

Kell's Meadow



GELDESTON

FW
PROPERTIES



Welcome to Kell's Meadow

Uniquely nestled in the charming Norfolk village of Geldeston, Kell's Meadow is a stunning collection of just thirteen meticulously designed 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 within easy reach of great amenities.



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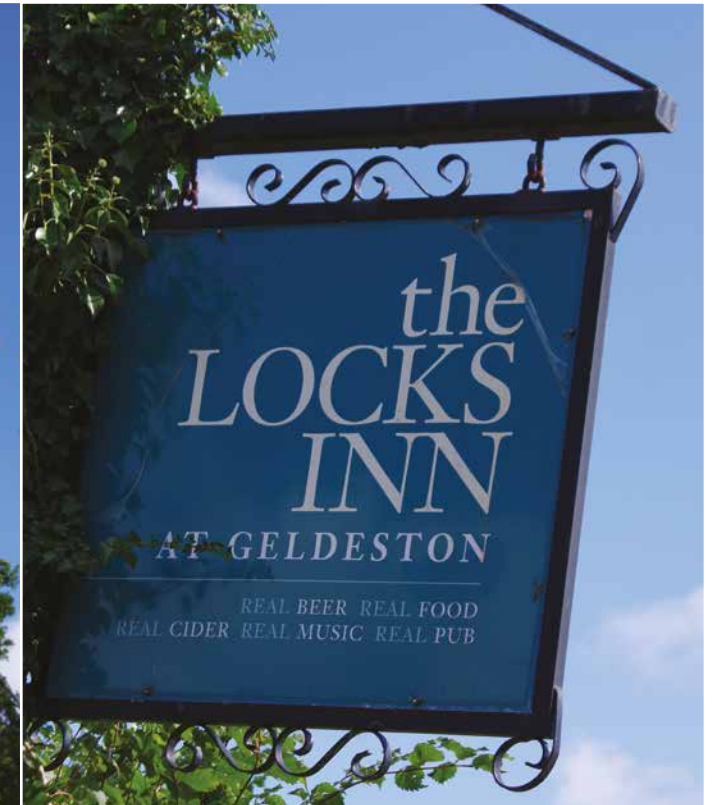
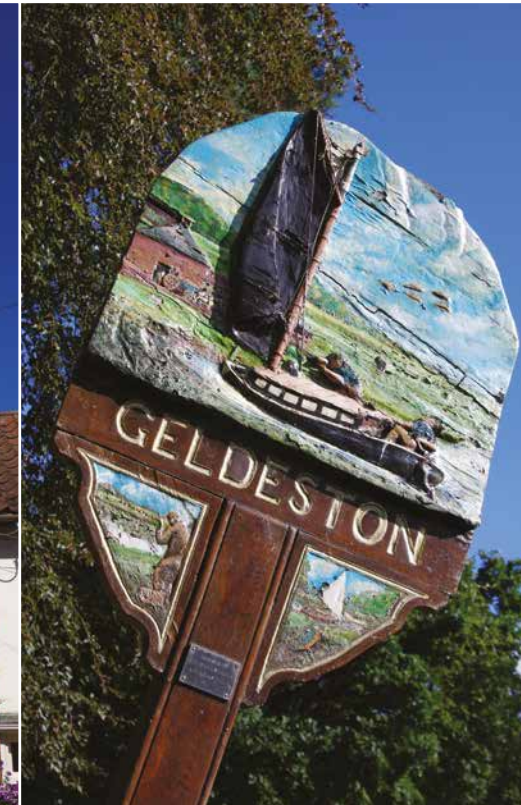
Country Living

Geldeston's secluded location offers quintessential countryside living at its very best. With vast field views at every turn, this quiet beautiful rural village is perfect for hiking, gentle strolls, cycling and dog-walking alike.

Within the village a vibrant community can be found. The village hall is at the heart of the activities, from Art classes and Pilates to the Village Fete and Music On The Green events. Opposite is The Wherry Inn, a characterful Adnam's pub boasting fine Ales, open fires and traditional English food.

With the River Waveney is on your doorstep, discover the tranquillity of the stunning riverscape with a dayboat from Rowan Craft Marina or take to the water via the slipway on your own canoe and explore at your own pace.

From the local independent Farm Shop and scenic meadow walks to the quaint riverside pub, The Locks inn – Geldeston is a truly unspoilt, beautifully traditional Norfolk village that is a pleasure to call home.



