



# Churchfields

HOVETON

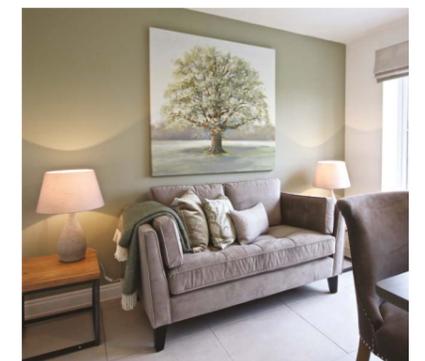
**FW**  
PROPERTIES



# Welcome to Churchfields

by FW Properties

Our stunning new collection of 25 homes are set in the heart of the beautiful Norfolk Broads, next to St John's Church and its open fields, on the edge of the pretty village of Hoveton. In a range of styles and finishes. Each property has been thoughtfully designed in a range of styles and finishes to accommodate you and your family, whether you're looking to upsize or downsize. Each home offers a taste of traditional country life combined with exceptional contemporary living.



# Hoveton & Wroxham

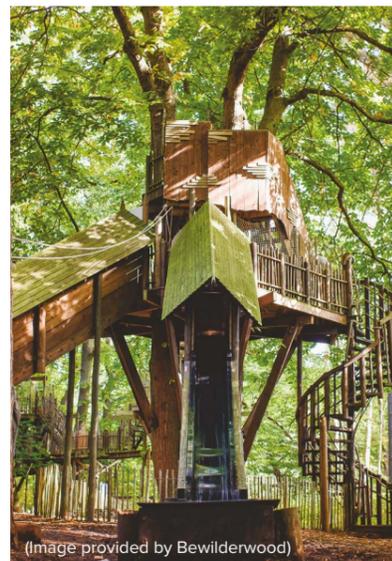
Hoveton is at 'the Heart of the Norfolk National Park'. From its unique position beside the River Bure, this well-loved village easily earns its reputation. Within reach of the dramatic landscapes, big skies and wide horizons of the North Norfolk coast and the rare beauty of the Broads and its picturesque waterways, the village is also just nine miles north of the vibrant, multicultural Norwich – the City of Stories.

Hoveton is a bustling community with everything you need on your doorstep including an array of shops, restaurants, cafes, and friendly pubs. Plus, you'll find two schools, a post office and a medical centre. In the heart of the parish boasts a village hall, community centre and three churches and the two riverside parks are perfect places to go with the children. The railway station keeps you connected to Norwich and its national rail service, and there are also great road links to the rest of the country.

Dubbed the 'Capital of the Norfolk Broads', Wroxham is renowned as the destination to start your day trip or holiday exploring the county's famous waterways. You can hire day boats and bicycles from this bustling town, go on a guided river trip with Broads Tours, or head to the station and take a ride on the Bure Valley Railway. Its vast range of traditional shops and restaurants make it a must-visit on the weekends.



1.



2.

- 1. St John's Hoveton Church
- 2. Bewilderwood



3.



4.

Wroxham Barns is a must-visit with its farm, fantastic indoor play area, mini-golf, boutique shops and restaurant serving delicious local produce.

A haven for children, the enchanting adventure park of Bewilderwood is within easy reach of your new home. This award winning treehouse outdoor park is fun for the entire family, from boat trips to mazes and zip-wires, there is plenty to enjoy for all ages.



5.

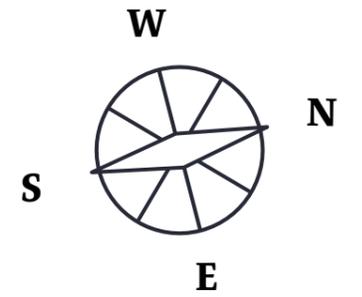
- 3. Wroxham Broads
- 4. Roys of Wroxham signage
- 5. Wroxham Barns
- 6. Wroxham Bridge

6.



