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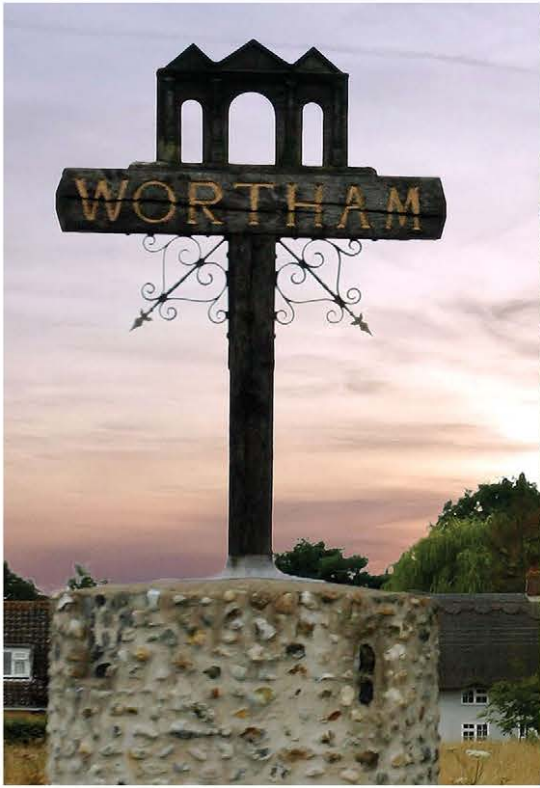
A beautiful development of quality
3 and 4 Bedroom Homes

Brought to you by **Broadleaf Homes** and set in the serene village of Wortham, Cherry Tree Meadow is an exclusive collection of four beautiful, 3 and 4 bedroom detached bungalows positioned within a desirable location.



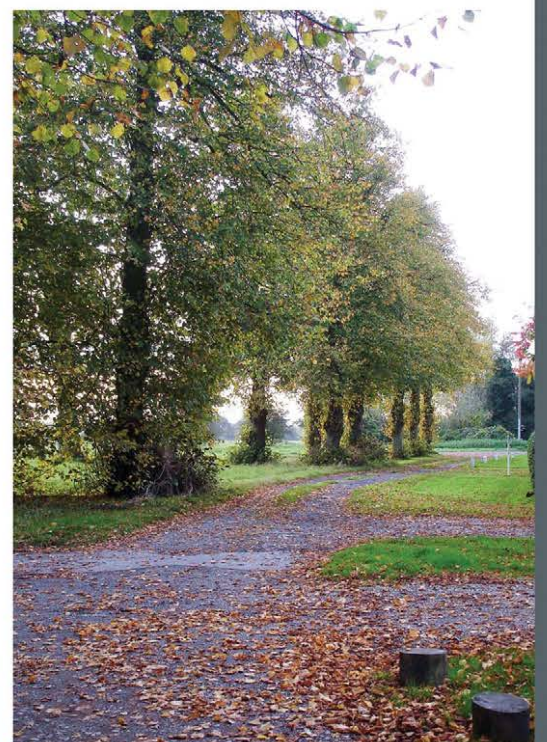
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" This is a rare opportunity to live within a superb-quality new-build home appointed with thoughtfully selected fittings, within an delightful village setting. "



Charming Village Life

Cherry Tree Meadow is nestled in a beautiful South Norfolk village setting. Bordering the historic town of Diss and enjoying a location that offers peace, convenience, and remarkable travel connections, Wortham is perfectly positioned to take full advantage of the luscious Norfolk countryside and the large array of retail and leisure opportunities nearby – as well as superb connections to the regional hubs of bustling Norwich, Ipswich, and beautiful Bury St Edmunds. Diss is an ancient market town famed for its antique markets and museum whilst Wortham boasts its own renowned Stores and Tea Shop. Bressingham Steam and Gardens are also close by.



An Idyllic Setting for Beautiful Homes

Cherry Tree Meadow is an exclusive development of just four energy-efficient luxury homes to be developed by local family-owned Broadleaf Homes.

Each of the properties will feature a superb level of specification throughout with everything a modern buyer could wish for including, air source heat pump central heating, underfloor heating (radiators to bedrooms), Bosch appliances, and wood burners.



The homes benefit from double-glazed flush casement windows, French or bi-fold doors, and premium kitchens with vented induction hobs as well as high specification bathrooms. Floor coverings will be provided throughout. Externally there will be block paved driveways with generous parking and each of the properties will be attributed with a double cart lodge. The *Norfolk* will feature a flint stone exterior common to historical houses of the local area.

Front gardens will be fully landscaped while the rear gardens will be rotavated and include a large patio area. The rear patios will have level access to the house to allow seamless inside / outside modern living with the added benefit of open views.

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information is preliminary and for marketing guidance purposes only. Please enquire for further details.

