Willow Place

HEMPNALL • NORFOLK

FW
PROPERTIES

Welcome to Willow Place

Hidden away in the charming Norfolk village of Hempnall, Willow Place is a stunning collection of just twenty three family homes.

Thoughtfully designed in harmony with the picturesque countryside surroundings and carefully built to the most exacting standards, this exclusive development offers rural living at its finest – all within 25 minutes drive of central Norwich.

Hempnall and beyond

Vast open skies. Invigorating country walks. Acres of open space to explore. Hempnall's rural Norfolk location marries the desirability of countryside living with a real sense of community. Amenities on your doorstep include a bakers, convenience store, village hall, playing field and a charming primary school.
'The Hempnall Trust', a village charity, runs The Hempnall Mill Centre at the site of Hempnall Mill.

Hempnall lies on the B1527, with neighbouring villages including Tasburgh and Saxlingham Nethergate. This links easily to the A140 that leads to Norwich in one direction and Diss in the other. Just along the A140 at Long Stratton there is a Co-op Supermarket this can be reached in under 10 minutes. Picturesque Beccles can be reached in 20 minutes, historic Bury St. Edmunds in an hour and the cosmopolitan city of Norwich is a mere 25 minutes up the road. From there, the excellent rail links will have you in Cambridge within 1 hour 11 minutes, Bury St. Edmunds in 55 minutes, and London Liverpool Street is a manageable 1 hour 44 minutes.

And if ever you crave the hustle and bustle of the big city, you'll find the excellent shopping, vibrant eateries and rich cultural heritage of Norwich just 11 miles up the road.

HEMPNALL

Welcome to
Hempnall Primary School

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.

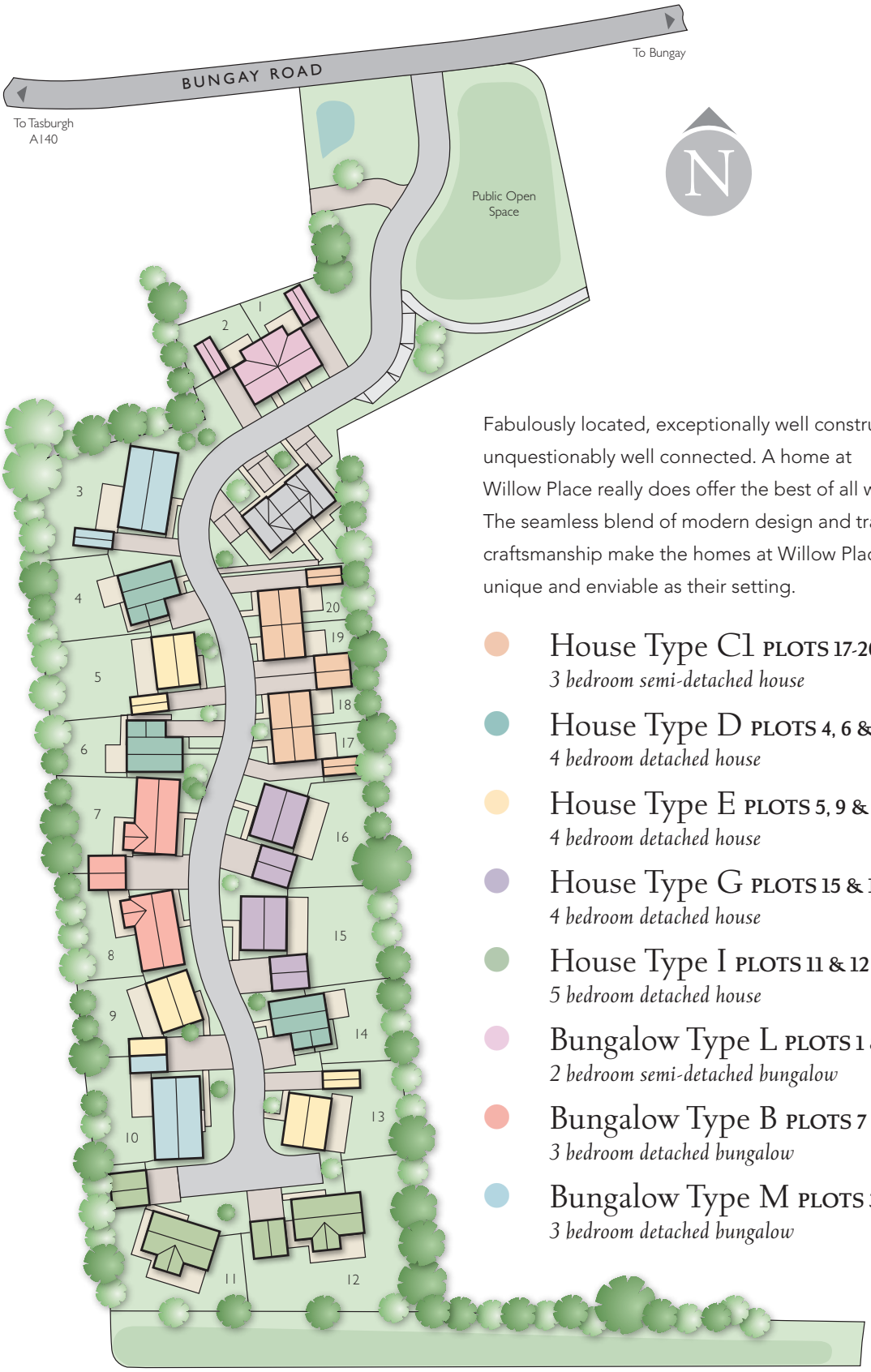
A specialist property development company with more than 45 years' experience, we take pride in producing beautiful homes in Norfolk and Suffolk that embrace the locality and character of their surroundings.