# Site Plan

## Churchfields, Hoveton



Plot	Type	Layout	
1, 22 & 25	Type A	Three-bedroom detached bungalow	<span style="color: blue;">■</span>
2 & 3	Type B	Two-bedroom semi-detached bungalow	<span style="color: maroon;">■</span>
4, 5 & 7	Type C	Four-bedroom detached house	<span style="color: purple;">■</span>
6 & 9	Type D	Five-bedroom detached house	<span style="color: magenta;">■</span>
8	Type E	Four-bedroom detached bungalow	<span style="color: red;">■</span>
10	Type F	Five-bedroom detached house	<span style="color: orange;">■</span>
11 & 12	Type G	Four-bedroom detached house	<span style="color: yellow;">■</span>
13 & 14	Type H	Three-bedroom semi-detached	<span style="color: lightgreen;">■</span>
23	Type I	Three-bedroom semi-detached	<span style="color: green;">■</span>
24	Type J	Two-bedroom semi-detached	<span style="color: darkblue;">■</span>

# The finer details

With nine different house types, from two-bed semi-detached bungalows to five-bed executive detached houses, these exclusive properties are all built to the highest standards. They benefit from the exceptional craftsmanship and quality you expect from traditional builders, and the most modern finishes and specifications offered by an innovative developer.

## Kitchen

### All House Types

- Classic shaker style Sheraton kitchen units with soft close mechanisms
- Recessed downlighters to ceiling
- Stainless steel sockets at worktop level
- Large format floor tiles

### House Type C, D, F & G

- Quartz work top including upstands with integrated 1½ bowl sink, and chrome monobloc swan neck tap
- Duel Fuel Rangemaster cooker with 5 ring gas hob
- Rangemaster extractor hood and splash back
- Candy Integrated dishwasher
- Integrated wine cooler (Type D & F only)
- Space for American Fridge / Freezer

### House Type E

- Side by side Candy single oven & combination oven / microwave
- Quartz work top including upstands with integrated 1½ bowl sink, and chrome monobloc swan neck tap
- Candy warming drawer
- Hoover induction hob on kitchen island
- Integrated wine cooler
- Space for American Fridge / Freezer

### House Type A, B, H, I & J

- Candy double oven
- Candy 4 ring gas hob, stainless steel splash back & extract hood
- Candy Integrated dishwasher
- Square edged laminate worktop (Type A has a Quartz worktop) and upstand with stainless steel 1½ bowl stainless steel sink and chrome monobloc swan neck tap
- Space for washing machine / dryer (where there is no utility)

## Finishes

### All House Types

- Fitted wardrobes to bedrooms where shown
- Polished chrome door furniture
- Walls painted white
- Ceilings – smooth finish, painted white
- White satin skirting and architraves

### House Type A, C, D, E, F & G

- White satin painted stairs with oak balustrade and newel cap (excluding bungalow)
- Oak veneered internal door

### House Type A, B, H, I & J

- White satin painted stairs and balustrade (excluding bungalows)
- White painted Dordogne style internal doors

## Bathrooms, en-suite shower rooms and cloakrooms

### All House Types

- Contemporary Ideal Standard Concept Air white sanitary ware & chrome fittings
- Wall and floor tiling
- Thermostatically controlled shower
- Rainfall shower to master en-suite
- Downlighters to ceiling
- Chrome towel radiators

## Utility

### House Type E, G & I

- Built in cupboards to match the kitchen
- Square edge laminate worktop and upstand
- Stainless steel sink and swan neck tap
- Large format floor tiles
- Recessed downlighters to ceiling
- Space for washing machine and tumble dryer

## General

- Gas central heating
- Mains, water, gas, electricity and drainage
- UPVC double glazed windows in ivory or grey
- TV points located in living room, study (where applicable) and all bedrooms
- Double sockets throughout
- 2Nr USB sockets in each property
- External tap
- Exterior lighting on PIR sensors
- Landscaped gardens with turfed front and seeded rear lawns
- Double/single garages (see site plan) with lighting and power
- External parking
- Patios and paving around the house
- Smoke detectors installed in the hall and landing
- **Fibre to the Premises Broadband capable of speeds up to 1Gbps**

## Environmental

- Photovoltaic panels to plots 6, 7, 8, 9 & 10

### House Type A, C, D, E, F, G & I also include:

- Underfloor heating to ground floor
- Parkray contemporary style wood burning stove

## Warranty

- 10 Year ICW warranty



Disclaimer – specification correct at time of going to print.

Indicative photos of show houses from previous FW developments.

# Type A

## Plot 1, 22 & 25

Everything on one floor, our large, three-bedroom bungalow benefits from a kitchen/dining room, utility room, living room, master bedroom with en-suite shower room, and a family bathroom with shower and bath.

