Eades Place

Great Witchingham
Eades Place is situated in the picturesque village of Great Witchingham, alongside the river Wensum and just four miles from the market town of Reepham.

Great Witchingham is becoming increasingly popular as people discover not only the village itself, but just how accessible it is to Norwich, making it an ideal base for those who work in the city.

At the end of a hectic day, why not leave the car at home and take a walk to the family-run Bridge Inn to sample their home-cooked food, accompanied by a wide range of wines and real ales.

To accommodate a growing family’s needs, the local primary school can be found within the village and for the weekend, Weston Park Golf Club is located only a mile away.

Welcome to Eades Place. The combination of wide expanses of rural landscape alongside a number of villages, towns and cities in the area make this development of 2, 3 and 4 bedroom homes ideal, whatever your lifestyle.
Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Surround yourself with the comfort that comes from carefully considered contemporary design, combined with rigorous build quality. Lovell homes are always designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual. Most of all, once you step through the front door, we want you to know you’re home.

Lovell Life

Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.
The Location

Eades Place is well positioned to provide everything you’ll need.

The weekly market in Reepham is perfect for purchasing locally produced goods, or for a choice of high street names, head to Norwich - home to two excellent shopping malls.

There’s plenty to entertain the children in the City. Take a trip to the cinema, bowling and laser tag - or even the puppet theatre!

Even closer to home, The Dinosaur Adventure Park, situated within 100 acres of woods and parkland can be found within one mile of Eades Place.

Take time out at one of several local fisheries or enjoy a lazy day visiting the steam and diesel railway and Museum at Reepham.

Fancy a day by the sea? The beach at the popular coastal town of Cromer is little over twenty miles away.

Fishing ponds, Great Witchingham Whitwell & Reepham Railway Chappel Shopping Centre, Norwich Great Witchingham
This development layout plan depicts the intended layout and development as at the time of going to press, however Rose Build reserves any right to make changes without notice. All measurements, areas and layout are approximate and subject to change. Landscaping shown is only indicative. Any centralisation or variation from the surrounding properties is to be agreed in the usual way.
2 bedroom home

Ground floor
- Kitchen/Dining Room: 3629mm x 3559mm (max) 11'11" x 11'8" (max)
- Living Room: 3992mm x 3685mm (max) 13'1" x 12'1" (max)
- Cloaks: 1599mm x 1056mm (max) 5'3" x 3'6" (max)

First floor
- Bedroom 1: 3805mm x 2687mm (max) 12'6" x 8'10" (max)
- En-suite: 2153mm x 1304mm (max) 7'1" x 4'3" (max)
- En-suite: 2152mm x 1848mm (max) 7'1" x 6'1" (max)
- Bedroom 2: 3805mm x 2687mm (max) 12'6" x 8'10" (max)
- Bathroom: 2152mm x 1848mm (max) 7'1" x 6'1" (max)

*While layouts may not be finalised at the time of going to print and may differ from those shown. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. CGI’s are indicative, external features and finishes may vary. The handing of each plot may vary from the floor plan shown, please check specific plot details with our sales team.

The Carlisle
3 bedroom home with single garage

- Bed 1: 4259mm x 2935mm (max) 14'0" x 9'8" (max)
- En-suite: 2304mm x 1170mm (max) 7'7" x 3'10" (max)
- Bed 2: 3232mm x 2904mm (max) 10'7" x 9'6" (max)

*Kitchen layouts may not be finalised at the time of going to print and may differ from those shown. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. CGI's are indicative, external finishes and features may vary. The handing of each plot may vary from the floor plan shown, please check specific plot details with our sales team.

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We pride ourselves on the care we take over every single one of the homes we build. Our carefully considered designs are executed only by skilled tradesmen with total commitment to high-quality installation. Remember, you can add your own stamp of individuality to your home before it is even built by choosing from our Inspirations range of options.