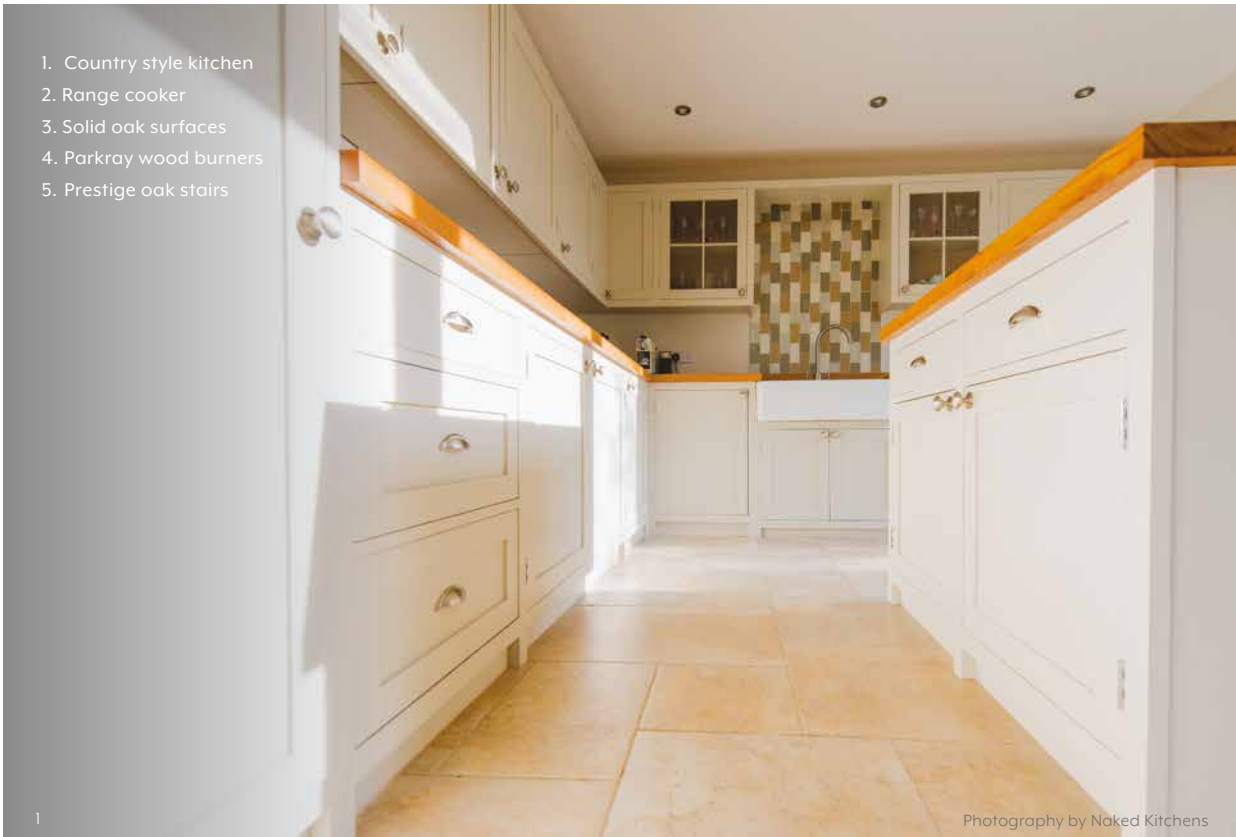


Town Life

Just four miles from Kell's Meadow, on the River Waveney just over the Suffolk border, lies Beccles – one of Suffolk's finest market towns. Within a 5 minute drive you can discover the town's host of independent shops, pubs and eateries, as well as pleasant riverside walks and common areas to explore. And the essentials are well catered for too, with a doctor's surgery, dentist, vet, bank, newsagent and post office. There are beauty salons, a chemist, a library, several supermarkets and a country market which is held in the town every week offering fresh local produce.

Accessible via the river from Geldeston, Beccles Quay is a popular stopping point for people exploring the bewitching waterways of the Norfolk Broads. It also plays host numerous carnivals, festivals and community events throughout the year making it a thriving hub of activity all year round.





The exact specification may vary depending on plot number.
Please check with the sales representative for further details.

The finer details

Flexible living space. High-quality fixtures and fittings. The best of modern technology. The light and spacious homes at Kell's Meadow offer the comfort and convenience of modern living in an unrivalled rural setting. Each one beautifully designed. Each one meticulously finished.

The finest natural resources harmonise with the highest specification and exceptional levels of craftsmanship to create a warm, welcoming home that you and your family will enjoy for many years to come.

Environmental

Energy efficient heating from Air Source Heat Pumps

4 bed properties also include:

Underfloor heating to ground floor

Parkray contemporary style wood burning stoves

Kitchen

Stylish gloss finish handleless contemporary kitchen units with soft close door mechanisms and including the following:

3 bed properties:

Zanussi double oven and three speed extractor hood

Zanussi 4 ring induction hob with touch control and splash back

Integrated dishwasher

Square edged laminate worktop and upstand with stainless steel 1½ bowl stainless steel sink and Chantilly monobloc swan neck tap

Recessed downlighters to ceiling

Stainless steel sockets at worktop level

Large format floor tiles

4 bed properties:

Rangemaster cooker with 5 ring induction hob

Rangemaster extractor hood and splash back

Integrated dishwasher

20 mm SlabTech solid work top including upstands with integrated 1½ bowl sink, and Chantilly monobloc swan neck tap

Recessed downlighters to ceiling

Stainless steel sockets at worktop level

Large format floor tiles

Finishes

3 bed properties:

White satin painted stairs and balustrade

Fitted wardrobes to bedrooms where shown

Polished chrome door furniture

Walls painted ?

Oak veneered panelled internal doors?

Ceilings – smooth finish, painted white

White satin skirting and architraves

4 bed properties:

Oak stairs and oak balustrade

Oak veneered panelled internal doors

Fitted wardrobes to bedrooms where shown

Polished chrome door furniture

Walls painted

Ceilings – smooth finish, painted white

White satin skirting and architraves

Bathrooms, En Suite Shower Rooms And Cloakrooms

Contemporary Duravit white sanitary ware & Vado chrome fittings

Wall and floor tiling

Thermostatically controlled shower

Downlighters to ceiling

Chrome towel radiators

Utility

Built in cupboards to match the kitchen

Squared edged laminate worktop

Stainless steel sink and swan neck tap

Large format floor tiles

Recessed downlighters to ceiling

Space for washing machine and tumble dryer

General

UPVC double glazed white windows

TV points located in living room, study (where applicable) and all bedrooms

Double sockets throughout

2Nr USB sockets in each property

Loft light

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

Warranty

10 Year ICW warranty

Site plan

Nestled seamlessly in the Norfolk countryside, the homes at Kell's Meadow blend perfectly with their surroundings. Each boasts a spacious gardens and garages situated in a quiet and picturesque residential hamlet.