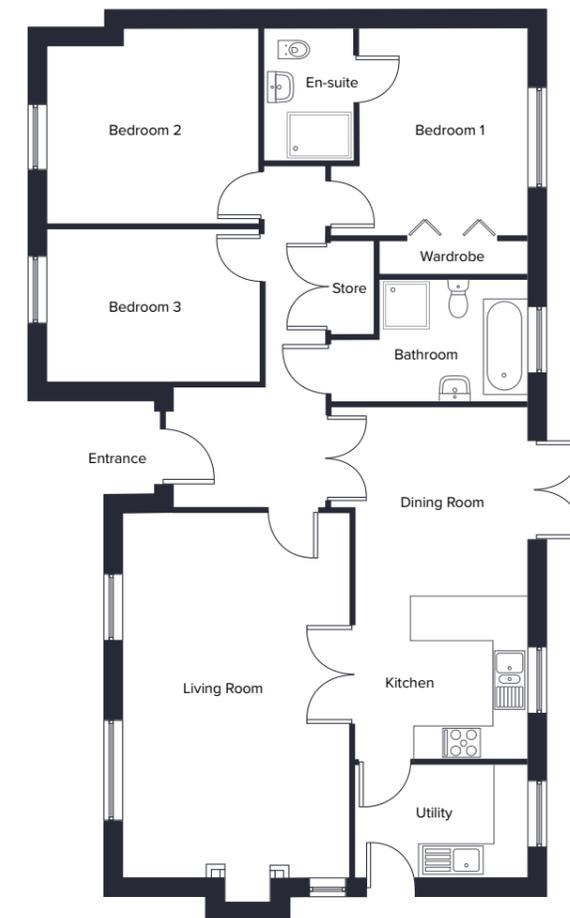
### 115m<sup>2</sup>– 1,238sqft

Living Room	6500mm x 4000mm
Kitchen/Dinning	6300mm x 3100mm
Utility	3100mm x 2000mm
Master Bedroom	3700mm x 3500mm (max)
Bedroom 2	3800mm x 3500mm (max)
Bedroom 3	3800mm x 2700mm

Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of this building refurbishment it is not possible to give more than a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm. Kitchen layout may vary, please refer to sales agent.



## Ground floor



# Type B

70m<sup>2</sup> – 754sqft

## Plots 2 & 3

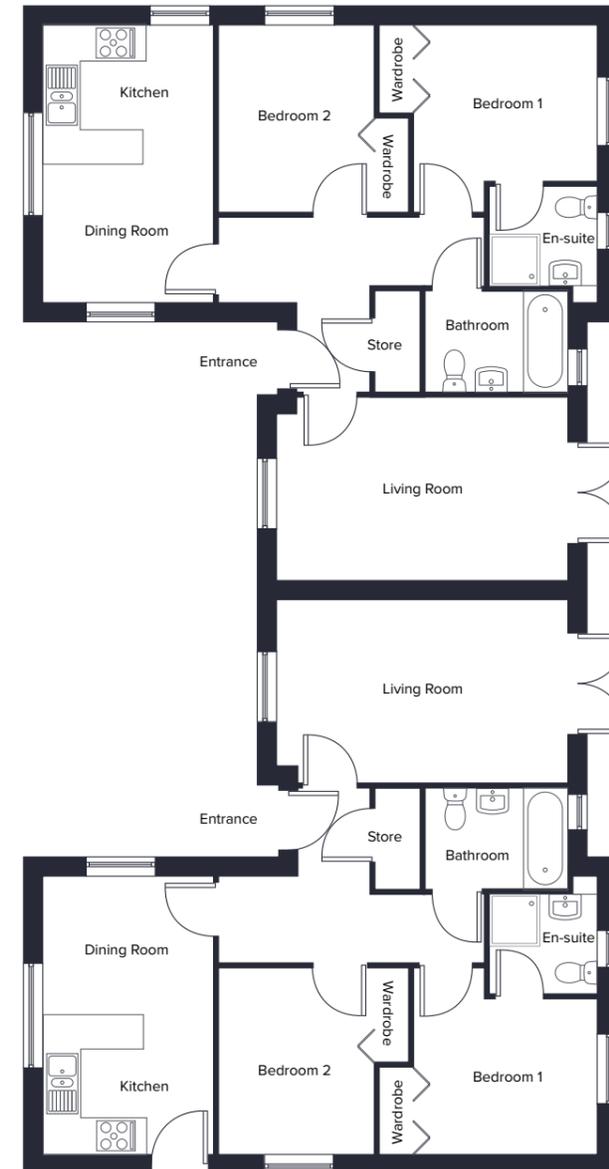
A compact and perfectly-formed two-bedroom, semi-detached bungalow includes a kitchen/dining room, separate living room, master bedroom with en-suite shower, and a family bathroom.

