



CERES RISE

NORWICH ROAD, SWAFFHAM



BARRATT
HOMES

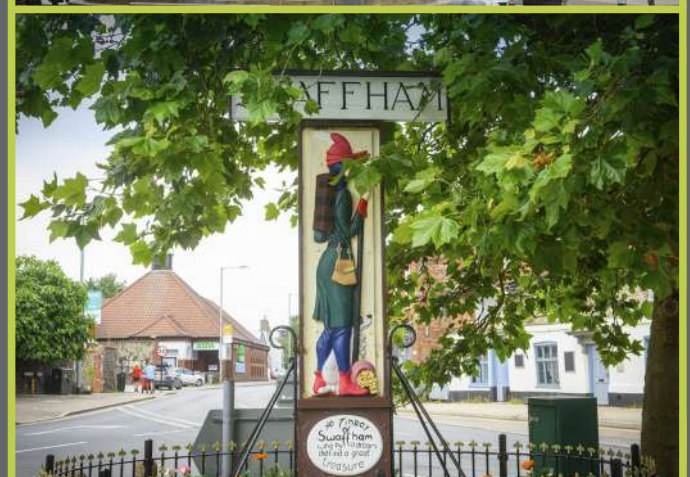


MODERN HOMES IN A TRADITIONAL TOWN

Located in one of the most famous market towns in Norfolk, Ceres Rise in Swaffham is a beautiful collection of two, three and four bedroom homes, nestled in the heart of the rural Breckland area.

These exquisite homes have been designed to fit seamlessly into their surroundings, taking inspiration from the existing properties within the town. Suited to a range of buyers, each home has been carefully designed to offer all the conveniences of modern living in a charming countryside setting.

Swaffham itself is a bustling and welcoming town with a great sense of heritage and community spirit. The town is also well connected by road and, with rail services available in the nearby town of Downham Market, it makes life easy for commuters.



CERES RISE

- **Kew**
2 bedroom home
- **Dawlish**
3 bedroom home
- **Martham**
3 bedroom home
- **Martham Special**
3 bedroom home
- **Matlock**
3 bedroom home
- **Lutterworth**
3 bedroom home
- **Allerthorpe**
3 bedroom home
- **Charnwood**
4 bedroom home
- **Hemsworth**
4 bedroom home
- **Rowan**
4 bedroom home
- **Alnmouth**
4 bedroom home
- **Affordable Housing**
- V** **Visitor Parking Space**
- BCP** **Bin Collection Point**
- SS** **Sub Station**
- SH** **Show Home**
- MS** **Marketing Suite**



- Drainage Basins**
- Existing Trees**
- Giving nature a home on this development:**
 - Bat Box**
 - Enclosed Bat Box** Selected plots*
 - Bird Box** Selected plots*
 - Swift Nesting Brick Sparrow Terrace** Selected plots*
 - Small Habitat Pile**
 - Hibernacula**
 - Compost Pile**
 - Bee Brick**

