



The Nurseries

WOODTON · NORFOLK





FW Properties building your future

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 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



Previous developments



The Nurseries

WOODTON • NORFOLK

Our stunning new collection of just 23 family homes
are located in heart of the Norfolk countryside.

Set in the pretty village of Woodton bordering onto public woodland the properties have 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 and all within 25 minutes drive of central Norwich.

Woodton's rural Norfolk location marries the desirability of countryside living with a real sense of community yet situated only 6 miles from the picturesque market town of Bungay. Amenities on your doorstep include a village hall that holds various weekly events, a well stocked farm shop selling local produce along with a deli counter, playing field and a nursery and primary school which has an Ofsted rating of 'Good'. The Kings Head freehouse serves everything from the delicious, locally sourced beer and freshly prepared meals it serves to the warm, friendly atmosphere. Woodton holds an annual Farming Day on the first weekend of September and a Flower Show in July.

Woodton lies near to the B1332 Norwich to Bungay Road, with the neighbouring villages of Hempnall and Tasburgh to the west and Kirstead and Brooke to the north.





All Saints Church



Kings Head Public House



Village sign



Community woodland



Old Hall Farm



House Types

The Nurseries, Woodton

Fabulously located, exceptionally well constructed, unquestionably well connected.

A home at The Nurseries really does offer the best of all worlds.

The seamless blend of modern design and traditional craftsmanship make the homes as unique as their setting.

- The Bluebell, plots 12 & 13 2 bedroom semi-detached bungalow
- The Cornflower, plots 10 & 14 3 bedroom detached bungalow
- The Clover, plot 15 3 bedroom detached bungalow
- The Foxglove, plot 22 2 bedroom terraced house
- The Snowdrop, plots 8, 9, 16, 17 & 18 3 bedroom semi-detached house
- The Hemlock, plots 19, 20, 21 & 23 3 bedroom semi-detached house
- The Lavender, plots 1, 2 & 5 3 bedroom semi/detached house
- The Lupin, plot 6 4 bedroom detached house
- The Primrose, plot 7 4 bedroom detached house
- The Poppy, plot 11 4 bedroom detached house



Community woodland



Site Plan

The Nurseries, Woodton





The finer details

With ten different house types, the properties are all built to exacting standards with consideration given to their internal finishes

KITCHEN

All Plots

- Classic Shaker style kitchen with timber doors and soft close mechanisms
- Large format floor tiles
- Integrated dishwasher
- Stainless steel sockets at worktop level
- Recessed downlighters to ceiling
- Space for washing machine in plots without a utility room

Plot 7 & 11

- Rangemaster Kitchener 90cm with induction top
- Quartz worktop with upstand
- Rangemaster extractor hood
- Rangemaster Classic splashback
- Undermounted sink
- Swan neck tap

Plots 6, 15

- Double oven in tower unit
- Induction hob
- Extractor hood
- Quartz worktop with upstand
- Undermounted sink
- Swan neck tap

Plots 10 & 14

- Double oven in tower unit
- Induction hob
- Laminate worktop with upstand
- Extractor hood
- 1 ½ Bowl stainless steel sink
- Swan neck tap

Plot 1, 2, 5, 8, 9, 12, 13, 16-23

- Under counter oven
- Induction hob
- Extractor hood
- Laminate worktop with upstand
- 1 ½ Bowl stainless steel sink
- Swan neck tap

UTILITY ROOMS FOR PLOTS 6, 7, 10, 11 & 14

- Laminate worktop and upstand
- 1 ½ Bowl stainless steel sink
- Chrome mixer tap

BATHROOMS, EN-SUITE SHOWER ROOMS AND CLOAKROOMS

- Contemporary Sanitaryware and Chrome fittings
- Full height wall tiles to bath and showers
- Tiled sink splashbacks
- Large format floor tiles
- Thermostatically controlled shower
- Rainfall shower to master ensuite
- Chrome Towel rails (Bathrooms and Ensuites only)