Living Room	5000mm x 3200mm
Kitchen/Dinning	4800mm x 2900mm
Master Bedroom	3200mm x 3200mm (max)
Bedroom 2	3200mm x 2700mm

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## Ground floor



Plot 2

Plot 3

# Type C

## Plot 4, 5 (H) & 7

Perfect for families, our four-bedroom home benefits from a large kitchen/dining area with dual aspect windows, family room, study, downstairs WC, and a utility room. Upstairs, two of the bedrooms include an en-suite shower.

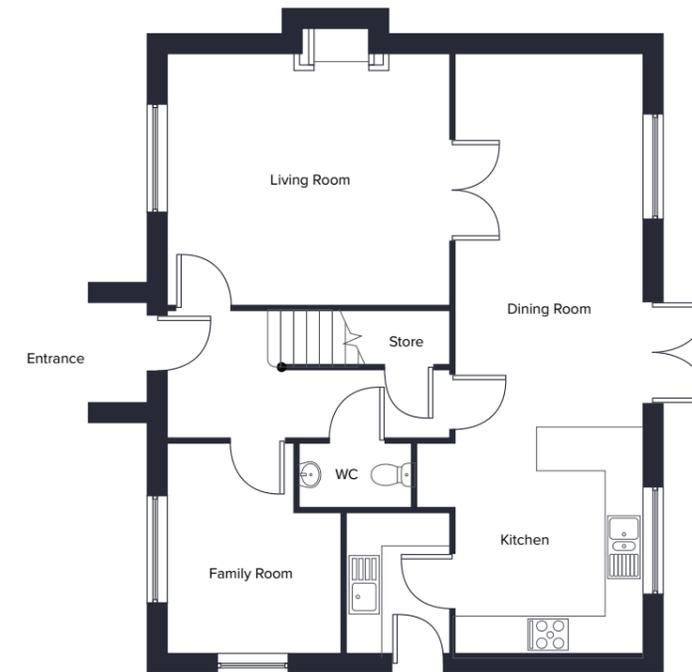
163m<sup>2</sup> – 1,754sqft

Living Room	4800mm x 4200mm
Kitchen/Dining	10100mm x 3200mm
Utility	2400mm x 1700mm
Study	3500mm x 2900mm
Master Bedroom	4200mm x 4000mm
Bedroom 2	4000mm (max) x 3500mm
Bedroom 3	3800mm x 3400mm (max)
Bedroom 4	3800mm x 2600mm

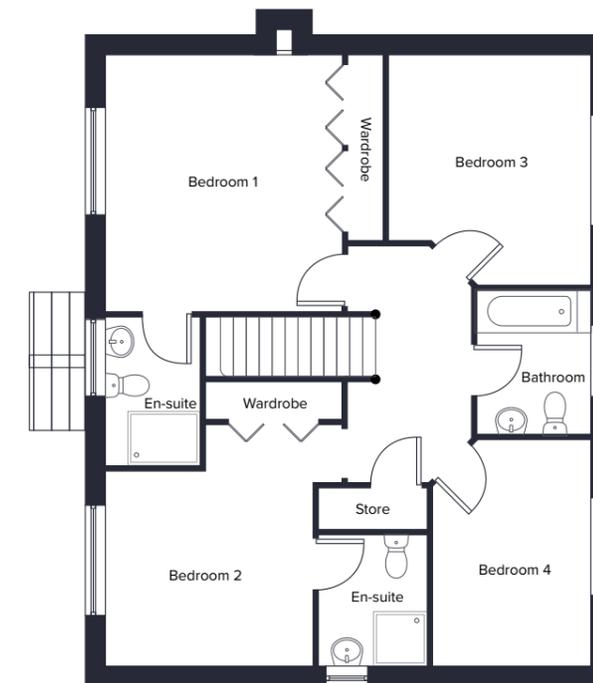
(H) = Handed.  
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## Ground floor



## First floor



# Type D

## Plot 6 & 9

This stunning five-bedroom house includes a kitchen/dining room, additional dining room, utility room, living room, study, lobby and downstairs WC. Upstairs, the five bedrooms include two with a dressing room and en-suite. The property also benefits from a family bathroom with bath and shower.

