

HILL HOUSE GARDENS

CRINGLEFORD, NORWICH

ORCHARD
HOMES



BNP PARIBAS GROUP





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Welcome to Hill House Gardens, Cringleford – This development features just 2 exclusive modern homes in an outstanding private location in Cringleford. The properties themselves are designed by award winning architects with 5 bedrooms with all enjoying open plan family living/dinning spaces. All of the properties will feature a luxury bespoke kitchen design and Porcelanosa tiling.

About Orchard Homes

Orchard was established in 1983 to develop individually designed luxury homes built to the highest standards in prime locations across East Anglia.

Orchard are a family run business with a wealth of knowledge in the house building sector, their experienced team prides itself on their commitment to quality and personal service to provide clients with something special.

Their aim is to deliver a home that compliments you, your style and your individuality. It will also add value to the surrounding area, creating inspirational and positive environments for people to live and work in.



Attention to detail and high-quality fittings for a luxurious lifestyle

Visit orchardhomeseast.co.uk for more examples



Pulham Market



Pulham Market



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Orchard Homes, the highest quality developments

Orchard was established in 1983 to develop individually designed luxury homes, built to the highest standards in prime locations across East Anglia.

A family-run business with a wealth of knowledge in the house building sector, their experienced team prides themselves on their commitment to quality and personal service to provide their clients with something special. Orchard have built up an enviable reputation for the highest quality developments, from individual luxury homes to small and medium sized sites, each treated to the same standards of care and professionalism.

Commitment to Quality

Their aim is to deliver a home that complements you, your style and your individuality. It will also add value to the surrounding area, creating inspirational and positive environments for people to live and work in. They also provide a meticulous ‘turn-key’ project management service, working closely with their valued clients to deliver ‘bespoke projects on time, on budget and to the highest possible specification.

Inspirational Homes

Orchard’s aim is to create unique homes with a team of expert tradesmen that continue to bring the vision to life thanks to their high level of skill care and attention which resonate in profound luxury and timeless interiors. Creativity, quality and beauty are designed into every one of their homes, embracing key environmental policies and developing environmentally friendly strategies.

Exteriors

Carefully designed planting and lighting thus creating atmosphere and drama whilst ensuring the space is practical and user-friendly. They are committed to being environmentally conscious in each development and to improve and enhance the existing community.

Environmental impact

From the initial design through to how you are going to live in an Orchard Home, they consider the environmental impact of their design, materials and finishes. Orchard are committed to building homes that are both beautiful and ecologically sustainable. Through constant innovation and considered use of technology, they aim to exceed current standards, where possible, so that the homes will be energy efficient and continue to have a low impact on the environment.



Swanton Morley



Swanton Morley



Swanton Morley



Swanton Morley



Swanton Morley



Swanton Morley



Floorplans

Plot 1 - Foxwoods / Plot 2 - Westbury House

Approximate Gross Internal Area = 324.5 sq m / 3493 sq ft
Double Garage = 36.9 sq m / 397 sq ft
Total = 361.4 sq m / 3890 sq ft

For identification only - Not to scale



Specification

KITCHEN / UTILITY

- Bespoke designed kitchen
- Quartz worktops to the kitchen
- Quartz worktop to utility room
- Built in high quality appliances – Oven, hob, extractor, dishwasher, boiling tap
- Built in fridge and freezer
- Integrated bin unit
- Self venting induction hob
- Allowance for washing machine/tumble dryer
- Wine cooler

BATHROOMS

- High quality Duravit and Hans Grohe sanitary ware
- Porcelanosa tiling
- Full height tiling to wet areas with half height everywhere else
- Electric underfloor heating to the master ensuite

HEATING / LIGHTING & ELECTRICAL

- Daikin air source heat pump
- Individual thermostats to each room
- Underfloor heating throughout the downstairs
- CAT 6 cables
- Selection of LED lighting throughout
- Alarm with keypad and App connectivity
- App controlled thermostats

INTERNAL

- Walnut doors
- High security five lever locks with triple locking front and rear doors
- Satin chrome internal door hardware
- Bespoke cantilever staircase with glazed balustrade
- Super-fast fibre optic internet
- Built in wardrobes to bedrooms where applicable
- American style dressing rooms to master bedrooms
- Alarm system

EXTERNAL

- Generous patio to the garden of the property
- Surround view CCTV surveillance system
- Hand crafted metal details throughout
- Flint feature walls
- Cedar cladding
- Outside tap
- Turfed & landscaped front gardens
- Seeded rear gardens
- Tar and shingle driveways
- External lights on front, rear and garages
- Electric garage doors
- Power and lighting to garages
- Upvc windows
- Slate roof to garage

MAINTENANCE FEES

There are no maintenance fees on this development – any road repair costs will be split between properties as per the contact.

SERVICES

- Air source heat pump
- Mains water
- Mains drainage
- Super-fast fibre optic to each property
- Solar panels on main roof section

FLOORING

- Porcelanosa ceramic tiling to kitchen/dining/ utility room downstairs
- Bathrooms Porcelanosa ceramic tiling to floors, full tile in wet areas and half height elsewhere
- Underfloor heating to all of ground floor
- Electric underfloor heading to master ensuite

The Location

Hill House Gardens is a no through road in the popular suburb of Cringleford to the southwest of Norwich. The properties are 2.5 miles from a thriving array of city centre amenities including shops and numerous recreational and cultural interests. Nearer to the properties is Waitrose supermarket in Eaton just half a mile away and notable schools in both the private and public sector such as Town Close Preparatory School, Norwich High School for Girls, Norwich School and City of Norwich School. Norwich has a main railway station providing a regular service to London and Cambridge. On the North side of the city is Norwich international Airport which caters for both domestic and international flight destinations, whilst nearby is the A47 and A11 which links to the M11 and further afield. The properties are also well placed for the Norfolk and Norwich University Hospital and the University of East Anglia.



Agents Notes

- Completion will be on notice and anticipated dates given cannot be relied upon.
- £1,000 reservation fee - 10 week period to exchange.
- Specification listed is for guidance only and is subject to change during the construction process at the developer's discretion.
- Kitchen and Bathroom layouts on the floorplans are for illustrative purposes only.
- Whilst every attempt has been made to ensure the accuracy of the CGI images and floorplans, these are for illustrative purposes only and should be used as such and not relied upon by any prospective purchaser.

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EXCEPTIONAL HOMES FOR DISCERNING CLIENTS

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