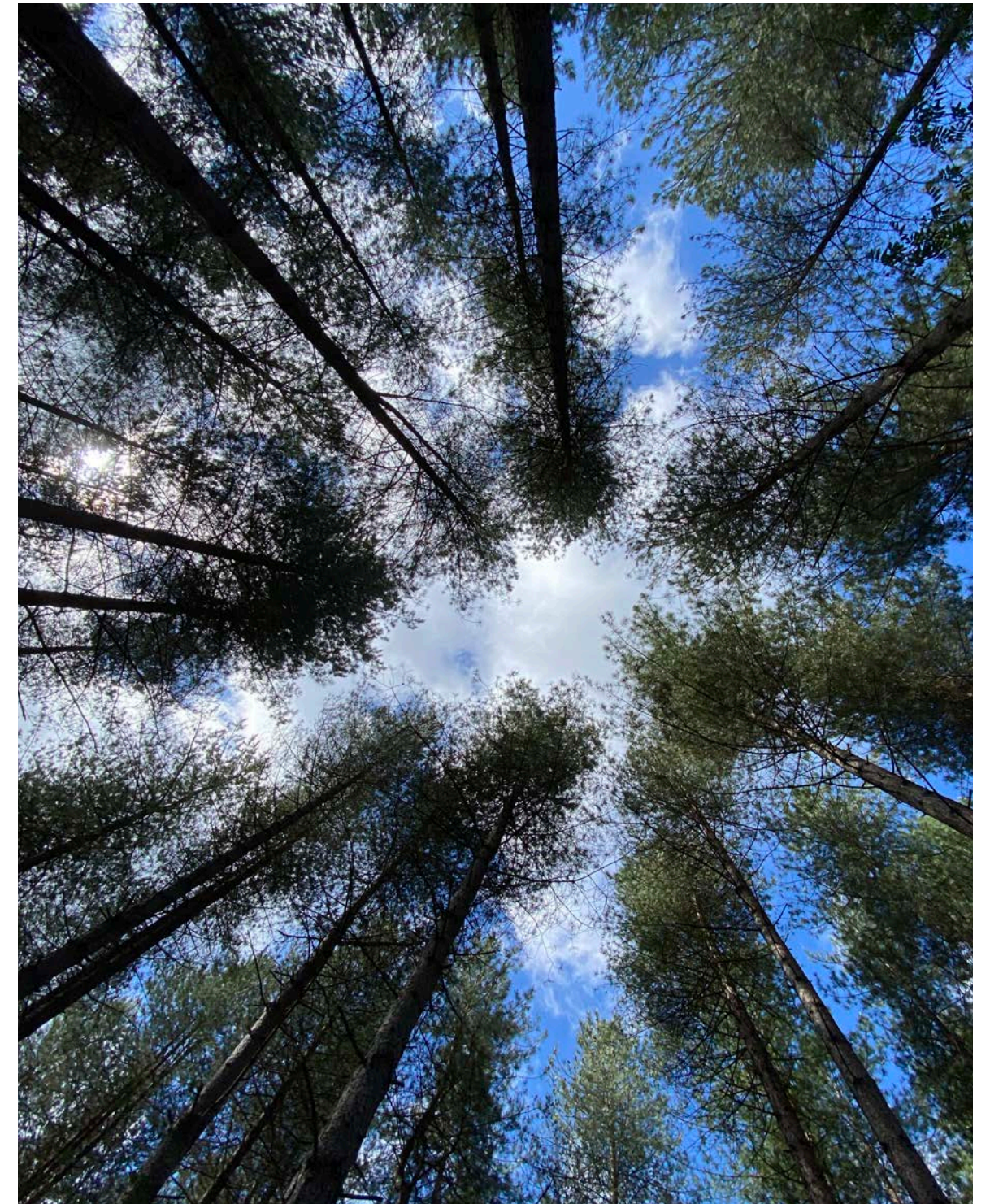
Welcome to St.Helens

Surrounded by fine the fine rural Norfolk landscape, these unique homes at St Helens are perfectly located to offer a countryside setting, village life and easy access to the city of Norwich.

Village Life

With a thriving community, good range of shops and surrounded by farmland and countryside Horsford is an idyllic rural setting for village life in Norfolk. From taking a stroll in the ancient Horsford Wood to visiting the local butcher, convenience store, newsagent or buying a fresh daily loaf from the bakery there are plentiful amenities on your doorstep at St Helens. For the main weekly shop, you can head for the nearest supermarkets in Drayton or Costessey.

Horsford has two schools for younger pupils in addition to Norwich and surrounding villages offering a number of highly regarded schools and top-class higher education facilities. Outdoor pursuits such as hiking, running, cycling and horse riding are common in Horsford, as well as a wide range of local football, cricket and bowls clubs for all ages – life in Horsford can be as active and as varied as you want it to be.





St.Helens



City & Serenity

The fine city of Norwich is within easy reach of St Helens. Steeped in history and a vibrant centre of arts and culture, Norwich is a city that suits many tastes. Filled with hidden gems and compelling architecture that spans over 1000 years, discover the city's multitude of offerings at your leisure.