The Norfolk

CHERRY TREE MEADOW

Detached 3 Bedroom Bungalow featuring a beautiful flint exterior



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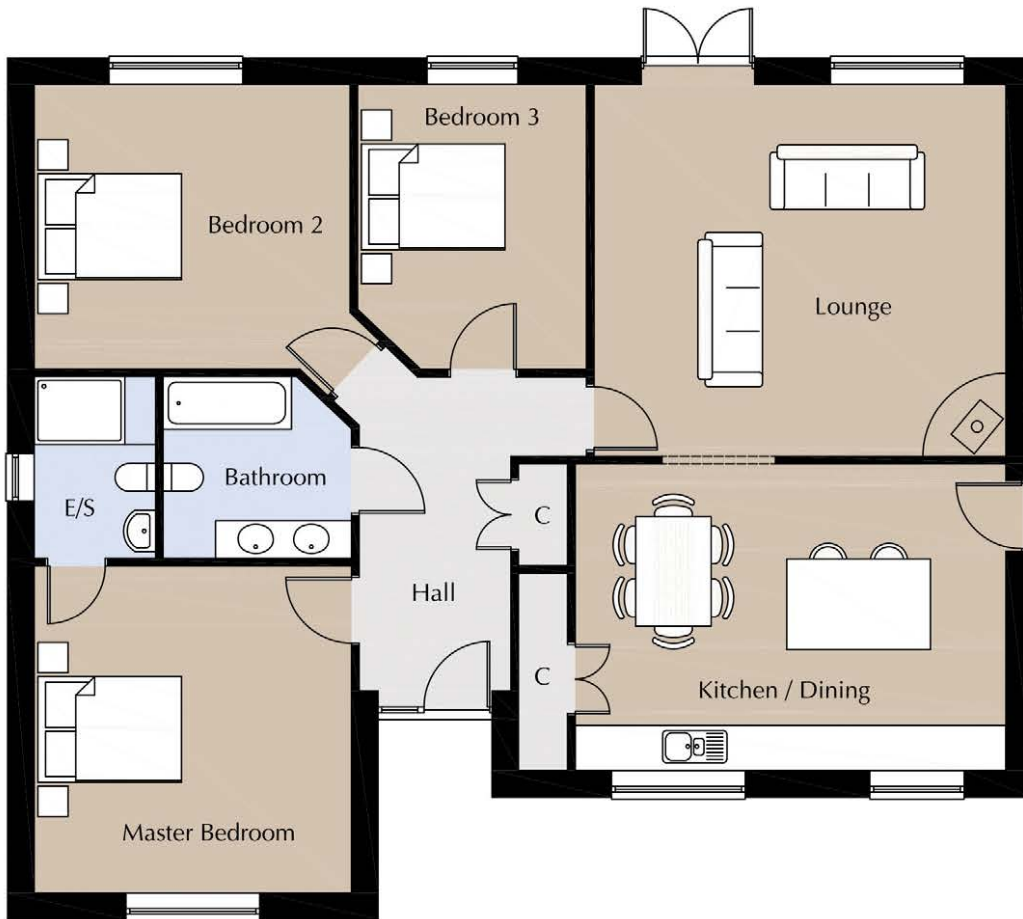
The Norfolk

PLOTS 1 & 2

Detached 3 Bedroom Bungalow

General Specification

- * Premium modern fitted kitchen
- * Luxurious bathroom suites
- * Master bedroom served by ensuite
- * Double glazed flush casement windows
- * Underfloor heating
- * Woodburner
- * Air source heat pump
- * Double cart lodge
- * Landscaped front garden
- * Large rear garden and patio area



Kitchen / Dining	5.6m x 4.0m	18'5" x 13'2"
Lounge	5.3m x 4.9m	17'5" x 16'1"
Master Bedroom	4.3m x 4.4m	14'1" x 14'5"
Bedroom 2	4.3m x 3.7m	14'1" x 12'2"
Bedroom 3	2.9m x 3.7m	9'6" x 12'2" (max)