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

barratthomes.co.uk
0333 3558 481

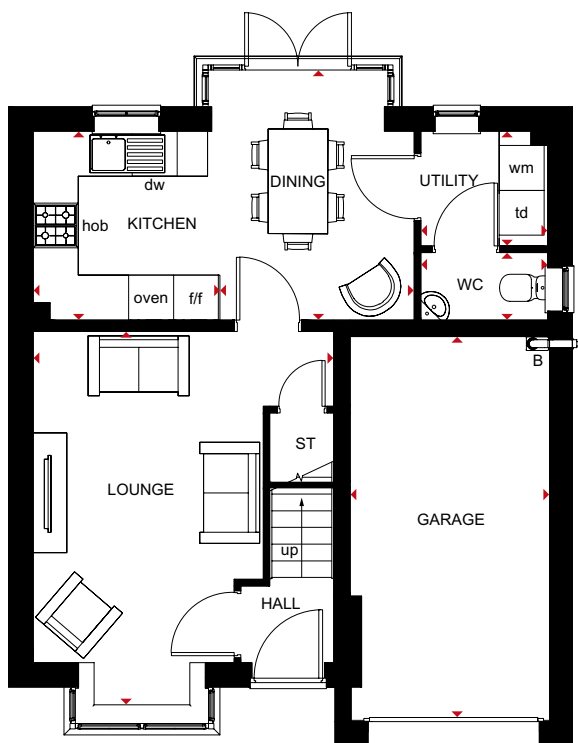
BARRATT
HOMES



DAWLISH

3 BEDROOM HOME

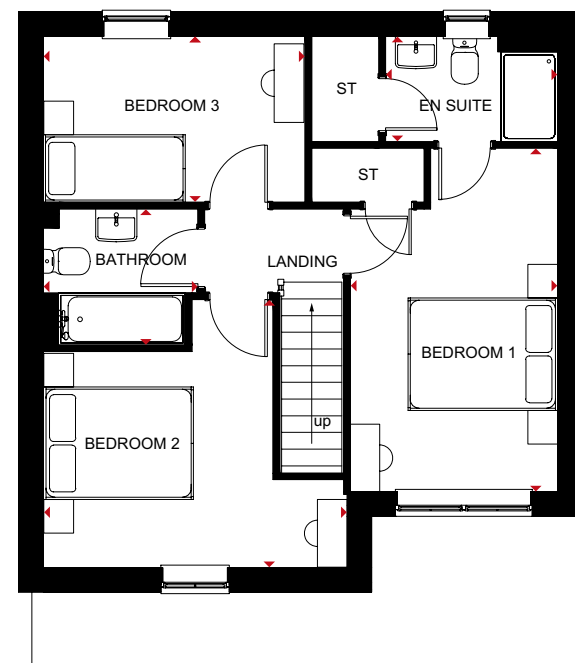
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage gives added convenience and security
- Upstairs are three double bedrooms – the main bedroom with en suite – and a family bathroom



Ground Floor

Lounge	5005 x 4015mm	16'5" x 13'2"
Kitchen	2523 x 2382mm	8'3" x 7'10"
Dining	3339 x 2708mm	10'11" x 8'11"
Utility	1694 x 1533mm	5'7" x 5'0"
WC	1694 x 903mm	5'7" x 3'0"
Garage	5142 x 2663mm	16'10" x 5'7"

(Approximate dimensions)



First Floor

Bedroom 1	4589 x 2770mm	15'1" x 9'1"
En Suite	2300 x 1408mm	7'7" x 4'7"
Bedroom 2	4060 x 3579mm	13'4" x 11'9"
Bedroom 3	3500 x 2218mm	11'6" x 7'3"
Bathroom	2067 x 1820mm	6'9" x 6'0"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space		

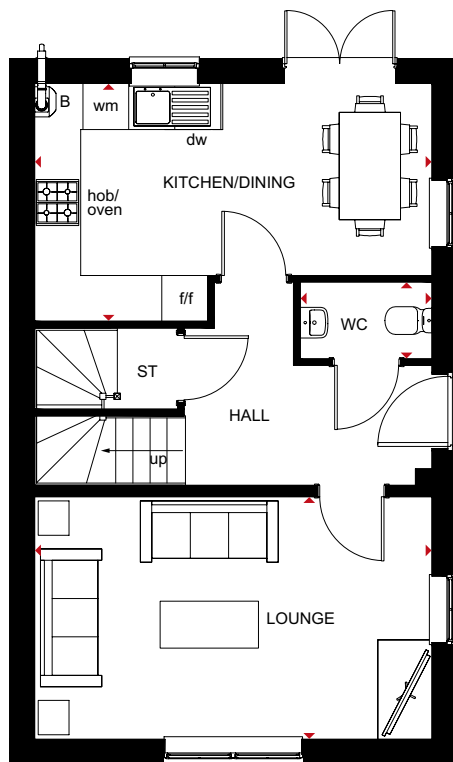
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MARTHAM

3 BEDROOM HOME

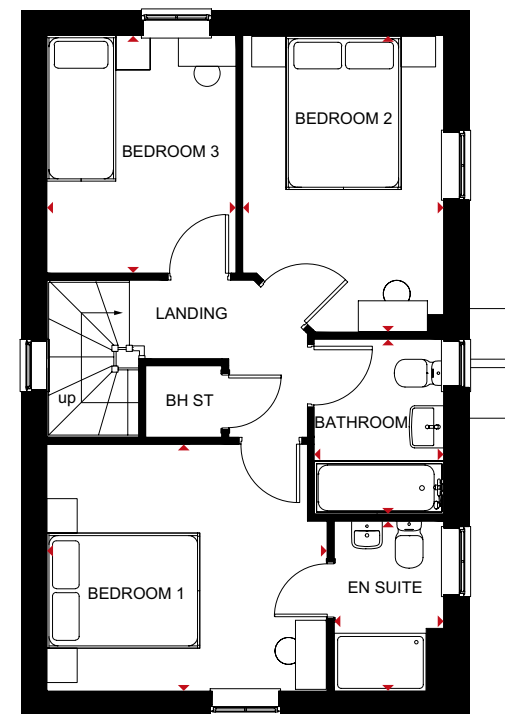
- Bright and airy family home full of natural light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area leading to the garden via French doors
- The first floor has two double bedrooms, the main with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5185 x 3166 mm	17'0" x 10'4"
Kitchen/Dining	5185 x 3105 mm	17'0" x 10'2"
WC	1719 x 1000 mm	5'6" x 3'3"

(Approximate dimensions)