FINISHES

All plots

- Fitted wardrobes to bedrooms where shown
- Walls painted white
- Ceilings – smooth finish and painted white
- White satin skirting and architrave
- Chrome polished door furniture

Finishes for plots 6, 7, 10, 11, 14 & 15

- Underfloor Heating to ground floor
- White satin painted stairs with oak balustrade and newel cap (excluding bungalows)
- Oak veneered internal doors

Finishes for plots 1, 2, 8, 9, 12, 13, 16-23

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

GENERAL

- uPVC double glazed windows in white
- Composite front door
- TV points located 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/cart sheds (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

- Heating and hot water supplied via an Air Source Heat Pump
- Ground floor underfloor heating to plots 6, 7, 10, 11, 14 & 15

WARRANTY

- 10-year ICW 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.

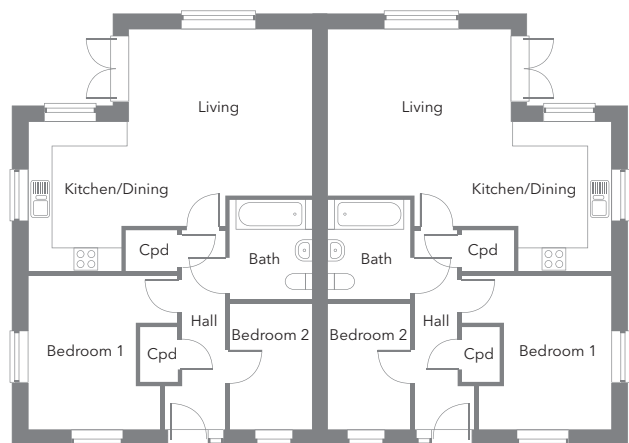




The Bluebell, plots 12 & 13

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

Living Room	4.8 x 4.1
Kitchen / Dining	3.6 x 2.7
Bathroom	2.3 x 2.1
Bedroom 1	3.7 x 3.3
Bedroom 2	2.9 x 2.1
Total – 62.6sqm	



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.

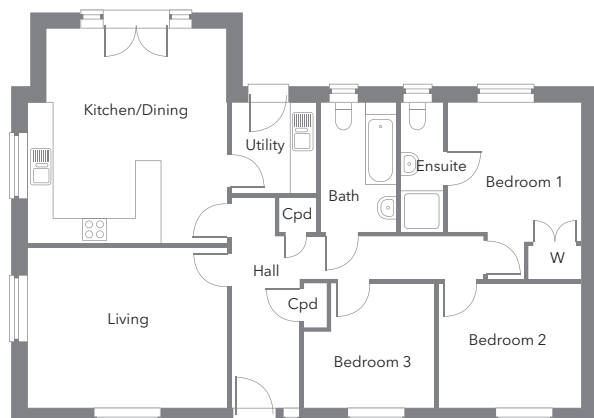


The Cornflower, plots 10 & 14

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

Living Room	4.8 x 3.8
Kitchen / Dining Room	5.2 x 4.8
Utility Room	2.2 x 2.0
Bathroom	3.1 x 1.8
Bedroom 1	4.2 x 3.2
Wardrobe (Bedroom 1)	1.3 x 0.7
En-Suite (Bedroom 1)	3.1 x 1.0
Bedroom 2	3.4 x 3.0
Bedroom 3	3.1 x 3.0

Total – 109.8sqm



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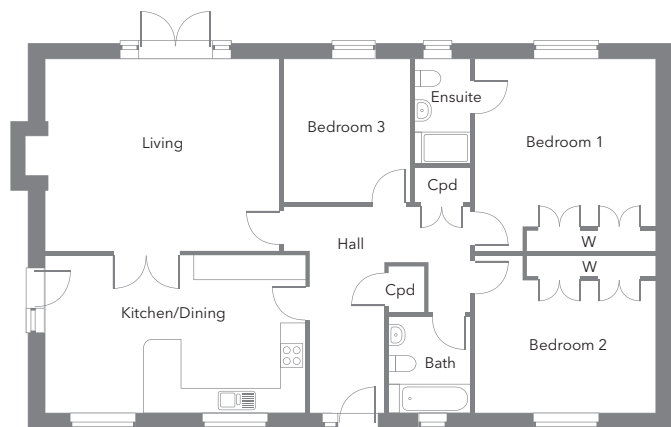


