



CRINGLEFORD
HEIGHTS

NORFOLK



BARRATT
HOMES



STUNNING HOMES IN A GREAT LOCATION

BARRATT HOMES ARE BUILT AROUND THE WAY YOU WANT TO LIVE

Settling down at Cringleford Heights means you can enjoy a traditional village location with a welcoming atmosphere. Six-time winner of the Norfolk Village of the Year competition, Cringleford is home to a wide range of amenities while keeping you well-connected in a semi-rural setting.

The growing community brings with it a distinctive charm and ensures a range of essential and recreational facilities are close by including a doctor's surgery, supermarkets, a veterinary clinic, two pubs and the Willow Centre – a social hub hosting an array of classes in the heart of the village. Our collection of high-quality properties provides the chance to call this sought-after location home.

An established neighbourhood awaits and there are plenty of opportunities for commuting to towns and cities further afield, as Cringleford sits just three miles southwest of the thriving city of Norwich. What's more, the A11, A47 and A140 are in close proximity which bring the University of East Anglia, Norfolk and Norwich University Hospital and Norwich Research Park within comfortable reach.

Parents can rest assured knowing the Ofsted-rated 'Outstanding' Cringleford CE VA Primary School is on the doorstep, while Marston Marshes and Eaton Park are close by for perfect family outings.

OUTSTANDING DESIGN

WITH YOU EVERY STEP OF THE WAY

Meeting modern demands, the versatile designs of our properties at Cringleford Heights will help you find a home to perfectly suit your every need. Quality and flexibility are top priorities and open-plan layouts present the opportunity for you to personalise your home to your own unique tastes.

Whether it's for home working or entertaining guests, the adaptability of our properties – with spare bedrooms and dedicated studies – ensures all of your new-found priorities are accommodated. Meanwhile, the right balance between comfortable family living and private space is achieved through touches such as an en suite bathroom to the main bedroom.

Our goal is to provide you with a home that fills you with pride from the moment you open the front door. Welcoming hallways lead to bright and airy living areas, each of which is tailored to meet the desire for convenience, warmth and relaxation. The living rooms, kitchens and dining areas make up the heart of these family homes, while French doors leading to rear gardens invite natural light in and make the summer months even more enjoyable.

Our properties are designed with quality and energy efficiency in mind, helping you to achieve contemporary living in a new home.





CRINGLEFORD HEIGHTS

NORFOLK

- The Kenley**
2 Bedroom Home
Plots: 345, 346, 347, 393 & 394
- The Maidstone**
3 Bedroom Home
Plots: 236, 237, 238, 239, 244, 245, 246, 249, 250, 279, 280, 282, 283, 302, 303, 330, 331, 334, 335, 336, 337, 350, 351, 353, 352, 354, 380 & 381
- The Kingsville**
3 Bedroom Home
Plots: 240, 241, 247, 248, 287, 288, 326, 327, 332, 333, 342, 343, 348, 349, 375, 376, 391, 392, 399 & 398
- The Moresby**
3 Bedroom Home
Plot: 235, 278, 353, 374, 382 & 390
- The Denby**
3 Bedroom Home
Plot: 281, 284, 300, 301 & 379
- The Lutterworth**
3 Bedroom Home
Plots: 243, 356, 378 & 389
- The Hesketh**
4 Bedroom Home
Plot: 251, 329, 338, 344 & 395
- The Chester**
4 Bedroom Home
Plots: 285, 286, 328, 341, 355, 357, 358, 359, 377, 397, 400 & 401
- The Radleigh**
4 Bedroom Home
Plots: 242, 339 & 340
- AH Affordable Housing**
- L.E.A.P. Local Equipped Area of Play**
- V Visitors Parking Space**
- POS Public Open Space**
- BCP Bin Collection Point**
- CS Cycle Store**
- BS Bin Store**
- Street Light**