From nationally renowned shopping, endless restaurants, pubs and bars to green parks, cinemas, galleries and museums, Norwich is a wonderful fusion of the modern and historic. Norwich is the only city in the UK to be located within a National Park. The stunning Norfolk Broads with over 125 miles of navigable lock-free waterways and countless nature reserves can be accessed in under 15 minutes from your new home at St Helens.

Specification

Exterior

- Heritage bricks by ibstock
- Cream mortar
- Rustic clay pantiles
- Fascias / soffits / bargeboards – in colour co – ordinated micro pourous paint
- Galvanised gutters and downpipes
- Feature Oak posts and brackets to front porches and bay windows
- Aluminium clad timber windows (double glazed)
- Colour co – ordinated steel garage doors
- Wall lights to back doors, garages and patios
- Hot water and heating by gas boilers
- Landscaping to include turf to fronts, planting and generous areas of slabs
- Fences with close boarded timber panels, concrete posts and gravel boards
- Pastel coloured boarding to some gables – in ‘no’ maintenance boards

Interior

- Interior painted in skimming stone
- Cottage style doors
- Contemporary ironmongery
- Feature skirting, architrave and sills
- Tiled floors to kitchen / diner, utility, cloaks, bathroom and ensuites

Plumbing & Electrical

- Generous amounts of sockets, TV points and BT sockets
- Underfloor heating with thermostats
- Chrome heated towel radiators to bathrooms and ensuites
- Timer for heating and hot water control
- Numerous low energy LED spots
- Outside tap
- Lights and sockets to garages
- One double socket with USB chargers in kitchen and bedrooms

Bathrooms, ensuites and cloakrooms

- Contemporary sanitaryware by Saneux
- Wall and floor tiling by Porcelanosa (choice depending on stage of construction)
- Anodised aluminium trims to edges of tiling
- Low profile shower trays

Kitchens & Utility Rooms

- Shaker style units by Makintosh – choice of colours (depending on stage of consruction)
- Solid worktops and splashbacks by Konigstone (Quartz)
- Dishwashers by Neff
- Induction hob
- Stainless steel cooker by Neff
- Integrated fridge / freezer by Neff
- Extractor hood
- Under unit lighting



Photograph of previous Ingram Homes site – Manor house painted kitchen in limestone and anthracite limage.

Site Map

**The Bowman
Plots 1, 5, 6 & 7**

**The Woodrow
Plots 2, 3, 4 & 8**

1

2

3

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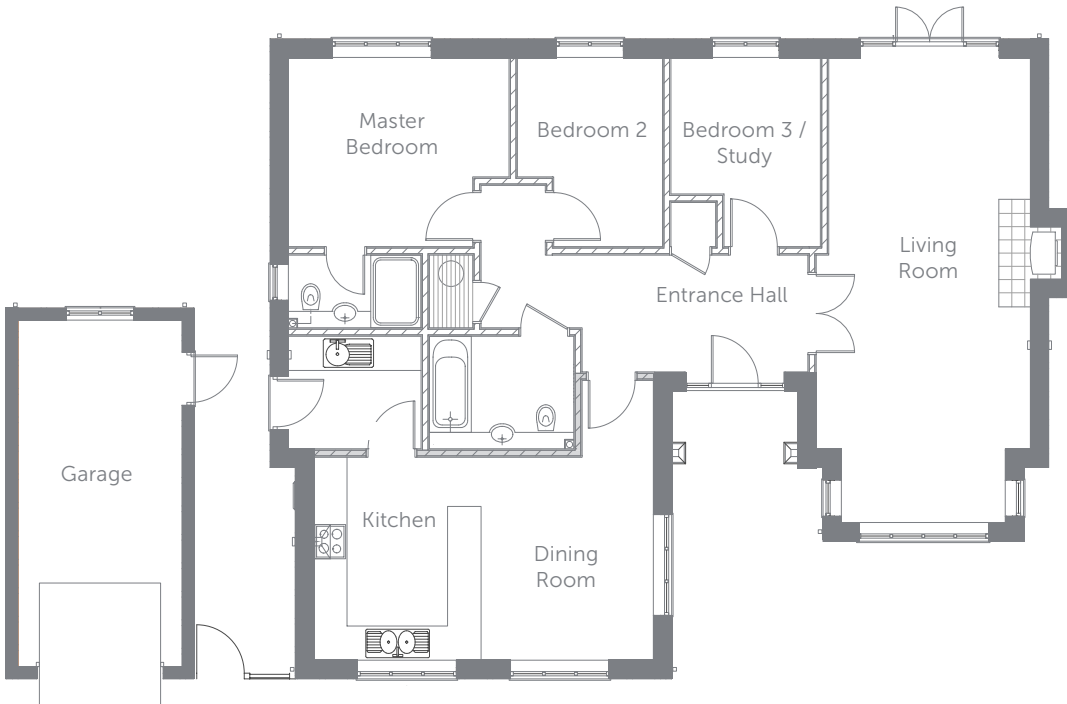