The Clover, plot 15

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 Room	5.5 x 4.8
Dining Room	3.7 x 2.7
Kitchen	3.7 x 3.4
Bathroom	2.3 x 1.9
Bedroom 1	4.8 x 4.3
En-Suite (Bedroom 1)	2.6 x 1.4
Wardrobe (Bedroom 1)	2.4 x 0.5
Bedroom 2	4.3 x 3.7
Wardrobe (Bedroom 2)	2.4 x 0.5
Bedroom 3	3.6 x 2.9

Total – 130.8sqm



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The Foxglove, plot 22

A lovely 2 bedroom terraced house with a carport, bathroom, spacious living space and an open plan kitchen/dining area.

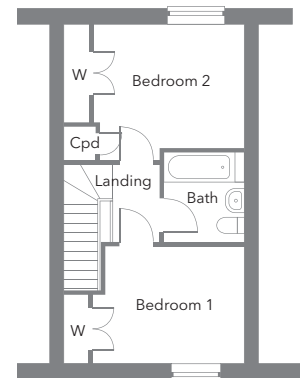
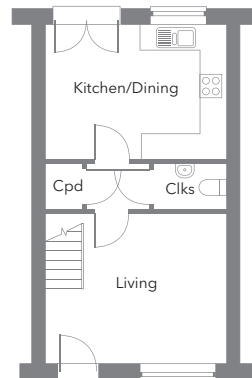
Ground Floor

Living Room	4.3 x 3.6
Kitchen	3.2 x 2.0
Dining Room	3.2 x 2.3
WC	1.7 x 1.0

First Floor

Bedroom 1	3.6 x 2.8
Wardrobe (Bedroom 1)	1.6 x 0.5
Bedroom 2	3.6 x 3.2
Wardrobe (Bedroom 2)	2.3 x 0.5
Bathroom	2.1 x 1.9

Total – 73.5sqm



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The Snowdrop, plots 8, 9, 16, 17 & 18

A wonderful 3 bedroom semi-detached house with a single garage or carport, spacious living/dining area, kitchen and bathroom.

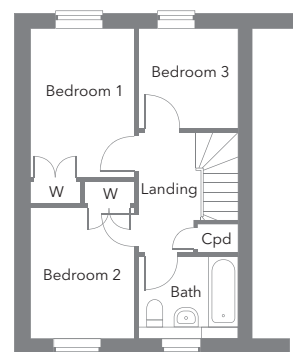
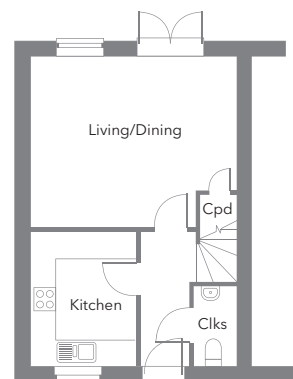
Ground Floor

Living / Dining Room	5.0 x 4.1
Kitchen	3.2 x 2.5
WC	1.9 x 1.0

First Floor

Bedroom 1	3.6 x 2.5
Bedroom 2	3.1 x 2.5
Bedroom 3	2.4 x 2.4
Bathroom	2.4 x 1.9

Total – 77.9sqm



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The Hemlock, plots 19, 20, 21 & 23

A wonderful 3 bedroom semi-detached house with a carport, bathroom, spacious living space and an open plan kitchen/dining area with french doors to the rear.