Type A	Plots 1 & 2(h)	Type D	Plots 8, 9(h) & 12(h)
Type B	Plots 3	Type E	Plots 10 & 11(h)
Type C	Plots 6 & 7(h)	Type F	Plots 13



Type A



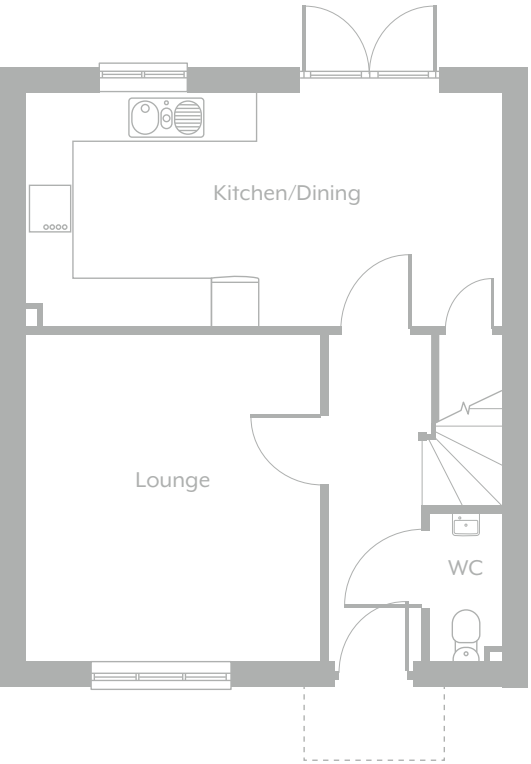
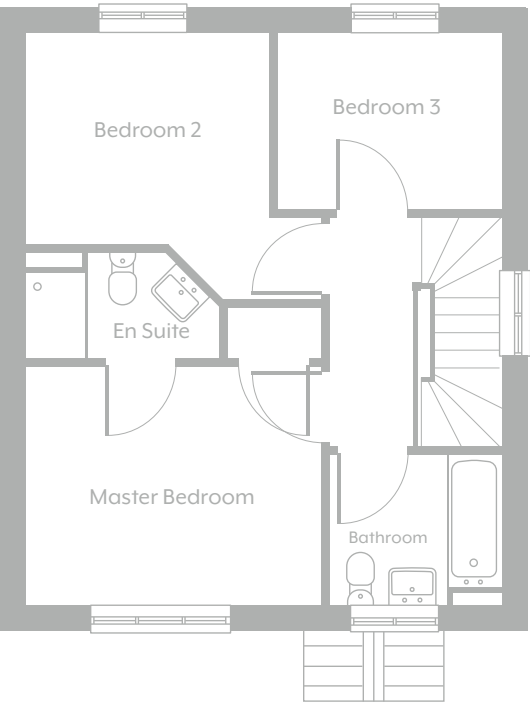
Plots 1 & 2(h)

A semi-detached three-bedroom house with open-plan kitchen/diner.

Kitchen/Dining	6.13m x 3.00m
Lounge	4.18m x 3.80m
Master Bedroom	3.82m x 3.04m
Bedroom 2	3.41m x 3.16m
Bedroom 3	2.87m x 2.27m

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 the construction process it is not possible to give more than a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.