Specification

All housetypes include:
- Bosch appliances • Porcelanosa wall tiles • Soft close kitchen cupboard doors and drawers • White emulsion walls and ceilings
- 4-panel internal doors in white finish • White satinwood internal joinery • Doorbell
- Main-operated smoke detectors to all floors • White electric sockets and switches • Outside light to rear of property
- Outside light to front door • Fenced-to-rear gardens • Turfed landscaping to front gardens • Turf to rear garden • External tap

House types also include:
- 10-year NHBC Warranty
- Baxi Duo-tec combi-boiler
- Worcester Bosch Greenstar boiler

Window & Doors
- White uPVC windows
- White uPVC front door
- White uPVC bi-fold doors

Steel garage door (where applicable)

Kitchen
- Choice of Symphony kitchen units
- Choice of kitchen worktops and upstands
- One & half bowl stainless steel sink with chrome monobloc tap
- Bosch brushed steel electric single oven
- Bosch brushed steel electric double oven
- Smeg range cooker

Outside light to rear of property

Outside light to front door

Fence to rear gardens

Turf/soft landscaping to front gardens

Turf to rear garden

External tap

Bathtubs & Cloakrooms
- Ideal Standard sanitaryware
- Veri-cells
- White sanitaryware
- Choice of Porcelanosa tiling to standard area

En-suites
- Ideal Standard sanitaryware
- Veri-cells
- White sanitaryware
- Silver & clear glass shower enclosures
- Aquaglass chrome finish wall mounted electric shower
- Choice of Porcelanosa tiling to standard area

Electrical
- Media plate to living room and bedroom 1
- Light & double socket in garage (where adjoined to plot)
- Under-unit lighting in kitchen
- 4 spot track-light to kitchen
- Shaver socket to en-suite

The Carlisle
- Maidstone
- Worcester
- The Boston
- The Marston
- The Oakridge
- The Marlingford

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- Main-operated smoke detectors to all floors • White electric sockets and switches • Outside light to rear of property
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* Choices are available subject to stage of build.
Choosing and reserving

Once you have chosen your new home from those available, and after financial qualification to determine your ability to purchase, you may reserve it with an initial reservation deposit. Your solicitor details are required at reservation to enable the contract process to begin. You may like to take advantage and appoint one of our recommended solicitors and use the expertise offered by our preferred mortgage advisors who will be pleased to help you. Details of your identification are also required at reservation.

Keeping things moving

Your initial deposit will hold the property at the stated price for an agreed period, allowing your solicitor to deal with the legal formalities and, if required, your mortgage application to be processed. At reservation, you will be invited to make an appointment to choose the fittings for your new home (subject to build stage) and personalise your home from our Inspirations range.

Exchanging contracts

The legal formalities and your mortgage applications are processed during the reservation period. As soon as your solicitor is satisfied with the result of their enquiries, and your building society has sent you a formal offer of mortgage, you will be in a position to make a binding commitment to purchase, i.e. to exchange contracts. At this point, your solicitor will ask you to pay a further deposit. This is sent to our solicitor, together with a contract signed by you. Where applicable, your solicitor should ensure that the sale of your existing property is tied in with the purchase of your new home.

Moving in

Under the terms of the contract, a set period is allowed after the property is ready for occupation to enable financial completion to take place. Before completion you will be invited to visit your new home for a demonstration where you will be given valuable information and instructions on how things work in your new home. When your property is complete we will notify your solicitor, who will ask you to pay any outstanding portion of the purchase price and request the mortgage funds from your building society. This money is forwarded to our solicitors and they will complete the deed transferring the property to your name. On receipt of the money, we will arrange for the meters to be read on the day of your legal completion. Upon financial completion, the keys will be handed over to you by a member of our sales/site staff and you will be asked to sign a handover certificate and key receipt form. Finally, please remember that our aim is to ensure a trouble-free purchase and our sales team are always happy to answer your queries or assist you.

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home and its context is for illustration only, and does not form part of a contract or a warranty. The house designs illustrated depict their overall style, though elevational treatments may vary between plots in orientation, architectural detail and in the construction materials used. These variations are designed to promote individuality and in turn create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot. The dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements.

We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors and windows may vary from time to time. Specification details are for guide purposes only and may subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance and details are correct at time of going to print. Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print.

Buying a new home can sometimes seem quite complicated. However, at Lovell we like to keep it as simple and straightforward as possible, as the following purchase guide shows.
From Norwich
Take the A1067, following signs for Fakenham. Continue for 9 miles, until you reach Great Witchingham. After passing the Bridge Inn, continue for a further 0.2 miles, then turn right on to Hubbards Loke.

From Fakenham
Take the A1067, following signs for Norwich. Continue for 13 miles, until you reach Great Witchingham. After a further half mile, turn left on to Hubbards Loke.