First Floor

Bedroom 1	3643 x 3207 mm	11'10" x 10'5"
En suite	2223 x 1433 mm	7'3" x 4'7"
Bedroom 2	3854 x 2627 mm	12'6" x 8'6"
Bedroom 3	3105 x 2470 mm	10'2" x 8'1"
Bathroom	2300 x 1695 mm	7'5" x 5'6"

(Approximate dimensions)

KEY	B	Boiler	BH ST	Bulkhead store	f/f	Fridge/freezer space	◀▶	Dimension location
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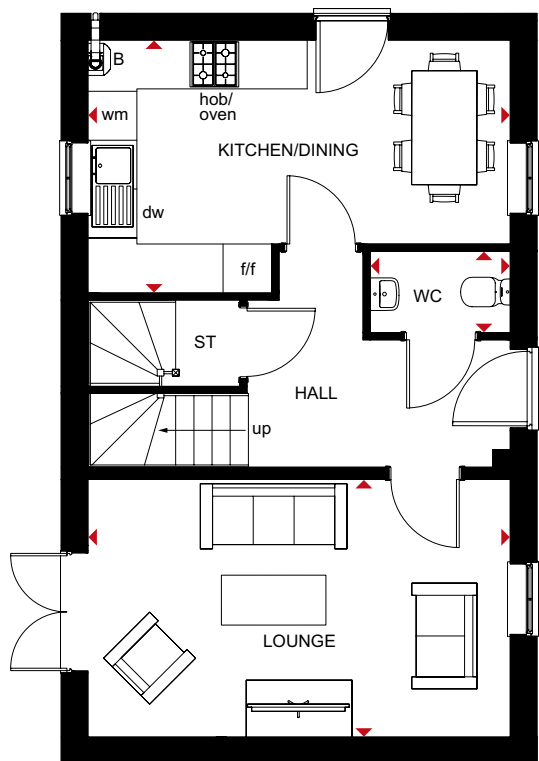
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MARTHAM SPECIAL

3 BEDROOM HOME

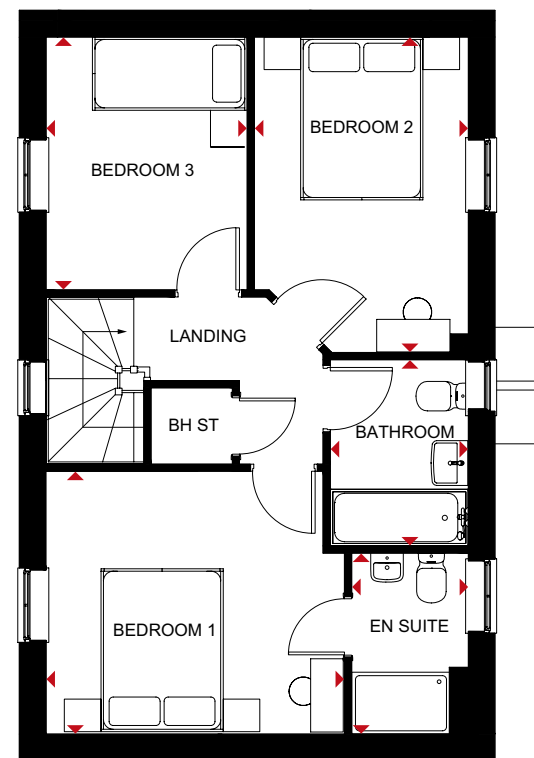
- Bright and airy family home full of natural light and plenty of space
- The ground floor comprises a dual-aspect lounge leading to the garden via French doors and an open-plan kitchen with dining area
- The first floor has two double bedrooms, the main with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5185 x 3166 mm	17'0" x 10'4"
Kitchen/Dining	5185 x 3105 mm	17'0" x 10'2"
WC	1719 x 1000 mm	5'6" x 3'3"

(Approximate dimensions)



First Floor

Bedroom 1	3643 x 3207 mm	11'10" x 10'5"
En suite	2223 x 1433 mm	7'3" x 4'7"
Bedroom 2	3854 x 2627 mm	12'6" x 8'6"
Bedroom 3	3105 x 2470 mm	10'2" x 8'1"
Bathroom	2300 x 1695 mm	7'5" x 5'6"

(Approximate dimensions)

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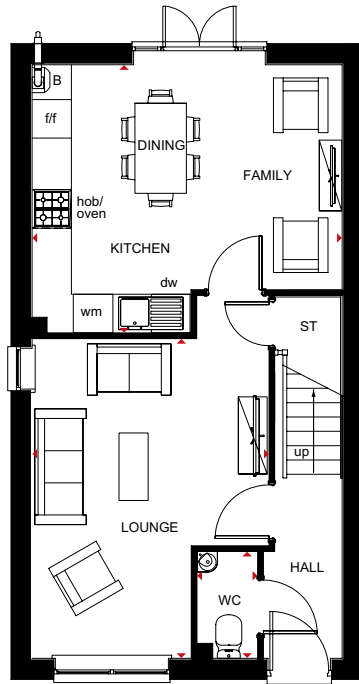
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MATLOCK