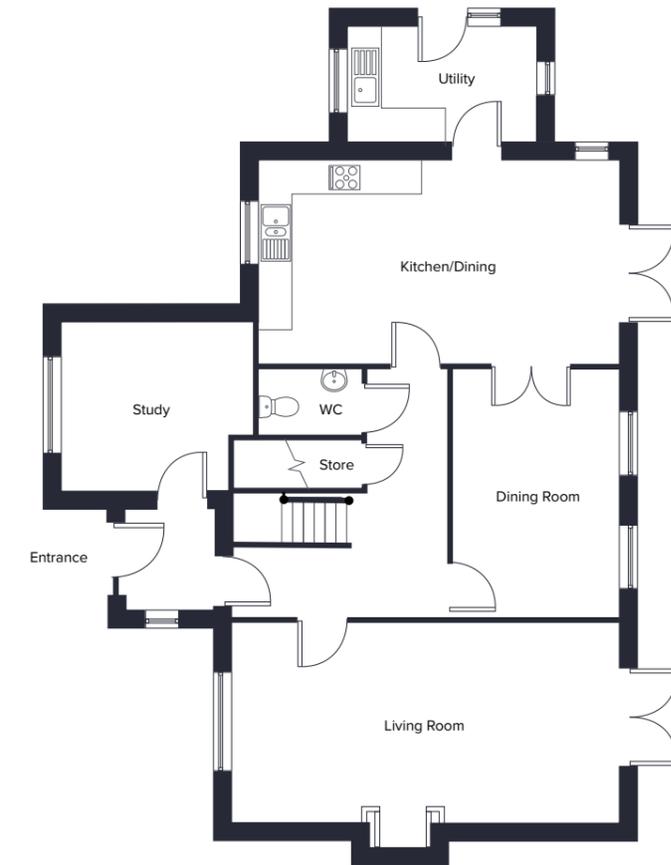
199m<sup>2</sup> – 2,142sqft

Living Room	7100mm x 3700mm
Dining Room	4600mm x 3000mm
Kitchen/Dining	6700mm x 3700mm
Utility	3400mm x 2100mm
Study	3500mm x 3100mm
Master Bedroom	4100mm x 3700mm
Bedroom 2	4000mm x 4000mm
Bedroom 3	3600mm x 3200mm
Bedroom 4	4000mm x 2500mm
Bedroom 5	2900mm x 2500mm

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## Ground floor



## First floor



# Type E

## Plot 8

This generous four-bedroom bungalow enjoys a spacious kitchen/living area, separate living room, utility room and WC. The master bedroom benefits from a luxurious en-suite including a stand alone bath, double basin and shower.

172m<sup>2</sup> – 1,851sqft

Kitchen/Living/Dining	7100mm x 5800mm
Sitting Area	4800mm x 4300mm
Utility	2400mm x 1700mm
Master Bedroom	4200mm x 4000mm (max)
Bedroom 2	3700mm x 3200mm
Bedroom 3	3700mm x 2900mm
Bedroom 4	3300mm x 3000mm

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## Ground floor



# Type F

## Plot 10

This incredible five-bedroom house has everything the larger family could need. A kitchen/dining room, utility room, family room, downstairs WC, additional dining room, spacious living room, five bedrooms (two with dressing room and en-suite shower), and a large family bathroom with bath and shower.

229m<sup>2</sup> – 2,465sqft

Kitchen/Dining	8400mm x 4500mm (max)
Living Room	5900mm x 4400mm
Dining	4000mm x 3700mm
Utility	2600mm x 1900mm
Family Room	5200mm x 3300mm
Master Bedroom	5200mm x 4100mm
Bedroom 2	3700mm x 3600mm
Bedroom 3	4700mm x 3700mm (max)
Bedroom 4	3700mm x 300mm
Bedroom 5	3500mm x 2500mm

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## Ground floor



## First floor



# Type G

## Plot 11 & 12

This perfectly proportioned four-bedroom home benefits from a kitchen/dining room, living room, utility room, and downstairs WC. Upstairs, the master bedroom enjoys an en-suite shower, while the property includes a family bathroom with bath and shower.