First Floor



Ground Floor

Type B



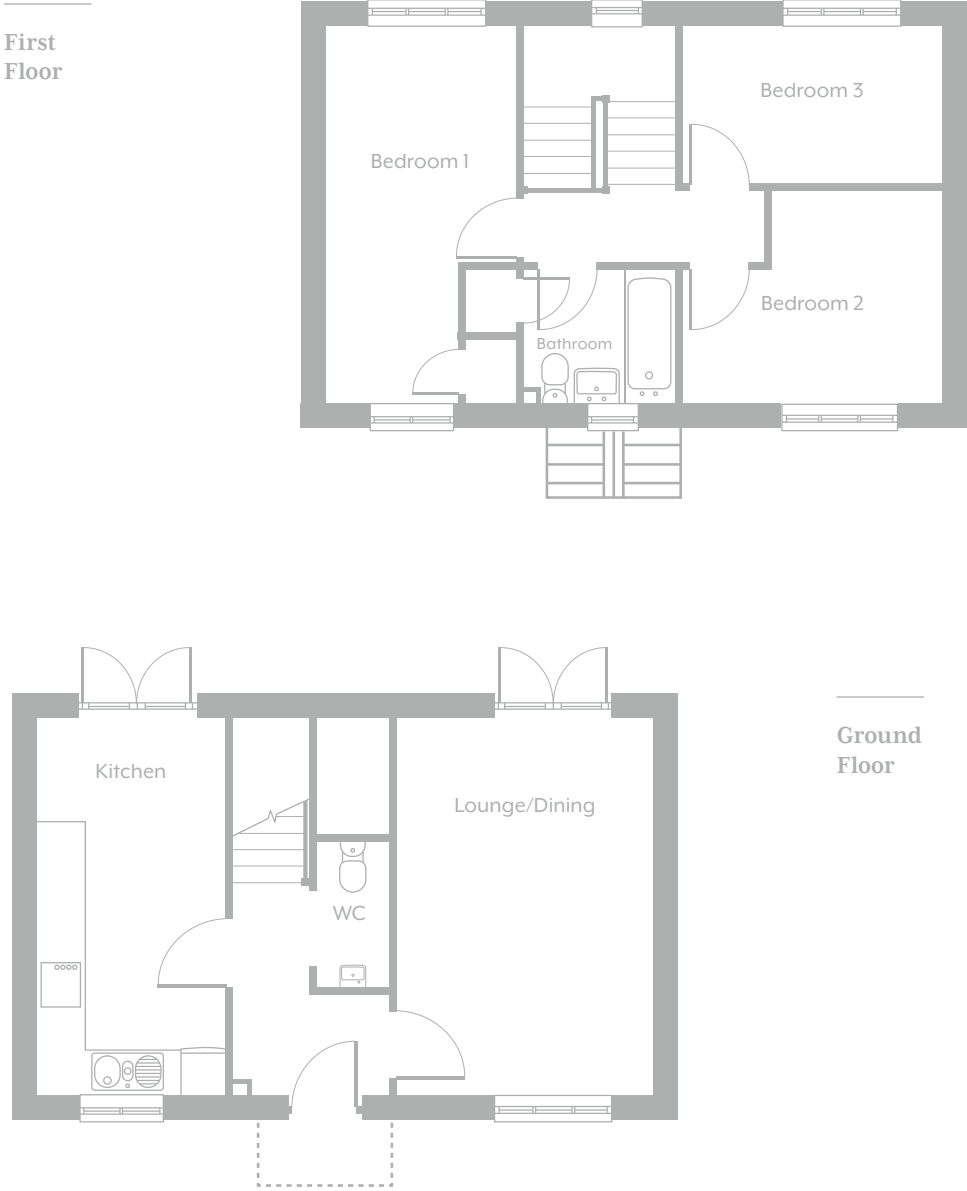
Plot 3

A detached three-bedroom house with open-plan kitchen/diner.

Lounge/Dining	5.07m x 3.46m
Kitchen	5.07m x 2.53m

Master Bedroom	5.07m x 2.58m (max)
Bedroom 2	3.50m x 2.86m
Bedroom 3	3.51m x 2.15m

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Type C

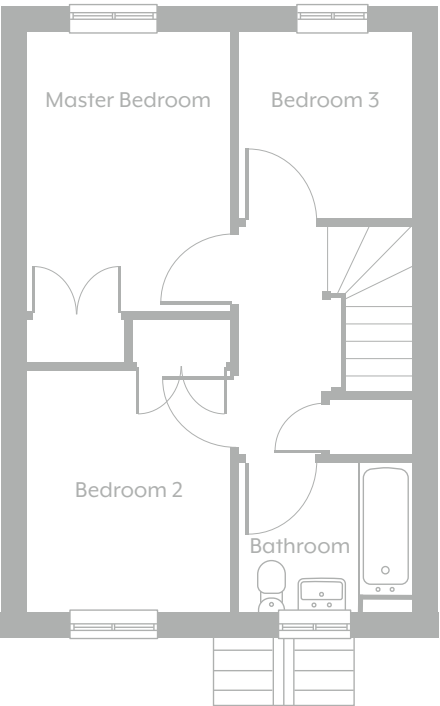


Plots 6 & 7(h)

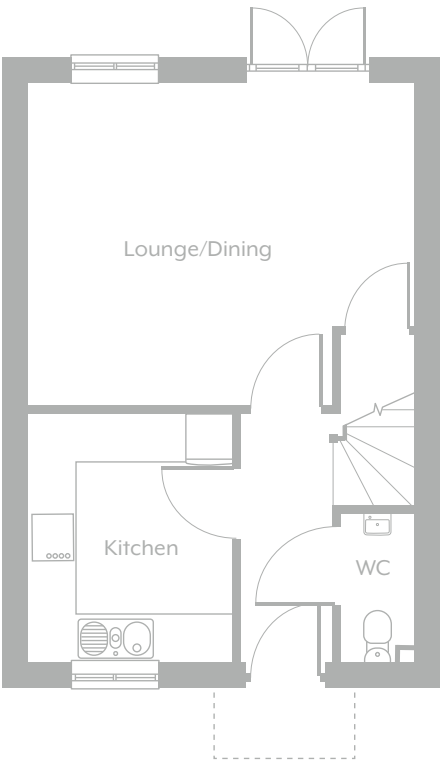
A semi-detached three-bedroom house with open-plan living/dining area.