3 BEDROOM HOME

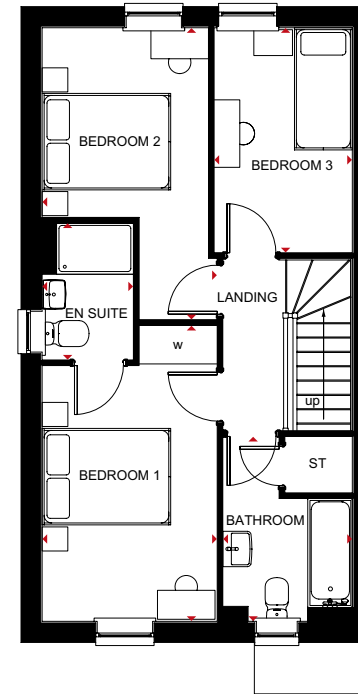
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space and French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, bedroom 1 has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	5647 x 3687 mm	18'5" x 12'1"
Kitchen/Dining	4825 x 4173 mm	15'8" x 13'7"
WC	1663 x 945 mm	5'5" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	4604 x 2722 mm	15'1" x 8'9"
En suite	2314 x 1420 mm	7'6" x 4'7"
Bedroom 2	4544 x 2587 mm	14'9" x 8'5"
Bedroom 3	3501 x 2150 mm	11'5" x 7'1"
Bathroom	2877 x 2015 mm	9'4" x 6'6"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space	◄►	Dimension location
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space		

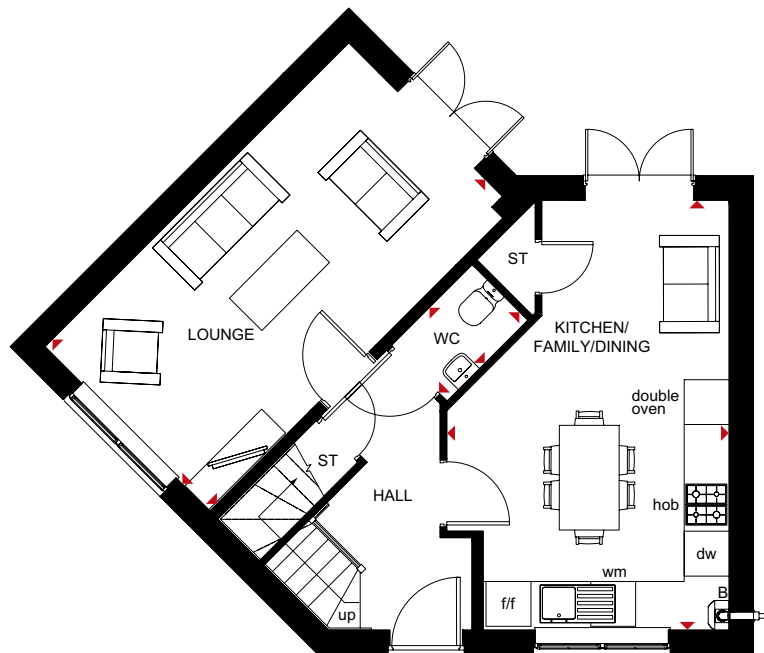
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LUTTERWORTH

3 BEDROOM HOME

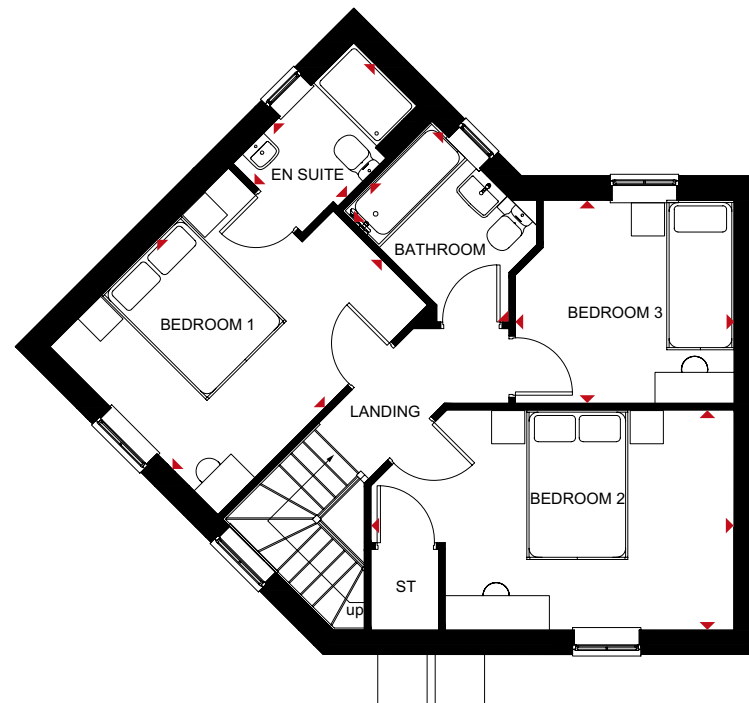
- Great use of a corner plot to create a spacious family home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- On the first floor are two double bedrooms – the main with en suite – a single bedroom, and a family bathroom