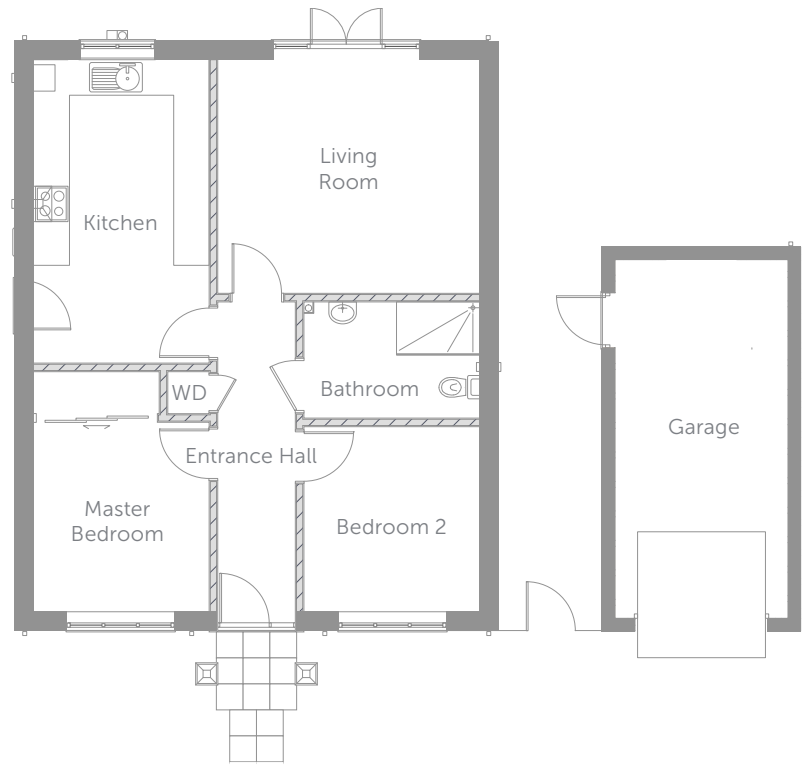
The Bowman

A beautiful 2 bedroom, 1 bathroom home separate kitchen area.

Kitchen / Dining	6.134m x 4.970m (max)	20'1" x 16'3"
Living Room	8.100m x 3.884m	26'6" x 12'7"
Master Bedroom	3.300m x 3.372m	10'8" x 11'1"
Bedroom 2	3.372m x 2.650m	11'1" x 8'7"
Bedroom 3 / Study	3.372m x 2.725m	11'1" x 8'9"

Floor plans, dimensions and configurations are included for guidance only and are subject to change during the construction process. Please refer to current drawings with your Sales Consultant.





The Woodrows

An exquisite 2 bedroom, 2 bathroom home with a large living room and a separate kitchen/dining area.

Kitchen / Dining	6.172m x 2.994m	20'2" x 9'8"
Living Room	4.428m x 3.950m	14'6" x 12'9"
Master Bedroom	4.053m (max into w/d) x 2.968m	13'3" x 9'7"
Bedroom 2	3.187m x 2.968m	10'4" x 9'7"

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Travel & Map

Horsford is well connected to Norwich, East Anglia and beyond with road links to the city centre, North Norfolk coast, Cambridge and Ipswich. From Norwich train station there are regular services to the rest of Norfolk, Cambridge, Peterborough and London.

Horsford has a six-day-a-week bus service linking the market town of Holt to Norwich city centre and Norwich Airport is only 4 miles away, offering easy flights to Scotland, Amsterdam, Norway and the Canaries.

Mill Lane, Horsford, NR10 3EY

Via Car:	
Tesco (Drayton)	8 minutes (3 miles)
Wroxham	17 minutes (10.5 miles)
Norwich Station	22 minutes (7.4 miles)
Norwich Airport	12 minutes (3.9 miles)
Holt	28 minutes (17 miles)
Cromer	32 minutes (18.5 miles)
Sheringham	35 minutes (20.5 miles)
Cambridge	1hr 30 minutes (68.3 miles)

Chapelfield Shopping Centre 20 minutes (7.2 miles)
Sprowston Golf & Spa 14 minutes (8.4 miles)

Journey times/distances taken from theaa.com, all times are approximate, are dependant on travel conditions and are correct at time of going to print.





Ingram Homes build exceptional quality new homes throughout East Anglia. Our family run business, which was established in 1972 and has heritage that dates back as far as the 1920's through four family generations, offers unique homes utilising our wealth of experience.

Managed by our highly experienced team, our hand-picked highly skilled tradesmen are fully trained and qualified to ensure your new home is of the highest quality, matching our exacting standards set out at design stage.

We only build a small number of properties which enables a stronger focus and more personal approach to each house that we build, ultimately creating highly desirable homes with the greatest attention to detail possible.

John Ingram
Managing Director



Uncompromised Quality & Superior Specification



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