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.

This year FW Properties are celebrating their 10th Anniversary, creating wonderful homes for families throughout this time, we look forward to creating your new home and many special memories in the years to come.

Learn more at
www.fwproperties.com

The Development



Fabulously located, exceptionally well constructed, unquestionably well connected. A home at Willow Place really does offer the best of all worlds. The seamless blend of modern design and traditional craftsmanship make the homes at Willow Place as unique and enviable as their setting.

- House Type C1 PLOTS 17-20
  3 bedroom semi-detached house
- House Type D PLOTS 4, 6 & 14
  4 bedroom detached house
- House Type E PLOTS 5, 9 & 13
  4 bedroom detached house
- House Type G PLOTS 15 & 16
  4 bedroom detached house
- House Type I PLOTS 11 & 12
  5 bedroom detached house
- Bungalow Type L PLOTS 1 & 2
  2 bedroom semi-detached bungalow
- Bungalow Type B PLOTS 7 & 8
  3 bedroom detached bungalow
- Bungalow Type M PLOTS 3 & 10
  3 bedroom detached bungalow

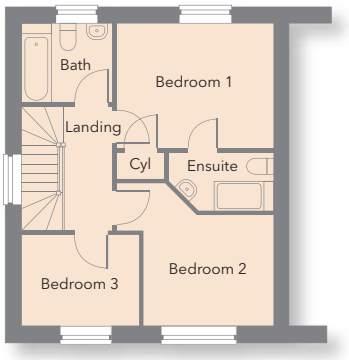
House Type C1 PLOTS 17 - 20

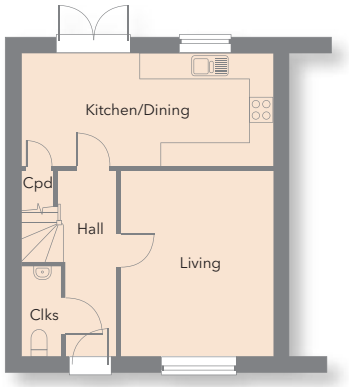
A lovely 3 bedroom semi-detached house with a single garage, 2 bathrooms and spacious living space and open plan kitchen/dining area.