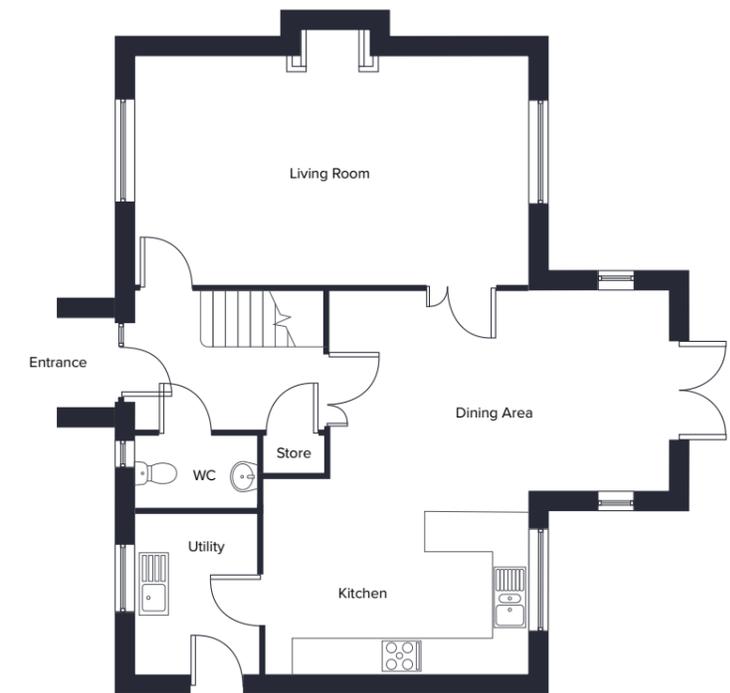
**153m<sup>2</sup> – 1,646sqft**

Kitchen/Dining	7100mm (max) x 6600mm
Living Room	6800mm x 3900mm
Utility	2700mm x 2100mm
Study	3500mm x 2900mm
Master Bedroom	4100mm x 3400mm
Bedroom 2	3900mm x 3800mm (max)
Bedroom 3	4100mm (max) x 3300mm
Bedroom 4	3300mm x 3100mm (max)

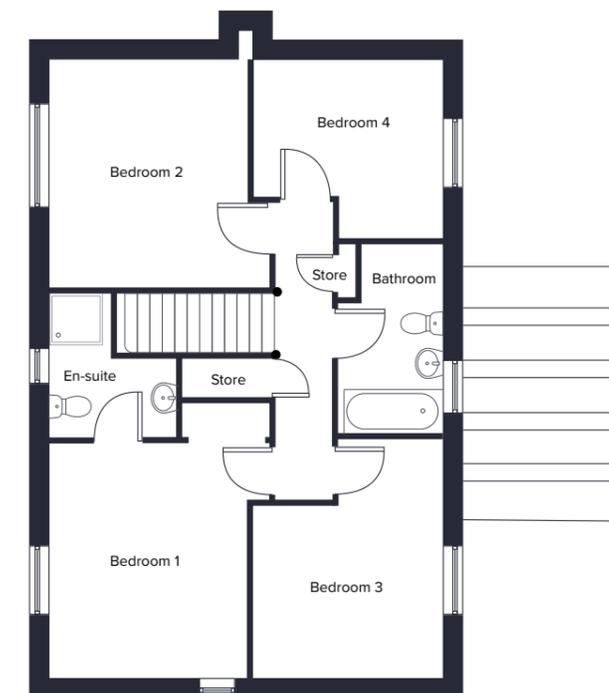
Please note plot 12 is render. Please refer to your sales consultant. Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of this building refurbishment it is not possible to give more than a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm. Kitchen layout may vary, please refer to sales agent.



## Ground floor



## First floor



# Type H

## Plots 13 and 14

This executive three-bedroom semi-detached property enjoys a kitchen/dining room, living room, downstairs WC, three bedrooms, and a family bathroom.