Lounge/Dining	4.95m x 4.12m
Kitchen	3.17m x 2.63m
Master Bedroom	3.56m (max) x 2.64m
Bedroom 2	3.11m (max) x 2.64m
Bedroom 3	2.38m x 2.21m

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First Floor



Ground Floor

Type D



Plots 8(h), 9(h) & 12

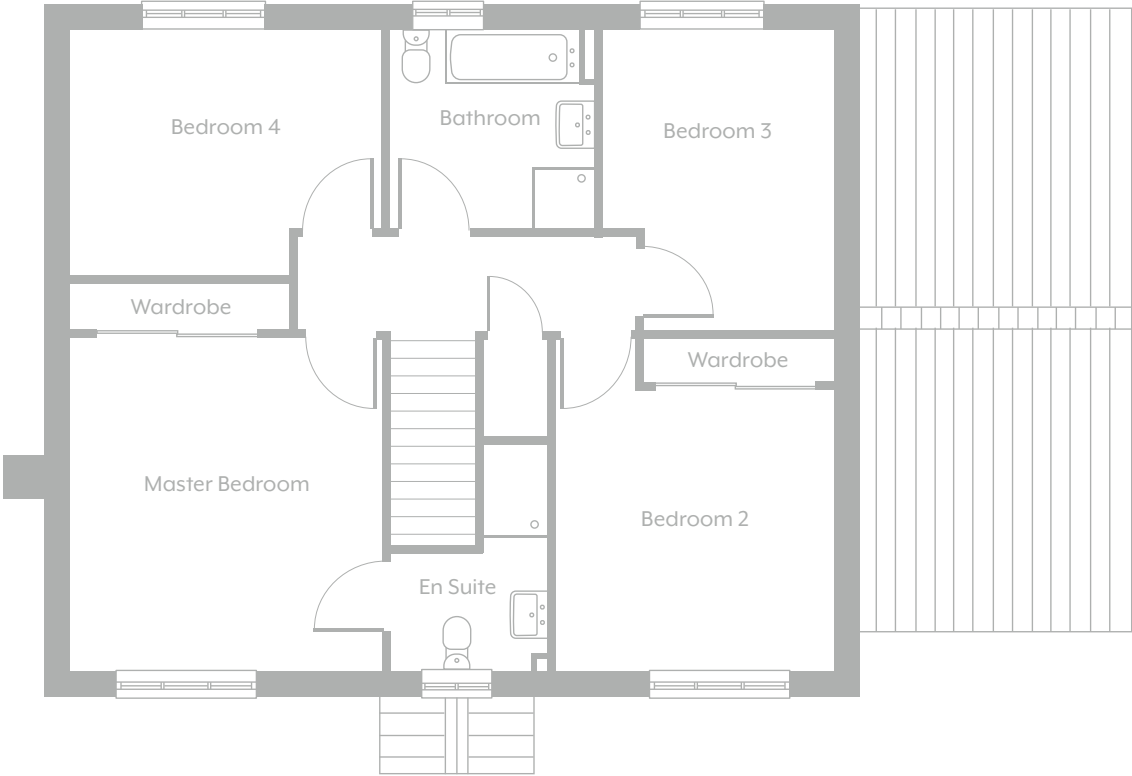
A detached four-bedroom house with open-plan kitchen/diner and separate study.

Kitchen/Dining	9.80m x 3.20m
Lounge	4.87m x 4.01m
Study	3.41m x 2.86m

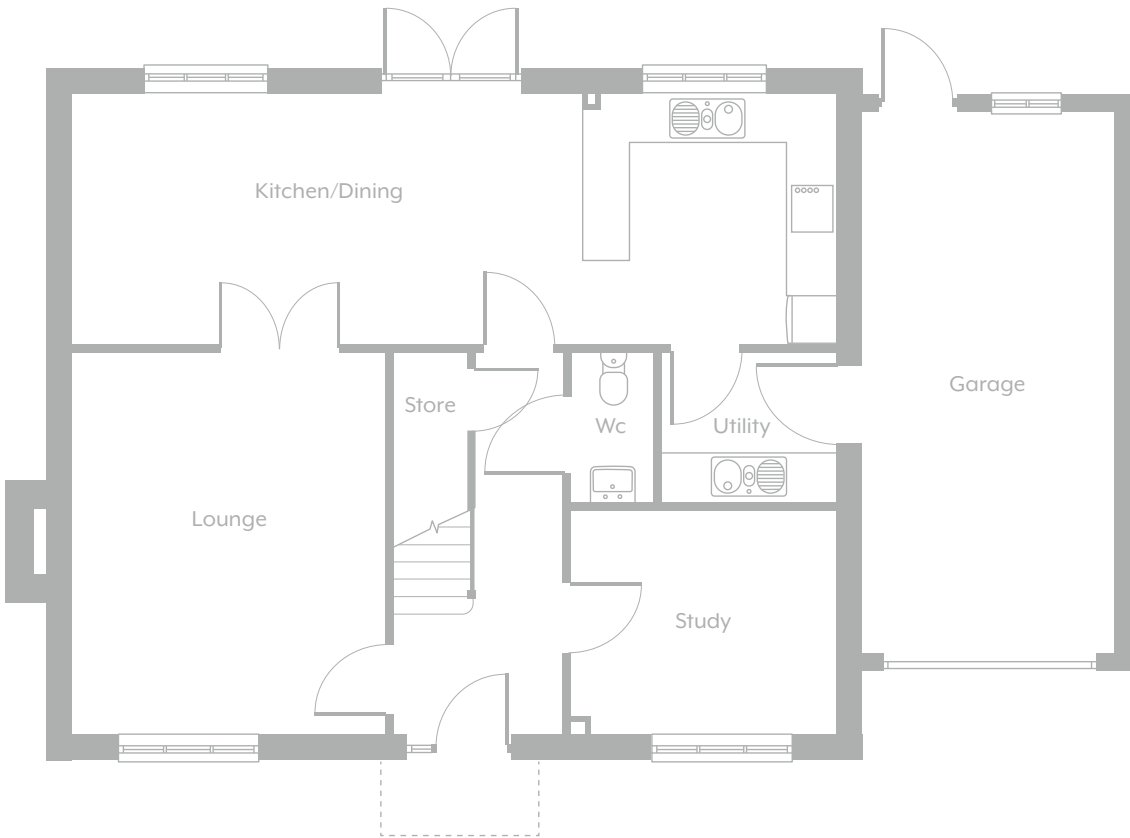
Master Bedroom	4.26m (max) x 4.01m
Bedroom 2	4.26m (max) x 3.56m
Bedroom 3	3.86m (max) x 2.96m
Bedroom 4	3.97m (max) x 3.13m