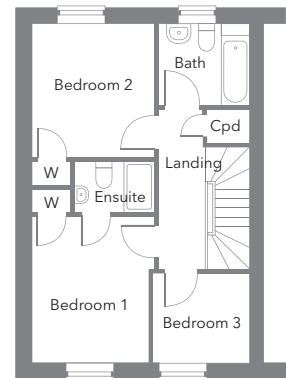
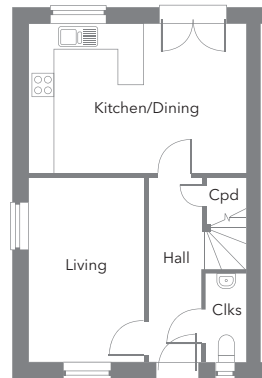
Ground Floor

Living Room	4.4 x 3.0
Kitchen	3.6 x 2.8
Dining	3.6 x 2.4
WC	2.1 x 0.9

First Floor

Bedroom 1	3.5 x 2.9
En-Suite (Bedroom 1)	1.9 x 1.2
Cupboard (Bedroom 1)	0.9 x 0.5
Bedroom 2	3.2 x 2.9
Cupboard (Bedroom 2)	0.9 x 0.5
Bedroom 3	2.3 x 2.1
Bathroom	2.1 x 1.9

Total – 88.5sqm



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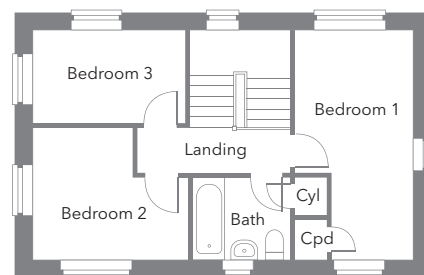
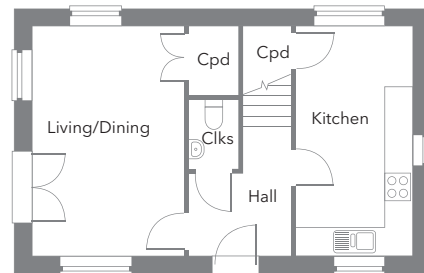


The Lavender, plots 1, 2 & 5

A wonderful 3 bedroom detached house with a generous entrance hall, spacious living space/dining room, large open plan kitchen and a single carport.

Living / Dining Room	5.0 x 3.3
Kitchen	5.0 x 2.5
WC	1.5 x 1.0
Bedroom 1	5.0 x 2.5
Bedroom 2	3.4 x 2.9
Bedroom 3	3.3 x 2.0
Bathroom	2.1 x 1.8

Total – 87.4sqm



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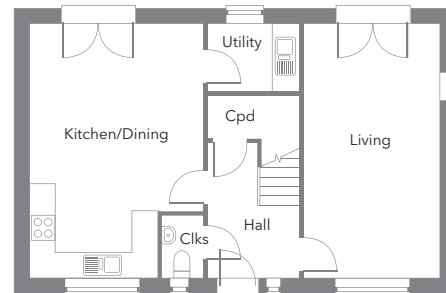


The Lupin, plot 6

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

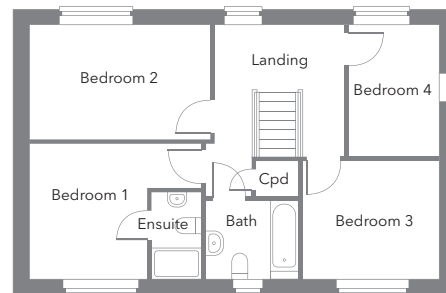
Ground Floor

Living Room	6.2 x 3.3
Kitchen / Dining	6.2 x 4.2
WC	1.5 x 0.9
Utility Room	2.2 x 1.6



First Floor

Bedroom 1	4.2 x 3.3
En-Suite	2.1 x 1.2
Bedroom 2	4.4 x 2.7
Bedroom 3	3.3 x 2.8
Bedroom 4	3.2 x 2.2
Bathroom	2.2 x 1.8