Ground Floor		
Living	4.6m x 3.7m	15'1" x 12'1"
Kitchen/Dining	2.7m x 6.2m	8'10" x 20'4"

First Floor		
Bedroom 1	3.1m x 3.9m	10'2" x 12'9"
Bedroom 2	3.5m x 3.9m	11'5" x 12'9"
Bedroom 3	2.3m x 2.9m	7'6" x 9'6"

Total – 92.3 sq m / 993 sq ft





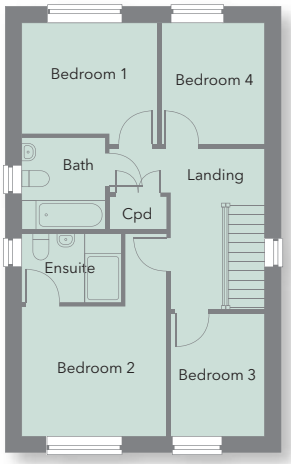
Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.. Room dimensions shown are maximum and are plus/minus 100mm.

House Type D PLOTS 4, 6 & 14

A superb 4 bedroom detached house with an attached single garage, 2 bathrooms, spacious living space with french doors to rear garden and a large open plan kitchen/dining area.

Ground Floor		
Living	4.2m x 6.0m	13'9" x 19'8"
Kitchen/Dining	3.4m x 5.8m	11'1" x 19'0"
First Floor		
Bedroom 1	3.3m x 3.0m	10'9" x 9'10"
Bedroom 2	3.6m x 5.0m	12'9" x 16'4"
Bedroom 3	2.3m x 3.0m	7'6" x 9'10"
Bedroom 4	2.6m x 3.0m	8'6" x 9'10"

Total – 121 sq m / 1302 sq ft



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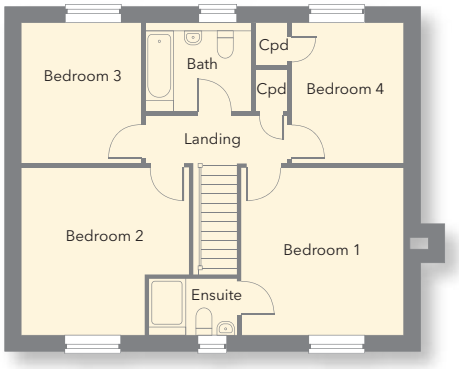
House Type E PLOTS 5, 9 & 13

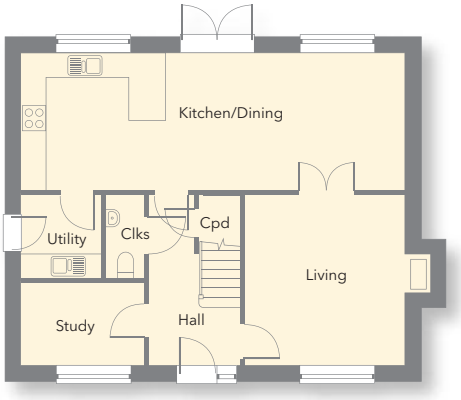
A wonderful 4 bedroom detached house with a single garage, 2 bathrooms, spacious living space with log burner, study, large open plan kitchen/dining area and separate utility room.

Ground Floor		
Living	4.2m x 3.9m	13'9" x 12'9"
Kitchen/Dining	3.4m x 9.4m	11'1" x 30'10"
Study	2.0m x 2.9m	6'6" x 9'6"

First Floor		
Bedroom 1	4.1m x 4.0m	13'5" x 13'1"
Bedroom 2	4.2m x 4.1m	13'9" x 13'5"
Bedroom 3	3.5m x 3.0m	11'5" x 9'10"
Bedroom 4	3.5m x 2.8m	11'5" x 9'2"

Total – 144.8 sq m / 1558 sq ft





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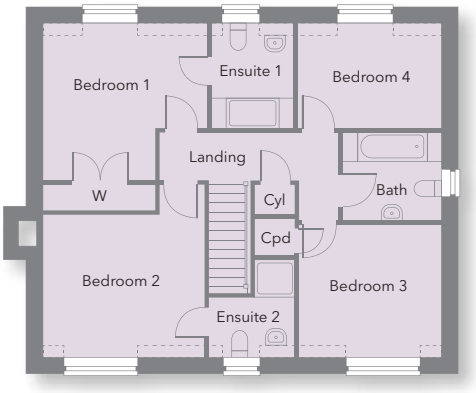
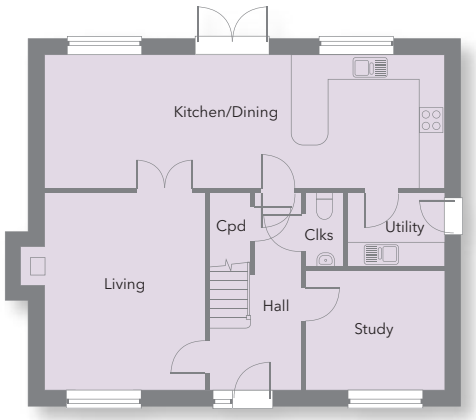
House Type G PLOTS 15 & 16