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First Floor



Ground Floor



Type E



Plots 10 & 11(h)

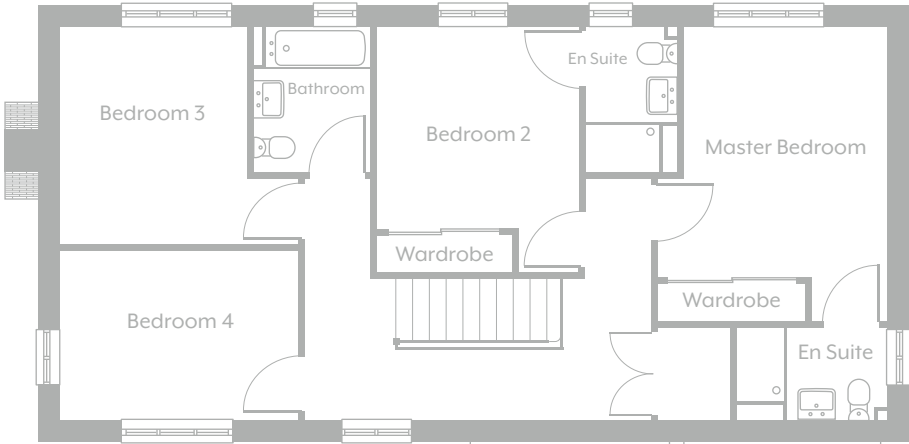
A detached four-bedroom house with open-plan kitchen/diner and double garage

Kitchen/Dining	7.41m x 6.42m
Lounge	6.03m x 3.97m
Study	3.46m x 2.30m

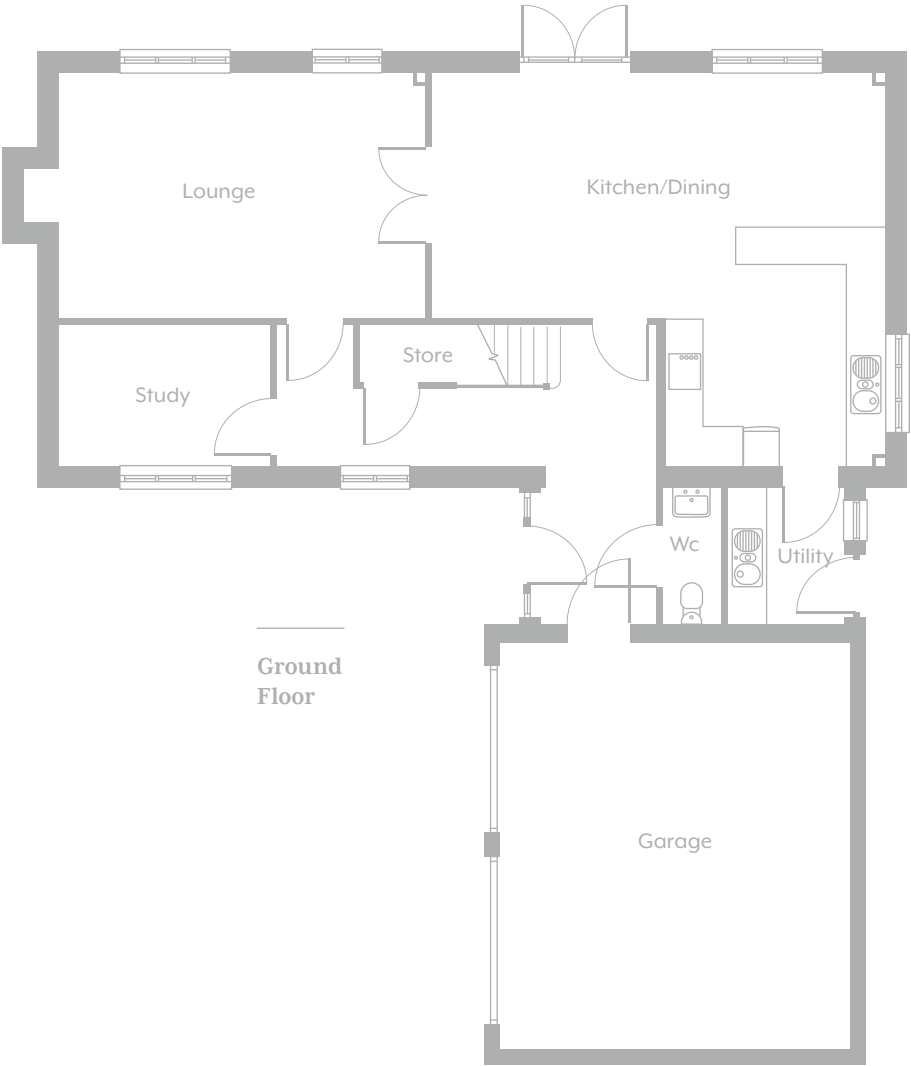
Master Bedroom	4.81m (max) x 3.31m
Bedroom 2	4.02m (max) x 3.31m
Bedroom 3	3.56m x 3.06m
Bedroom 4	3.91m x 2.76m