Total – 126.2sqm

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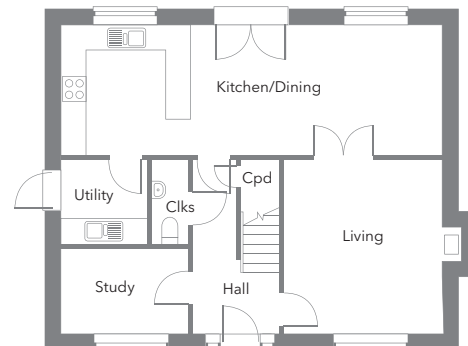


The Primrose, plot 7

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

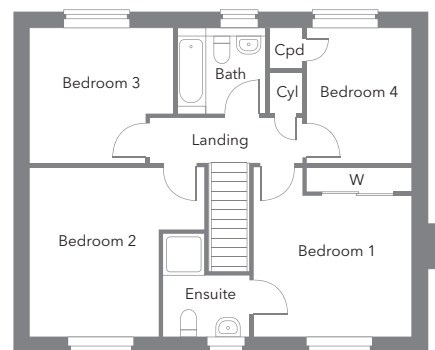
Ground Floor

Living Room	4.2 x 3.8
Dining Room	6.1 x 3.1
Kitchen	3.2 x 3.1
Utility Room	2.1 x 2.0
WC	2.0 x 0.8
Study	3.1 x 2.0



First Floor

Bedroom 1	4.1 x 3.8
Wardrobe (Bedroom 1)	2.5 x 0.5
En-Suite (Bedroom 1)	2.5 x 2.0
Bedroom 2	4.2 x 4.1
Bedroom 3	3.4 x 3.3
Bedroom 4	3.3 x 2.5
Bathroom	2.1 x 2.1



Total – 143.6sqm

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The Poppy, plot 11

A superb, spacious 4 bedroom detached house with a double garage, spacious living space with log burner, study, large open plan kitchen/dining area and separate utility room with 3 bathrooms upstairs.

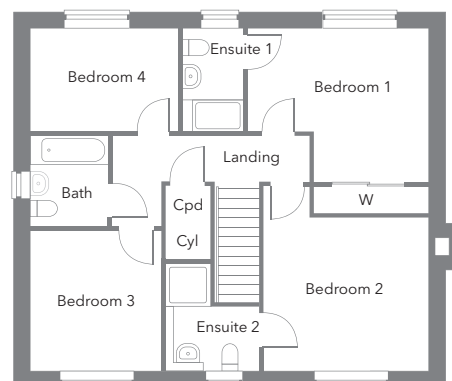
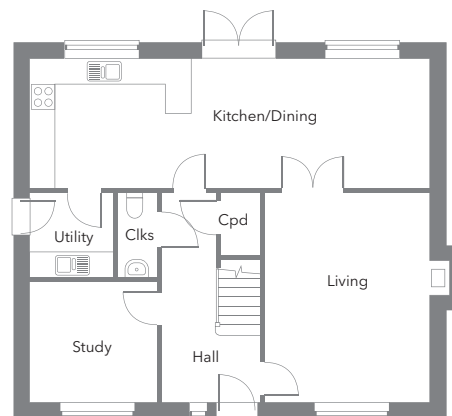
Ground Floor

Living Room	5.0 x 3.9
Kitchen	3.8 x 3.0
Dining Room	5.6 x 3.0
Utility Room	2.0 x 2.0
WC	2.0 x 0.8
Study	3.0 x 2.8

First Floor

Bedroom 1	4.3 x 3.6
Wardrobe (Bedroom 1)	2.7 x 0.6
En-Suite (Bedroom 1)	2.4 x 1.4
Bedroom 2	4.4 x 3.9
En-Suite (Bedroom 2)	2.5 x 2.2
Bedroom 3	3.3 x 3.1
Bedroom 4	3.5 x 2.4
Bathroom	2.1 x 1.8