Ground Floor

Lounge	5737 x 3115 mm	18'8" x 10'2"
Kitchen/Family/Dining	5737 x 3776 mm	18'8" x 12'4"
WC	1529 x 1053 mm	5'0" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	3964 x 3156 mm	13'0" x 10'4"
En suite	2284 x 1395 mm	7'5" x 4'6"
Bedroom 2	4837 x 2924 mm	15'9" x 9'6"
Bedroom 3	2924 x 2716 mm	9'6" x 8'9"
Bathroom	2624 x 1696 mm	8'6" x 5'6"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location

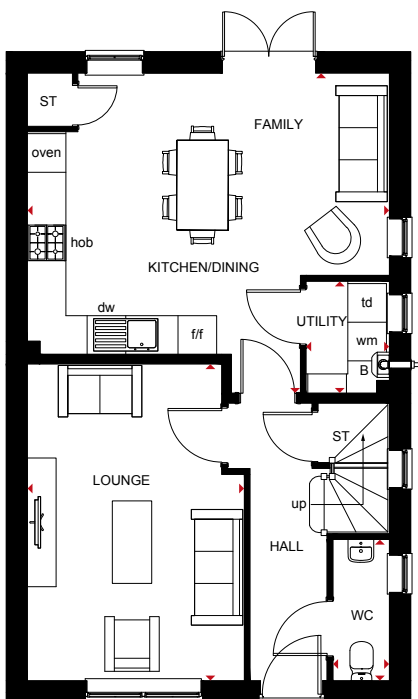
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CHARNWOOD

4 BEDROOM HOME

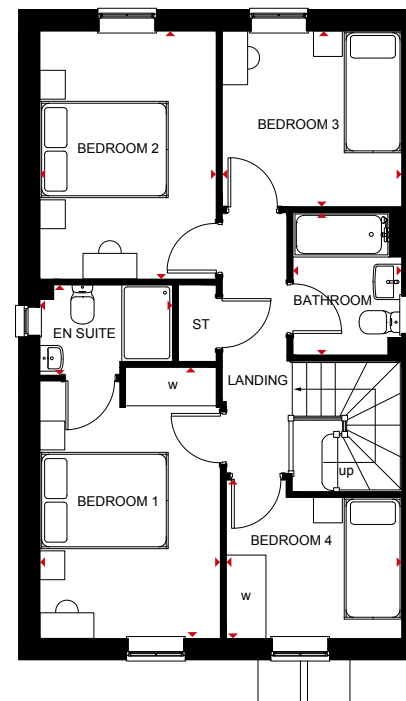
- An ideal family home filled with natural light through oversized windows
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	4932 x 3355 mm	16'2" x 11'0"
Kitchen/Family/Dining	5635 x 4986 mm	18'5" x 16'4"
Utility	1745 x 1300 mm	5'7" x 4'3"
WC	2180 x 884 mm	7'2" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	4225 x 2810 mm	13'9" x 9'2"
En suite	2069 x 1416 mm	6'8" x 4'6"
Bedroom 2	3866 x 2747 mm	12'7" x 9'0"
Bedroom 3	2800 x 2743 mm	9'2" x 8'10"
Bedroom 4	2481 x 2737 mm	8'1" x 8'10"
Bathroom	2217 x 1700 mm	7'3" x 5'6"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space	◀▶	Dimension location

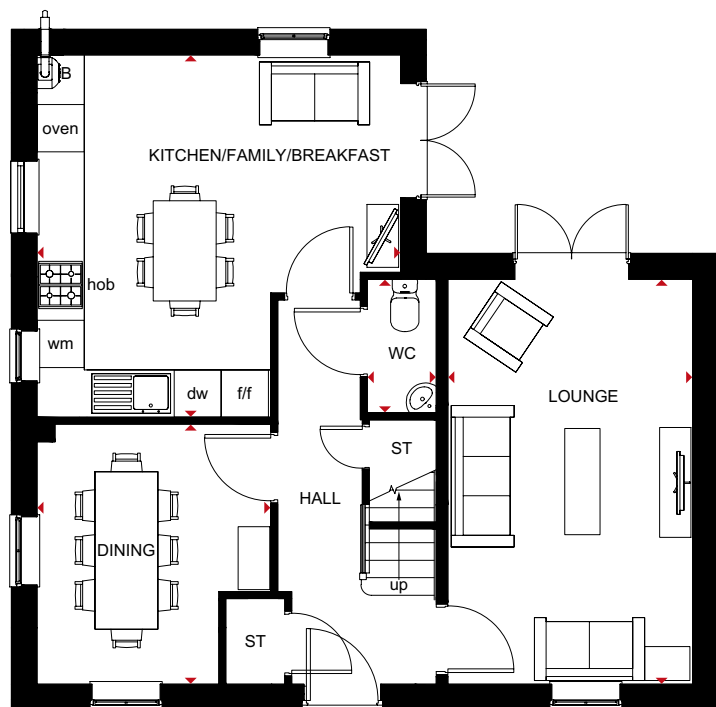
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ALLERTHORPE