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First Floor



Ground Floor





Type F

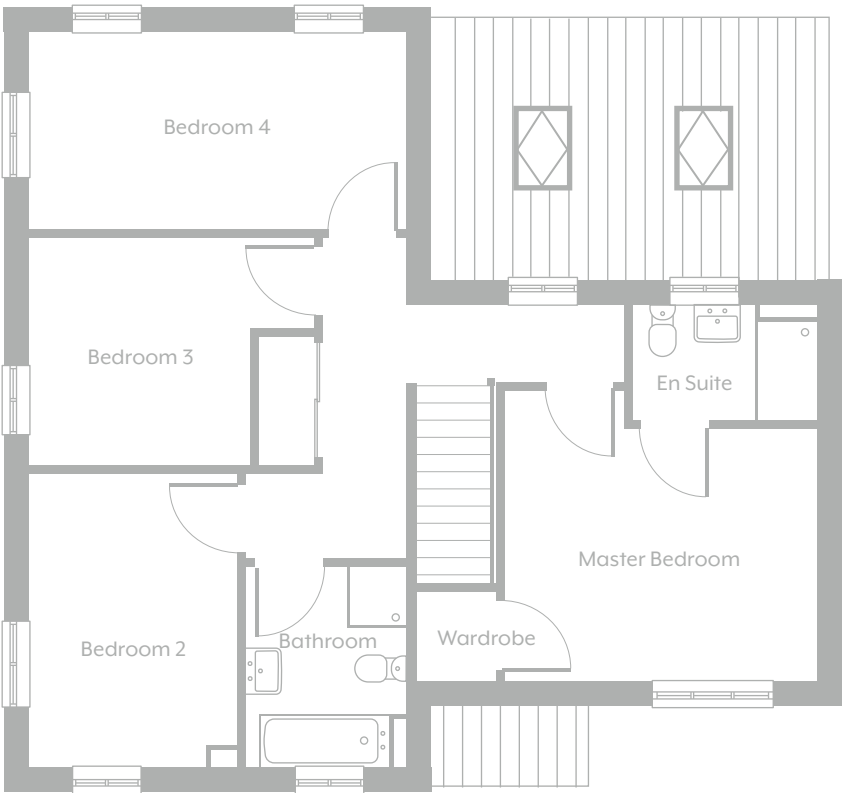
Plot 13

A detached four-bedroom house with open-plan kitchen/diner and separate study.

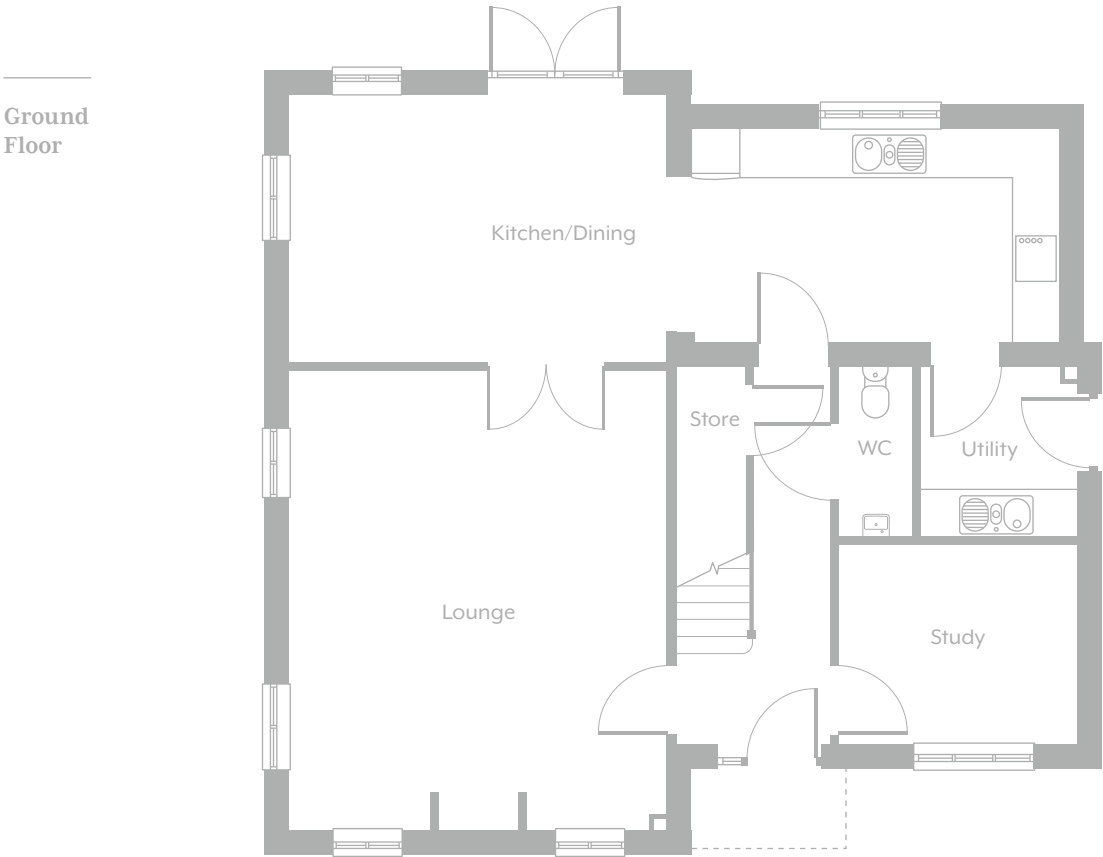
Kitchen/Dining	10.13m x 3.52m (max)
Lounge	6.06m x 4.96m
Study	3.14m x 2.62m

Master Bedroom	4.12m (max) x 3.85m
Bedroom 2	3.87m x 2.73m
Bedroom 3	3.75m (max) x 3.01m
Bedroom 4	4.96m x 2.61m

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First Floor



Ground Floor

The right connections

Although an idyllic rural location, Kell's Meadow is ideally situated to benefit from easy access to surrounding towns and villages.