barratthomes.co.uk



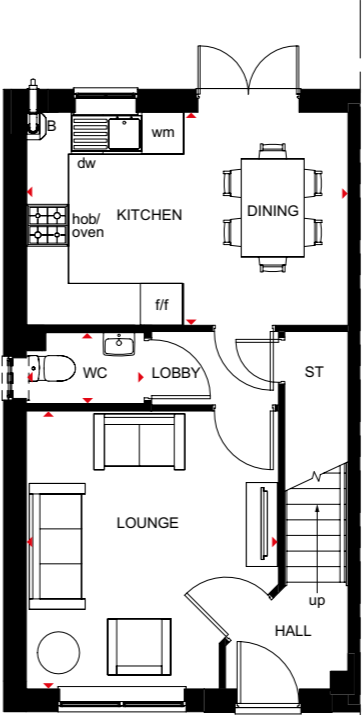
BARRATT
HOMES

ELLERTON

3 BEDROOM HOME



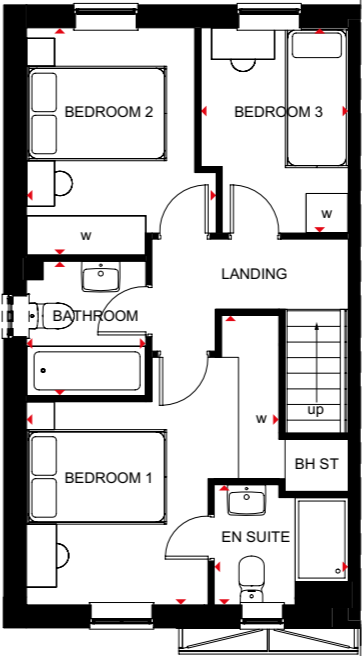
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a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



Ground Floor

| | | |
|----------------|----------------|---------------|
| Lounge | 3907 x 3906 mm | 12'8" x 12'8" |
| Kitchen/Dining | 4549 x 3048 mm | 14'9" x 10'0" |
| WC | 1671 x 1035 mm | 5'5" x 3'4" |

(Approximate dimensions)



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 3607 x 3683 mm | 11'9" x 12'1" |
| En suite | 1944 x 1716 mm | 6'4" x 5'6" |
| Bedroom 2 | 2694 x 3245 mm | 8'8" x 10'6" |
| Bedroom 3 | 2144 x 2917 mm | 7'0" x 9'6" |
| Bathroom | 1705 x 1917 mm | 5'6" x 6'3" |

(Approximate dimensions)

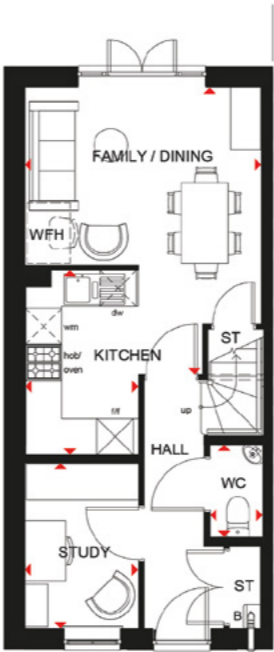
| | | | | | | |
|------------|-------|----------------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | w | Wardrobe space |
| | ST | Store | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | BH ST | Bulkhead store | dw | Dishwasher space | | |

KINGSVILLE

3 BEDROOM HOME



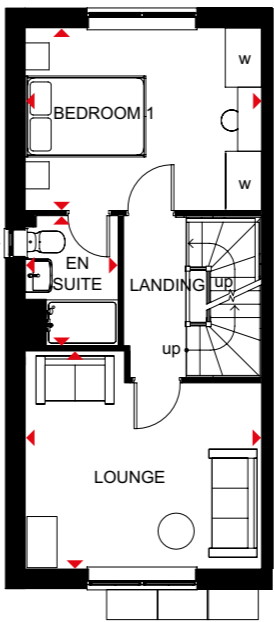
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the main bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



Ground Floor

| | | |
|---------------|----------------|---------------|
| Dining/family | 3899 x 4757 mm | 12'8" x 15'6" |
| Kitchen | 1866 x 3060 mm | 6'1" x 10'0" |
| Study | 1855 x 2744 mm | 6'1" x 9'0" |
| WC | 878 x 1591 mm | 2'9" x 5'2" |

(Approximate dimensions)

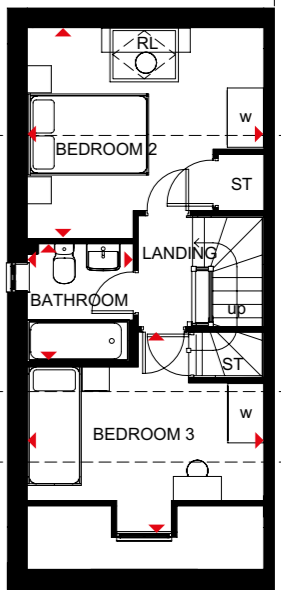


First Floor

| | | |
|-----------|----------------|----------------|
| Lounge | 3957 x 3625 mm | 12'10" x 11'9" |
| Bedroom 1 | 3957 x 2997 mm | 12'10" x 9'8" |
| En suite | 1551 x 2163 mm | 5'1" x 7'1" |