3 BEDROOM HOME

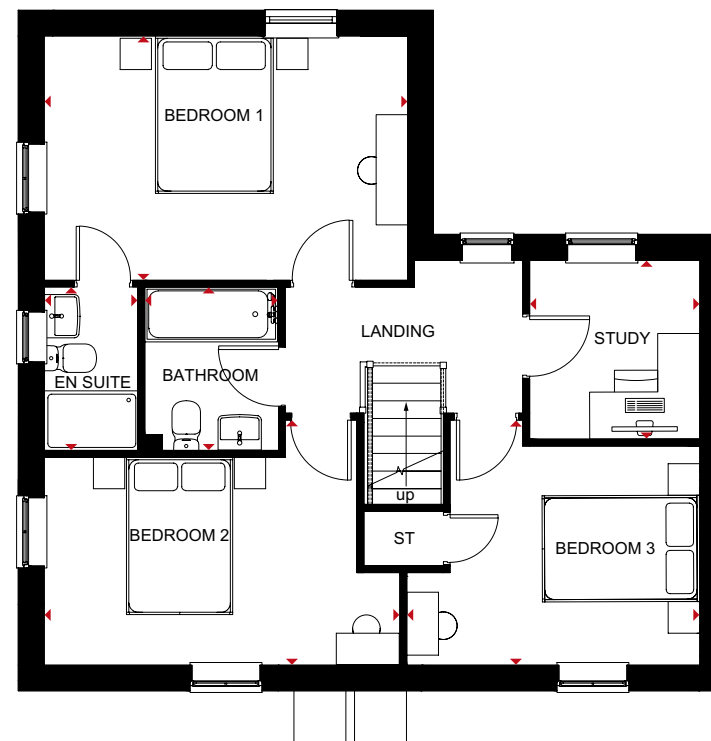
- A large fitted kitchen with breakfast and family areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main with en suite, a study and a family bathroom



Ground Floor

Lounge	5148 x 3110 mm	16'9" x 10'2"
Kitchen/Family/Breakfast	4623 x 4603 mm	15'2" x 15'1"
Dining	3307 x 2972 mm	10'8" x 9'8"
WC	1700 x 855 mm	5'6" x 2'8"

(Approximate dimensions)



First Floor

Bedroom 1	4623 x 3104 mm	15'2" x 10'2"
En suite	2075 x 1191 mm	6'8" x 3'9"
Bedroom 2	4523 x 3115 mm	14'8" x 10'2"
Bedroom 3	3724 x 3115 mm	12'2" x 10'2"
Study	2275 x 2162 mm	7'5" x 7'1"
Bathroom	2075 x 1702 mm	6'8" x 5'6"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location

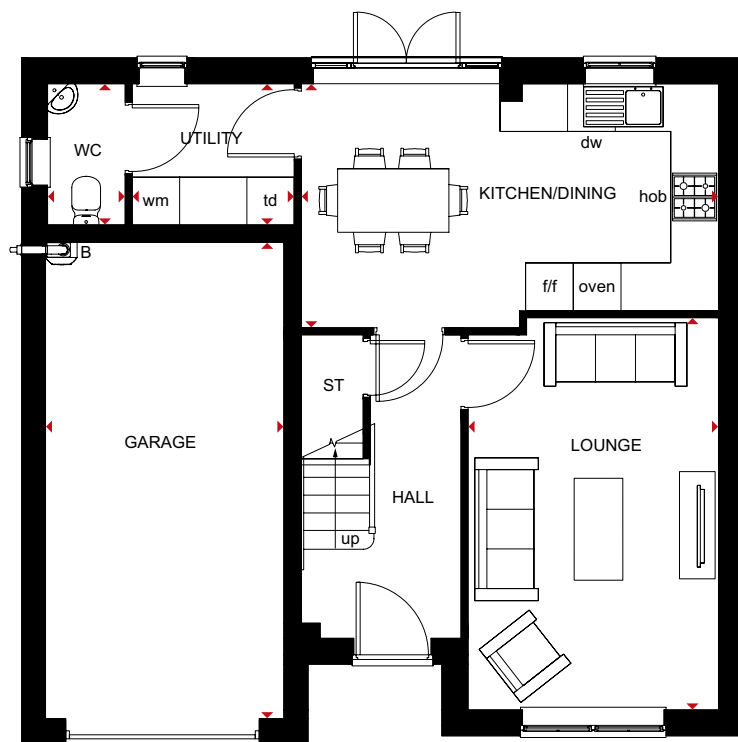
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HEMSWORTH