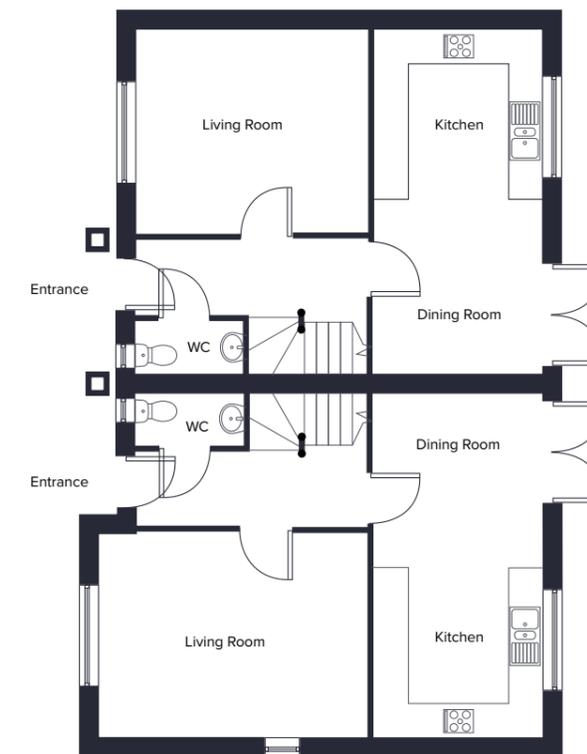
**Plot 13: 87m<sup>2</sup> – 937sqft**  
**Plot 14: 89m<sup>2</sup> – 958sqft**

Kitchen/Dining	6100mm x 3000mm
Living Room	4100mm x 3600mm
Master Bedroom	3800mm x 3000mm
Bedroom 2	3800mm (max) x 2600mm
Bedroom 3	2900mm x 2200mm

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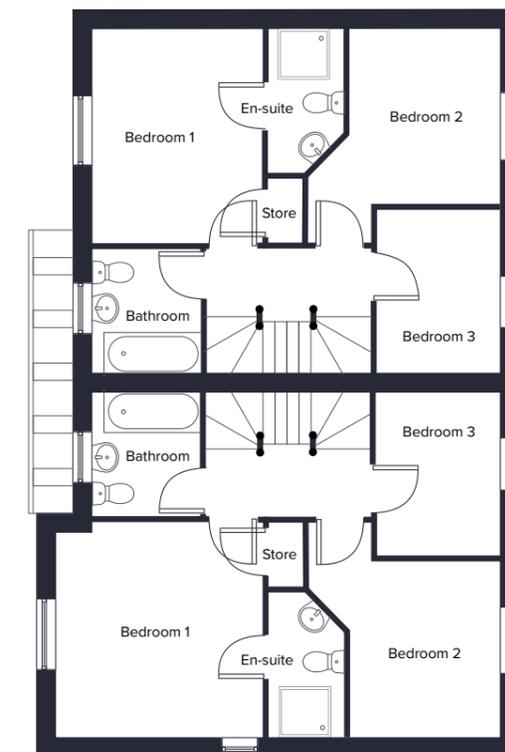
## Ground floor



**Plot 13**

**Plot 14**

## First floor



**Plot 13**

**Plot 14**

# Types I & J

## Plots 23 & 24

Our three-bedroom semi-detached house has a kitchen/dining room, living room, downstairs WC and a master bedroom with an en-suite shower, and a garage.

Our two-bedroom semi-detached house enjoys a kitchen/dining room, living room, downstairs WC and a master bedroom with en-suite shower.

**Plot 23: 83m<sup>2</sup> – 893sqft**  
**Plot 24: 71m<sup>2</sup> – 764sqft**

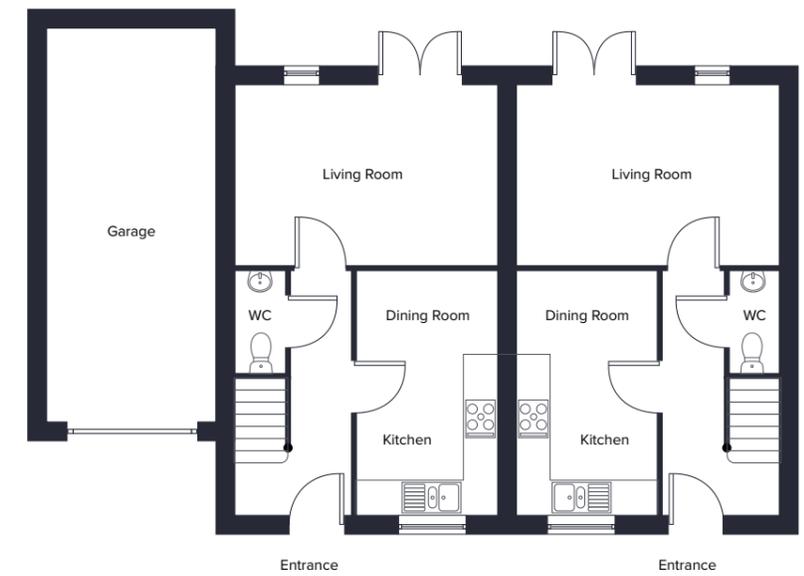
Kitchen/Dining	4300mm x 2500mm
Living Room	4600mm x 3200mm
Master Bedroom	4700mm (max) x 2900mm
Bedroom 2	4600mm (max) x 3000mm
Bedroom 3	2900mm x 2200mm

Note — Bedroom 3 has restricted head height to ceilings — please speak to your sales consultant.