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



Second Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 2 | 3957 x 3494 mm | 12'10" x 11'5" |
| Bedroom 3 | 3957 x 3371 mm | 12'10" x 11'1" |
| Bathroom | 1705 x 1963 mm | 5'6" x 6'4" |

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

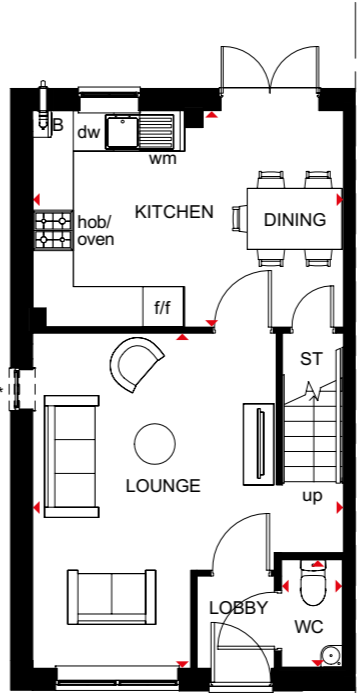
| | | | | | | |
|-----|----|-----------------------|-----|----------------------|----|--------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space | w | Wardrobe space |
| | ST | Store | dw | Dishwasher space | ◀▶ | Dimension location |
| | wm | Washing machine space | RL | Roof light | | |

MAIDSTONE

3 BEDROOM TERRACED HOME



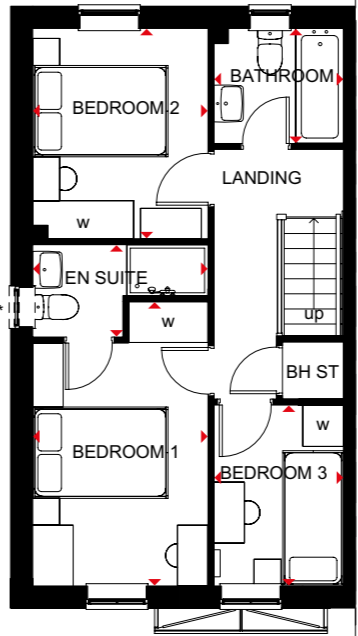
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|----------------|---------------|
| Lounge | 4589 x 4950 mm | 15'1" x 16'2" |
| Kitchen/Dining | 4590 x 3202 mm | 15'1" x 10'5" |
| WC | 935 x 1647 mm | 3'1" x 5'4" |

(Approximate dimensions)
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans.



First Floor

| | | |
|-----------|----------------|--------------|
| Bedroom 1 | 2595 x 4189 mm | 8'5" x 13'7" |
| En suite | 2595 x 1365 mm | 8'5" x 4'5" |
| Bedroom 2 | 2595 x 3098 mm | 8'5" x 10'2" |
| Bedroom 3 | 1914 x 2661 mm | 6'3" x 8'7" |
| Bathroom | 1914 x 1702 mm | 6'3" x 5'6" |

(Approximate dimensions)
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans.

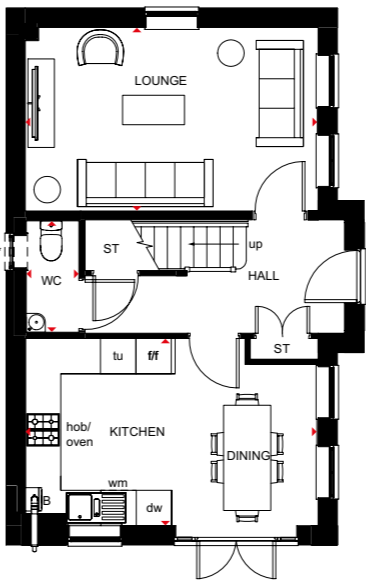
| | | | | | | |
|-----|-------|---------------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | w | Wardrobe space |
| | ST | Store | f/f | Fridge/freezer space | ◄► | Dimension location |
| | BH ST | Bulhead store | dw | Dishwasher space | |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

HESKETH DETACHED

4 BEDROOM DETACHED HOME



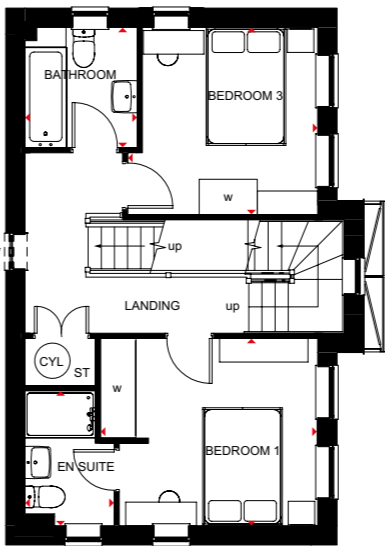
- Good-sized detached home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the main bedroom with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor



Ground Floor

| | | |
|----------------|----------------|---------------|
| Lounge | 4934 x 3113 mm | 16'2" x 10'2" |
| Kitchen/Dining | 4934 x 3163 mm | 16'2" x 10'4" |
| WC | 915 x 1863 mm | 3'0" x 6'2" |

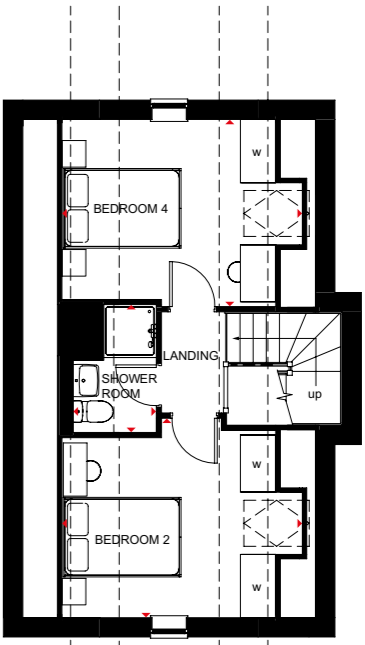
(Approximate dimensions)
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 3637 x 3175 mm | 11'9" x 10'4" |
| En suite | 1511 x 2287 mm | 4'10" x 7'5" |
| Bedroom 3 | 3135 x 3175 mm | 10'3" x 10'4" |
| Bathroom | 1888 x 2013 mm | 6'2" x 6'6" |

(Approximate dimensions)
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots



Second Floor

| | | |
|--------------|----------------|---------------|
| Bedroom 2* | 4076 x 3382 mm | 13'4" x 11'1" |
| Bedroom 4* | 4076 x 3135 mm | 13'4" x 10'3" |
| Shower room* | 1410 x 2168 mm | 6'6" x 7'1" |

(Approximate dimensions)
* Lowered ceiling heights

| | | | | | | |
|-----|-----|----------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | w | Wardrobe space |
| | ST | Store | f/f | Fridge/freezer space | tu | Tall unit |
| | CYL | Cylinder | dw | Dishwasher space | ◀▶ | Dimension location |
| | | | | | | |

RADLEIGH

4 BEDROOM DETACHED HOME



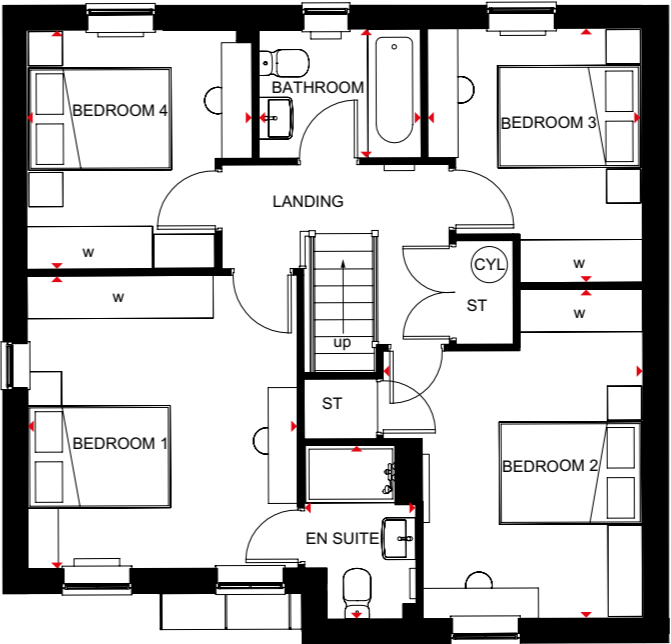
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

| | | |
|---------------------------|----------------|---------------|
| Lounge | 3361 x 5061 mm | 11'0" x 16'6" |
| Kitchen/ Dining/Family | 8068 x 3578 mm | 26'6" x 11'7" |
| Study | 2261 x 2106 mm | 7'4" x 6'9" |
| Utility | 1541 x 1634 mm | 5'1" x 5'4" |
| WC | 850 x 1621 mm | 2'8" x 5'3" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3557 x 3853mm | 11'7" x 12'6" |
| En suite | 1500 x 2308mm | 4'9" x 7'6" |
| Bedroom 2 | 3423 x 4320mm | 11'2" x 14'2" |
| Bedroom 3 | 2810 x 3345mm | 9'2" x 10'10" |
| Bedroom 4 | 2958 x 3147mm | 9'7" x 10'3" |
| Bathroom | 2137 x 1694mm | 7'0" x 5'6" |