The amenities and train station of nearby Beccles can be reached in 5minutes, equally historic town of Bungay reachable in 11minutes and the fine city of Norwich in only 32 minutes by car.

Fabulously located, exceptionally well constructed, unquestionably well connected. A Kell's Meadow home really does offer the best of all worlds.

Beccles
4 miles
5 minute drive

Bungay
6 miles
11 minute drive

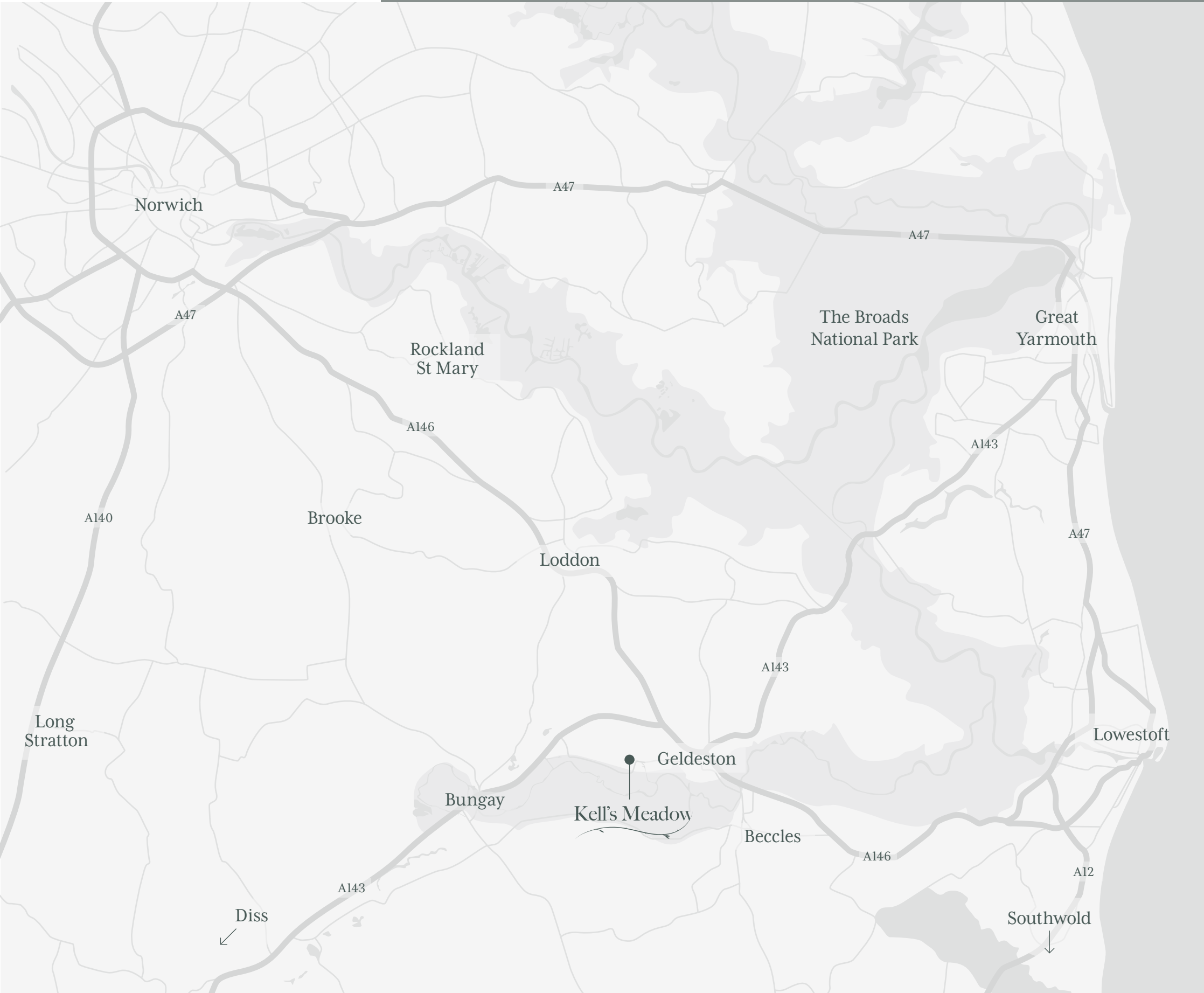
Loddon
6 miles
10 minute drive

Norwich
17 miles
30 minute drive

Southwold
17 miles
32 minute drive

Diss
23 miles
34 minute drive

Bury St Edmunds
41 miles
60 minute drive





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.

Learn more at www.fw-properties.com



Kell's Meadow

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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 Kell's Meadow. The computer generated images, floor plans, 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.