A superb, spacious 4 bedroom detached house with a double garage, spacious living space with log burner, large open plan kitchen/dining area and separate utility room with 2 bathrooms upstairs.





Ground Floor		
Living	3.9m x 4.8m	12'9" x 15'8"
Kitchen/Dining	3.3m x 9.8m	10'9" x 32'1"
Study	3.4m x 2.9m	11'1" x 9'6"

First Floor		
Bedroom 1	4.6m x 4.1m	15'1" x 13'5"
Bedroom 2	4.2m x 4.0m	13'9" x 13'1"
Bedroom 3	3.3m x 3.5m	10'9" x 11'5"
Bedroom 4	2.6m x 3.5m	8'6" x 11'5"

Total – 161.7 sq m / 1740 sq ft

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House Type I PLOTS 11 & 12

A magnificent 5 bedroom executive detached house with a double garage, 3 bathrooms and spacious dual aspect living space, and a wonderful open plan kitchen/ dining area with family room and separate utility room.

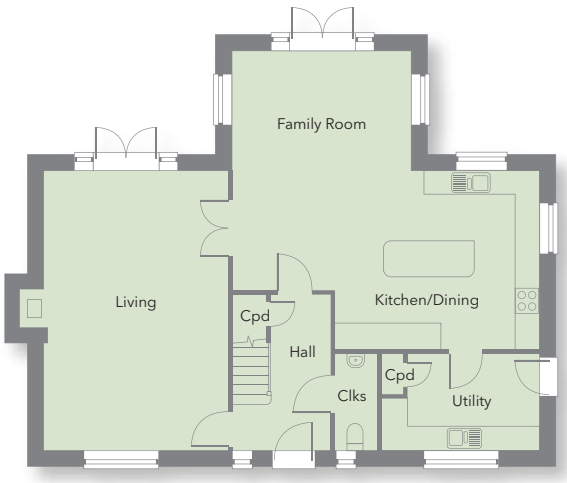
Ground Floor

Living	6.9m x 4.5mm	22'7" x 14'9"
Kitchen/Dining/Family	7.3m x 7.5mm	23'11" x 24'7"
Utility	3.9m x 2.4m	12'9" x 7'10"

First Floor

Bedroom 1	4.4m x 4.8m	14'5" x 15'8"
Bedroom 2	4.5m x 3.4m	14'9" x 00'00"
Bedroom 3	3.4m x 4.5m	11'1" x 14'9"
Bedroom 4	3.2m x 3.4m	10'5" x 11'1"
Bedroom 5	3.4m x 3.1m	11'1" x 10'2"

Total – 193.6 sq m / 2083 sq ft



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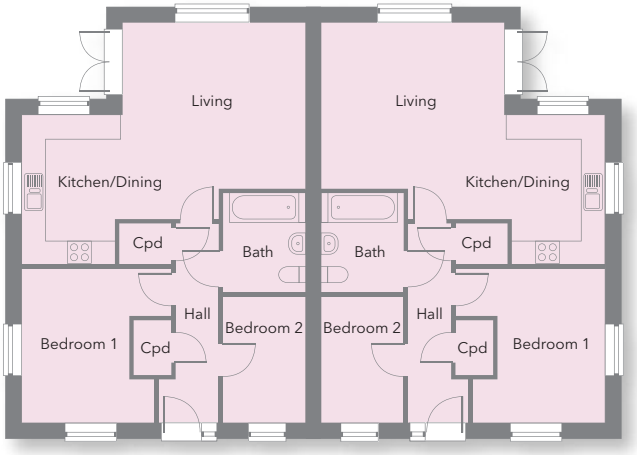
Bungalow Type L PLOTS 1 & 2

A lovely 2 bedroom semi-detached bungalow with a single garage, and large open plan kitchen/dining/living area.