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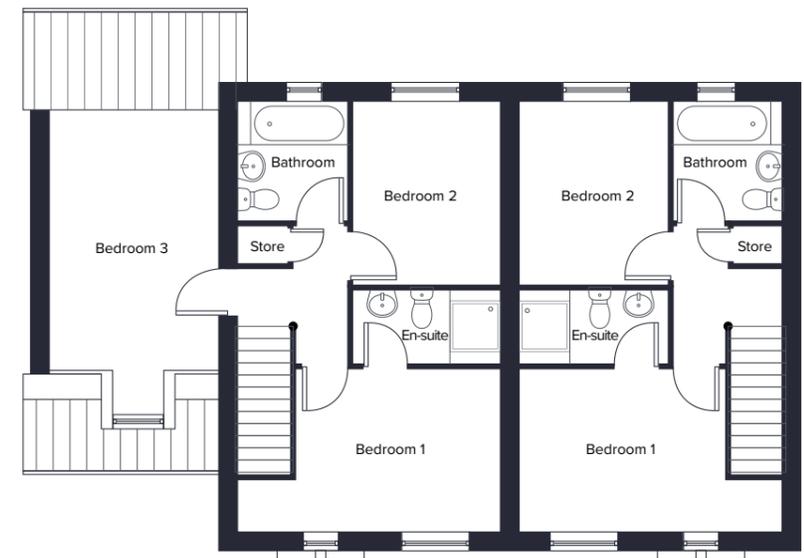
## Ground floor



Plot 23

Plot 24

## First floor



Plot 23

Plot 24

# Around & About

NR12 8QB

Within just half an hour you can be on the stunning North Norfolk coast with its beautiful beaches. Take time out by the windswept dunes of Winterton-on-Sea, head to the seaside town of Hemsby with its traditional amusements and penny arcades. Or venture to the welcoming town of Cromer with its Grade II listed Pier – the perfect place to eat your fish and chips.

Or, just an hour away, and a little further North, discover Holkham with its pine walk and wide open sands, and nearby Wells-next-the-Sea famous for its dog-friendly beach and stretch of cupcake-coloured beach huts.



## By Road

Norwich	8.4 miles	23 mins
Norwich Airport	9.4 miles	17 mins
North Walsham	9.9 miles	17 mins
Great Yarmouth	19.5 miles	33 mins
Cromer	18.6 miles	34 mins
Holt	23.1 miles	45 mins
Fakenham	30.4 miles	46 mins
Lowestoft	28.5 miles	48 mins
Thetford	41.2 miles	52 mins
Ely	68.7 miles	1 hour 27 mins
Cambridge	74.3 miles	1 hour 33 mins
Stansted Airport	94 miles	1 hour 39 mins
London	128 miles	2 hours 36 mins

## By Train

Norwich	18 minutes
Cromer	31 minutes
Sheringham	44 minutes
London Liverpool Street	2 hours 30 mins



1. Norwich Cathedral



# At home with the surroundings

At FW Properties, we believe property development is more than just buildings. It's all about designing and constructing homes that complement the existing landscape. Creating places that we would be proud to live in.

A specialist property development company with more than 50 years' experience, we take pride in producing beautiful homes in Norfolk and Suffolk that embrace the locality and character of their surroundings.

Working with a range of professional partners, we ensure high quality construction values are built into every project to create buildings that integrate naturally not just with their surroundings, but with local communities too.

Learn more at [www.fw-properties.com](http://www.fw-properties.com)



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www.bidwells.co.uk



Backed by  
HM Government

**Churchfields, Hoveton, Norfolk NR12 8QB**

It is not possible in a brochure of this nature to do more than give a general impression of the range, variety and quality of the homes we offer at Churchfields. The computer generated images, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details and materials used. Please refer to current drawings with your Sales Consultant.