4 BEDROOM HOME

- Generously proportioned, bright and airy family home
- Large open-plan kitchen has French doors leading to the rear garden from the dining area. There is also a separate utility room
- Spacious lounge provides the perfect place to relax in
- Three double bedrooms, the main with en suite, a single bedroom and a family bathroom are on the first floor



Ground Floor

Lounge	4917 x 3155 mm	16'1" x 10'4"
Kitchen/Dining	5253 x 3076 mm	17'2" x 10'1"
Utility	2043 x 1778 mm	6'7" x 5'8"
WC	1778 x 976 mm	5'8" x 3'2"
Garage	6000 x 3000 mm	19'7" x 9'8"

(Approximate dimensions)



First Floor

Bedroom 1	4432 x 4193 mm	14'5" x 13'8"
En suite	2245 x 1887 mm	7'4" x 6'2"
Bedroom 2	4229 x 3107 mm	13'9" x 10'2"
Bedroom 3	3365 x 3111 mm	11'0" x 10'2"
Bedroom 4	3107 x 2668 mm	10'2" x 8'8"
Bathroom	2180 x 1700 mm	7'2" x 5'6"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space	w	Wardrobe space
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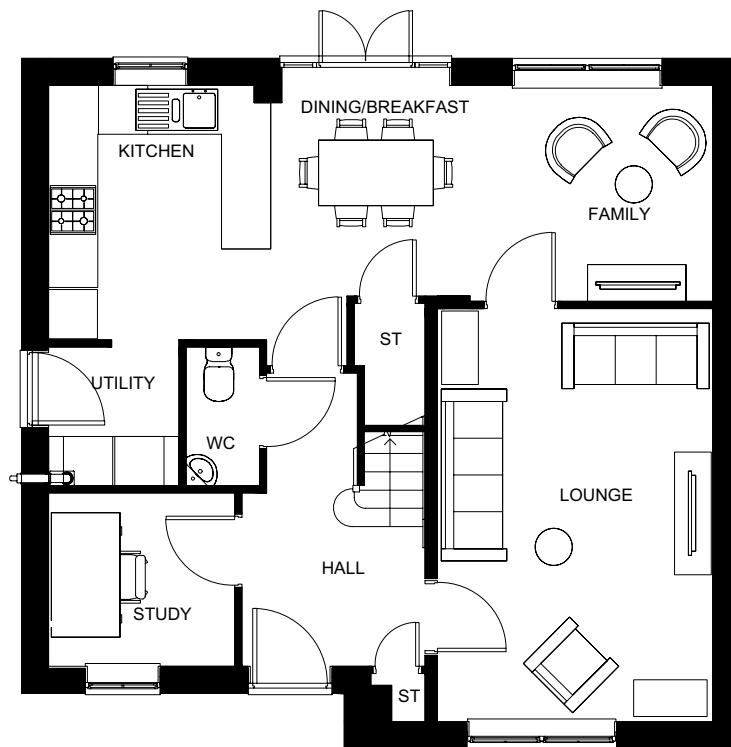
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ROWAN

4 BEDROOM HOME

- A bright and airy family home
- The large open-plan kitchen has dining and family areas with French doors leading to the garden, plus an adjoining utility area
- A spacious lounge and separate study are also on the ground floor
- Two double bedrooms, the main bedroom featuring an en suite shower room. Plus, two single bedrooms.