(Approximate dimensions)

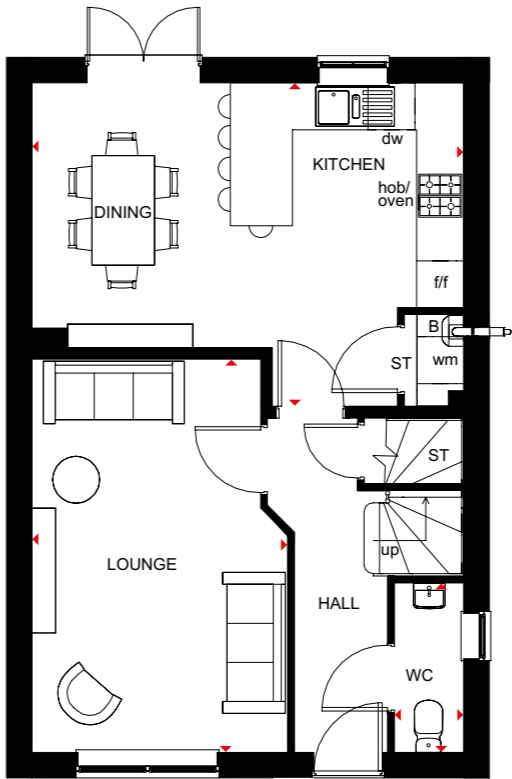
| | | | | | | |
|------------|-----|----------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | td | Tumble dryer space |
| | ST | Store | f/f | Fridge/freezer space | w | Wardrobe space |
| | CYL | Cylinder | dw | Dishwasher space | ◀▶ | Dimension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

CHESTER DETACHED

4 BEDROOM DETACHED HOME



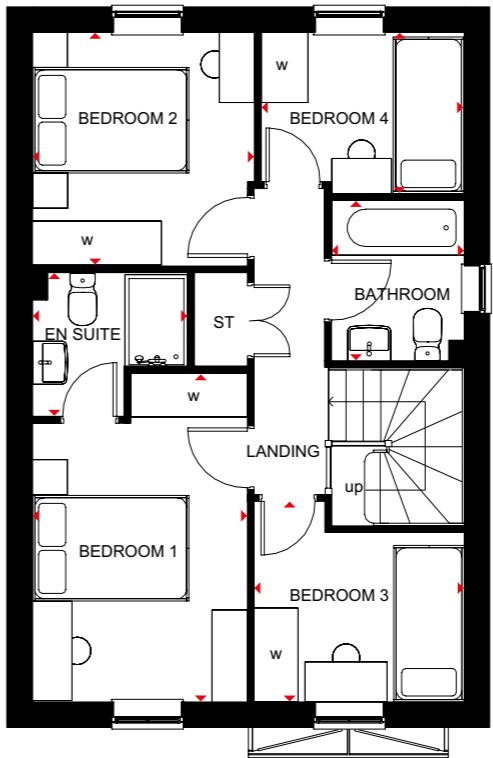
- An ideal family home filled with light through oversized windows
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main bedroom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



Ground Floor

| | | |
|----------------|----------------|----------------|
| Lounge | 3231 x 5005 mm | 10'6" x 16'4" |
| Kitchen/Dining | 5479 x 4121 mm | 17'10" x 13'5" |
| WC | 860 x 2130 mm | 2'8" x 6'9" |

[Approximate dimensions]



First Floor

| | | |
|-----------|----------------|--------------|
| Bedroom 1 | 2716 x 4200 mm | 8'9" x 13'8" |
| En suite | 2053 x 1835 mm | 6'7" x 6'0" |
| Bedroom 2 | 2801 x 2969 mm | 9'2" x 9'7" |
| Bedroom 3 | 2686 x 2548 mm | 8'8" x 8'4" |
| Bedroom 4 | 2606 x 2031 mm | 8'5" x 6'7" |
| Bathroom | 1698 x 2048 mm | 5'6" x 6'7" |

[Approximate dimensions]

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



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.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Cringleford Heights is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. All distances/journey times are approximate and are from Google Maps. First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. *"exclusive", "we" and "us" refers to the Barratt Developments PLC Group brands. *"we" are the only major national housebuilder to be awarded this award 10 years running.

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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