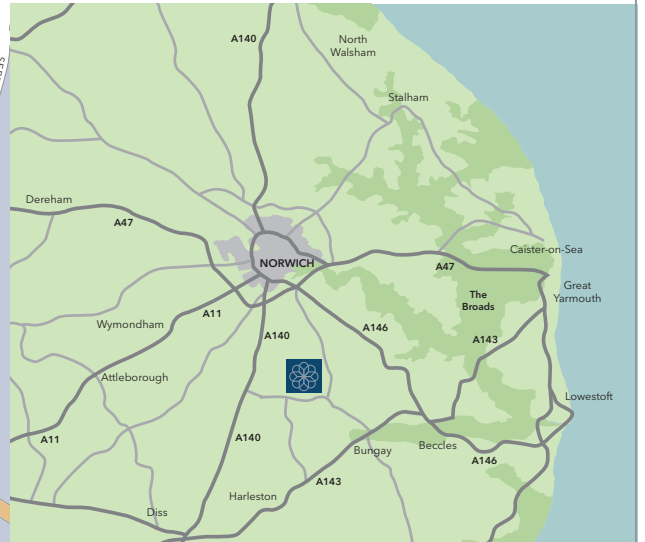
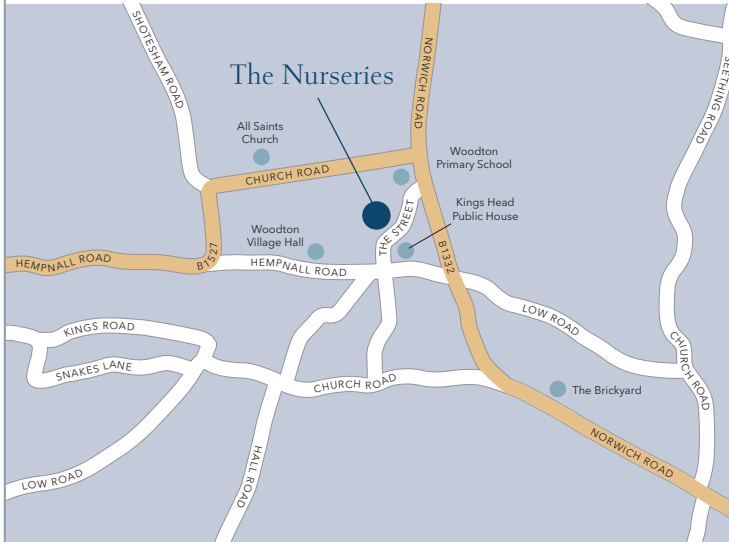
Total – 160.0sqm



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How to find The Nurseries



You will find The Nurseries on The Street in Woodton, the B1332, Norwich to Bungay Road is close to the development this gives easy access to the B1527 leading to the A140 which in turn leads to Norwich northbound and Diss southbound. Just along the A140 at Long Stratton there is a Co-op Supermarket this can be reached in under 10 minutes.

The Nurseries is about 20 minutes from the Cathedral City of Norwich with countless bars, restaurants and shops located in and around the compact city's many beautiful historic buildings.

You can also reach the picturesque Norfolk coastline in about half an hour with its many beaches and features to explore.

Set your sat nav to NR35 2LZ



Bungay	• 6.5 miles
Beccles	• 12 miles
Norwich	• 11 miles
Norwich Station	• 12 miles
Norwich Airport	• 14 miles
Diss	• 22 miles
Lowestoft	• 22 miles
Great Yarmouth	• 25 miles
Cambridge	• 67 miles



(from Norwich Railway Station)

Ely	• 50 mins
Sheringham	• 54 mins
Cambridge	• 70 mins
London Liverpool Street	• 90 mins
Stansted	• 120 mins





All enquiries to



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Please note all times are approximate, are dependent on travel conditions and are correct at time of going to press.



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