Ground Floor

Kitchen	2707 x 3109 mm	8'9" x 10'2"
Family/Dining	5392 x 3420 mm	17'7" x 11'2"
Lounge	5046 x 3351 mm	16'6" x 10'10"
Utility	1710 x 1592 mm	5'6" x 5'2"
Study	2273 x 2100 mm	7'5" x 6'9"
WC	1695 x 897 mm	5'6" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	3557 x 3338 mm	11'7" x 10'10"
En suite	2288 x 1465 mm	7'5" x 4'8"
Bedroom 2	4335 x 3427 mm	14'2" x 11'2"
Bedroom 3	3651 x 2973 mm	11'10" x 9'8"
Bedroom 4	3350 x 2804 mm	10'10" x 9'2"
Bathroom	2152 x 1698 mm	7'1" x 5'6"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space	◄►	Dimension location
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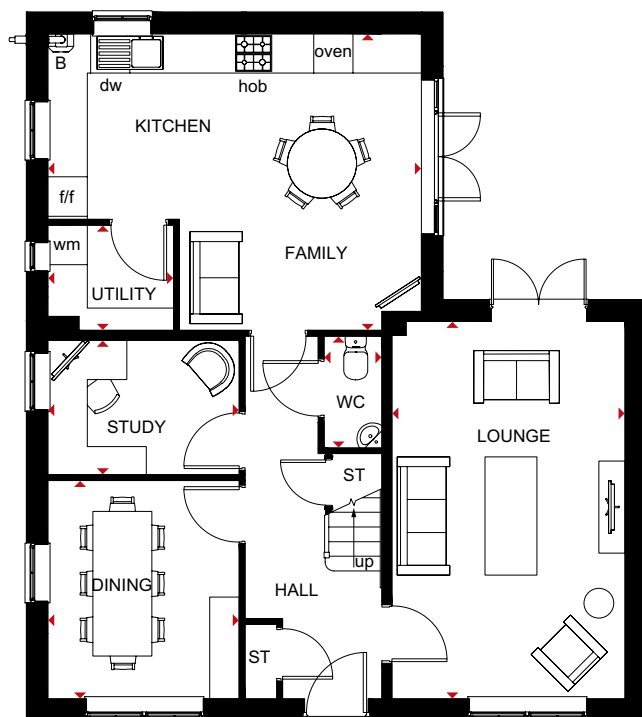
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ALNMOUTH

4 BEDROOM HOME

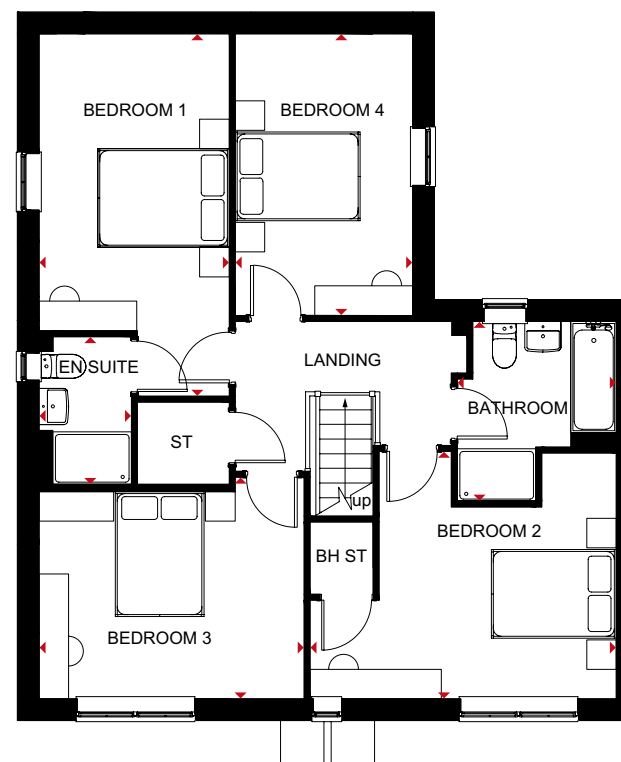
- The dual-aspect lounge of this bright and airy home is generously sized, with French doors to the garden
- The open-plan kitchen, also with French doors to the garden, has breakfast and family areas and utility space, making it an ideal family hub
- A separate dining room and a study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite, and a family bathroom with separate shower



Ground Floor

Lounge	5748 x 3550 mm	18'9" x 11'6"
Kitchen/Family/Dining	5675 x 4510 mm	18'6" x 14'8"
Study	2912 x 2048 mm	9'6" x 6'7"
Dining	3324 x 2912 mm	10'9" x 9'6"
Utility	1907 x 1599 mm	6'3" x 5'2"
WC	1765 x 884 mm	5'8" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	5519 x 2896 mm	18'1" x 9'5"
En suite	2250 x 1408 mm	7'4" x 4'6"
Bedroom 2	4662 x 3769 mm	15'3" x 12'4"
Bedroom 3	4035 x 3375 mm	13'2" x 11'1"
Bedroom 4	4289 x 2700 mm	14'1" x 8'9"
Bathroom	2739 x 2421 mm	8'10" x 7'9"

(Approximate dimensions)

KEY	B	Boiler	BH ST	Bulkhead store	f/f	Fridge/freezer space	◀▶	Dimension location
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THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder*, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>





BARRATT HOMES HISTORY

LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've** been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



*We are the only major housebuilder to be awarded this key industry award 12 years in a row. "We", "our", "us" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme 2010 to 2021 derived by the NHBC national new homes at eight weeks over 90% of Barratt Development PLC group customers would recommend our brands to a friend. Barratt Developments brands include Barratt London, Barratt Homes and David Wilson Homes. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. All distances/ journey times are approximate and are from Google Maps. **"exclusive", "we" and "us" refers to the Barratt Developments PLC Group brands.

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Images include optional upgrades at additional cost. Barratt Homes is a brand of BDW TRADING LIMITED (Company Number 03018173), a company registered in England whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF, VAT number GB633481836. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.
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