Kitchen/Dining/Living	7.0m x 4.8m	22'11" x 15'8"
Bedroom 1	3.7mx 3.8m	12'1" x 12'5"
Bedroom 2	2.1m x 3.1m	6'10" x 10'2"

Total – 62.9 sq m / 677 sq ft



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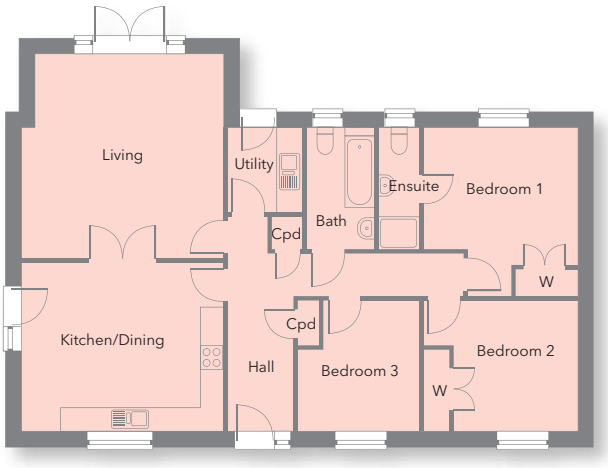
Bungalow Type B PLOTS 7 & 8

A superb 3 bedroom detached bungalow with a single garage, 2 bathrooms and spacious living space with french doors to rear garden, large open plan kitchen/dining area and separate utility room.

Living	5.0m x 4.9m	16'4" x 16'0"
Kitchen/Dining	4.1m x 4.9m	13'5" x 16'0"
Utility	1.9m x 2.1m	6'2" x 6'10"
Bedroom 1	4.2m x 3.8m	13'9" x 12'5"
Bedroom 2	3.8m x 3.2m	12'5" x 10'5"
Bedroom 3	3.0m x 3.2m	9'10" x 10'5"

Total – 109.9 sq m / 1182 sq ft



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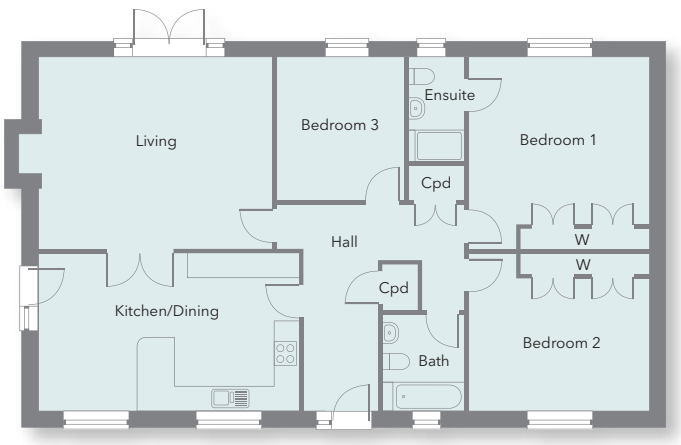
Bungalow Type M PLOTS 3 & 10

A superb 3 bedroom detached bungalow with a single garage,
2 bathrooms and spacious living space with french doors to rear garden,
large open plan kitchen/dining area.

Living	4.7m x 5.7m	15'5" x 18'8"
Kitchen/Dining	3.9m x 6.4m	12'11" x 20'11"
Bedroom 1	4.7m x 4.5m	15'5" x 14'9"
Bedroom 2	3.9m x 4.5m	12'11" x 14'9"
Bedroom 3	3.1m x 3.6m	10'2" x 11'9"

Total – 130.5 sq m / 1404 sq ft



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RANGEmaster

The finer details

KITCHEN

Classic shaker style Burbidge kitchen with timber painted doors, soft close mechanisms including the following:

House Type B, C1, D & L

- Bosch built in oven (Type D & L)
- Bosch built in double oven (Type B & C1)
- Bosch 4 ring gas hob
- Bosch built in dishwasher
- Square edged laminate worktop and upstand with stainless steel 1 ½ bowl sink and monobloc swan neck tap
- Recessed downlighters to ceiling
- Stainless steel sockets at worktop level
- Large format floor tiles
- Space for washing machine / dryer

House Type E, G, I & M

- Duel fuel Rangemaster Kitchener 90 cooker with 5 ring gas hob
- Rangemaster extractor hood and splashback
- Bosch built in dishwasher
- Quartz worktop including upstands with 1 ½ bowl undermount sink and monobloc swan neck tap
- Recessed downlighters to ceiling
- Stainless steel sockets at worktop level
- Large format floor tiles

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

BATHROOMS, EN-SUITE SHOWER ROOMS AND CLOAKROOMS

All House Types

- Contemporary Ideal Standard Concept Air white sanitaryware & chrome fittings
- Wall and floor tiling
- Thermostatically controlled shower
- Rainfall shower to master ensuite
- Downlighters to ceiling
- Chrome towel rails

FINISHES

House Type B, C1, D & L

- White satin painted stairs and balustrade (excluding bungalows)
- Fitted wardrobes to bedrooms where shown
- White painted Dordogne style internal doors
- Polished chrome door furniture
- Walls painted white
- Ceilings – smooth finish painted white
- White satin skirting and architraves

Type E, G, I & M

- White satin painted stairs with oak balustrade and newel cap
- Oak veneered internal doors
- Polished chrome door furniture
- Fitted wardrobes to bedrooms where shown
- Walls painted white
- Ceilings – smooth finish, painted white
- White satin skirting and architraves

GENERAL

All House Types

- uPVC double glazed windows in grey
- TV points locate in living room, study (where applicable) and all bedrooms
- Double sockets throughout
- 2Nr USB sockets in each property
- External tap
- External lighting on PIR sensors
- Landscaped gardens with turfed front and seeded rear lawns
- Double / single garages (see site plan) with lighting, power and pedestrian door
- External parking
- Patios and paving around the house
- Smoke detectors installed in the hall and landing
- Fibre cable to the premises providing Broadband capable of speeds up to 1Gbps

ENVIRONMENTAL

- Photovoltaic panels included to certain plots (please speak to sales advisor)

House Type E, G, I & M also include:

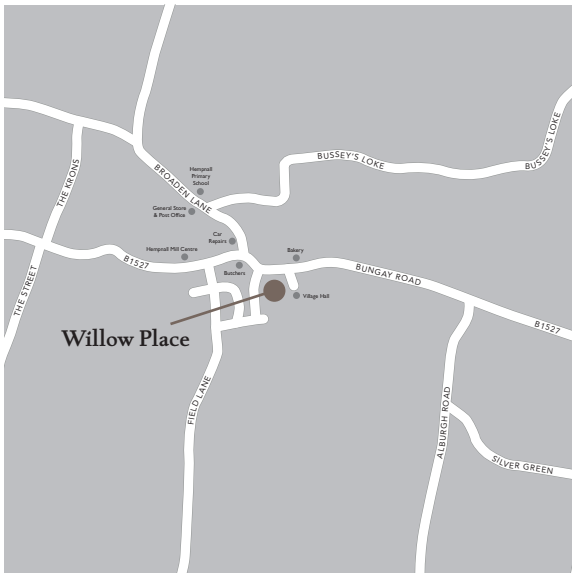
- Underfloor heating to ground floor
- Parkray contemporary style wood burning stove

WARRANTY

- 10 year Buildzone new build warranty

The specification outlined in this brochure is subject to the construction stage and may change. Please contact your Sales Advisor for further plot specific details.

How to find Willow Place



You will find Willow Place on the Bungay Road (B1527) in Hempnall, the B1257 gives easy access to the A140 which in turn leads to Norwich northbound and Diss southbound.

Set your sat nav to NR15 2NG

FW PROPERTIES

10 YEAR ANNIVERSARY

BIDWELLS

FW Properties Ltd
3 The Close, Norwich, NR1 4DH
Tel: 01603 295 050
Email: enquiries@fw-properties.com
www.fw-properties.com

Help to Buy
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Bidwells
16 Upper King Street
Norwich NR3 1HA
Tel:01603 763939
www.bidwells.co.uk

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