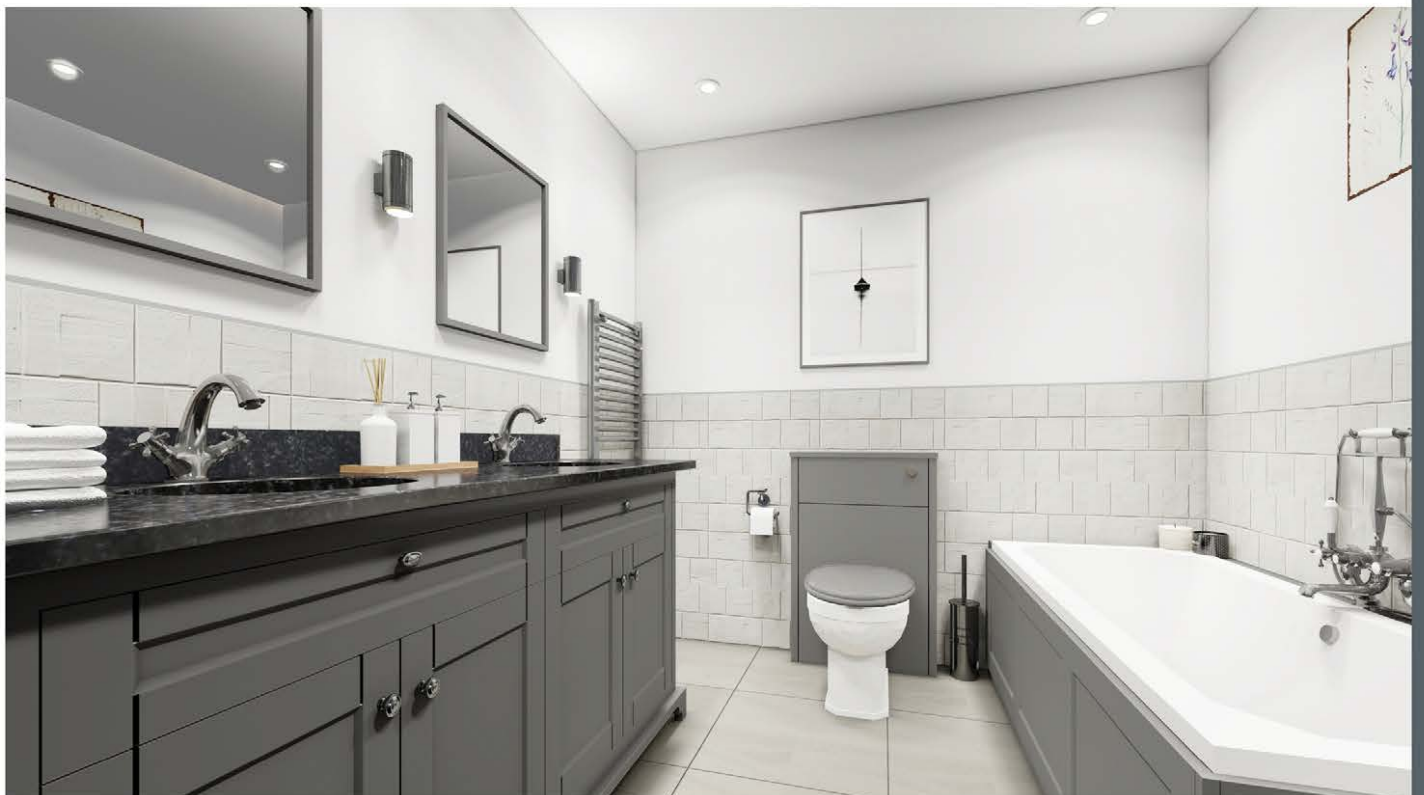
TOTAL FLOOR AREA 1302sqft (121sqm)

Please note room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire for further details.

The Norfolk

CHERRY TREE MEADOW

Detached 3 Bedroom Bungalow



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The Suffolk

CHERRY TREE MEADOW

Detached 4 Bedroom Bungalow featuring a stunningly vaulted & glazed gable



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The Suffolk

PLOTS 3 & 4

Detached 4 Bedroom Bungalow

General Specification

- * Premium modern fitted kitchen
- * Luxurious bathroom suites
- * Master bedroom served by ensuite
- * Double glazed flush casement windows
- * Underfloor heating
- * Woodburner
- * Air source heat pump
- * Double cart lodge
- * Landscaped front garden
- * Large rear garden and patio area



Kitchen / Dining / Lounge	7.0m x 8.0m	22'12" x 26'3"
Utility	1.9m x 3.9m	6'3" x 12'9"
Master Bedroom	3.4m x 3.9m	11'2" x 12'9"
Bedroom 2	3.4m x 3.9m	11'2" x 12'9"
Bedroom 3	3.9m x 3.9m	12'9" x 12'9" (max)
Bedroom 4	2.8m x 3.9m	9'2" x 12'9"

TOTAL FLOOR AREA 1507sqft (140sqm) *please note PLOT 3 is handed

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The Suffolk

CHERRY TREE MEADOW

Detached 4 Bedroom Bungalow



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BROADLEAF



**Best Traditional Home
Builder 2021
East Anglia**

Broadleaf Homes was established in 2018 as a family-run house builder based in Norfolk. We build high specification, long-lasting but affordable family homes throughout East Anglia. We aim to be one of the most highly regarded and trusted developers in East Anglia.

We pride ourselves on using local technical staff and local craftspeople to ensure that every new home we build is to the best possible standards. We ensure that our developments cater to the needs of first time buyers, growing families and downsizers alike. We build long lasting homes of traditional design, with all the contemporary comforts you would expect from a modern house builder.

Every new home we build is provided with a 10 year Premier Warranty.

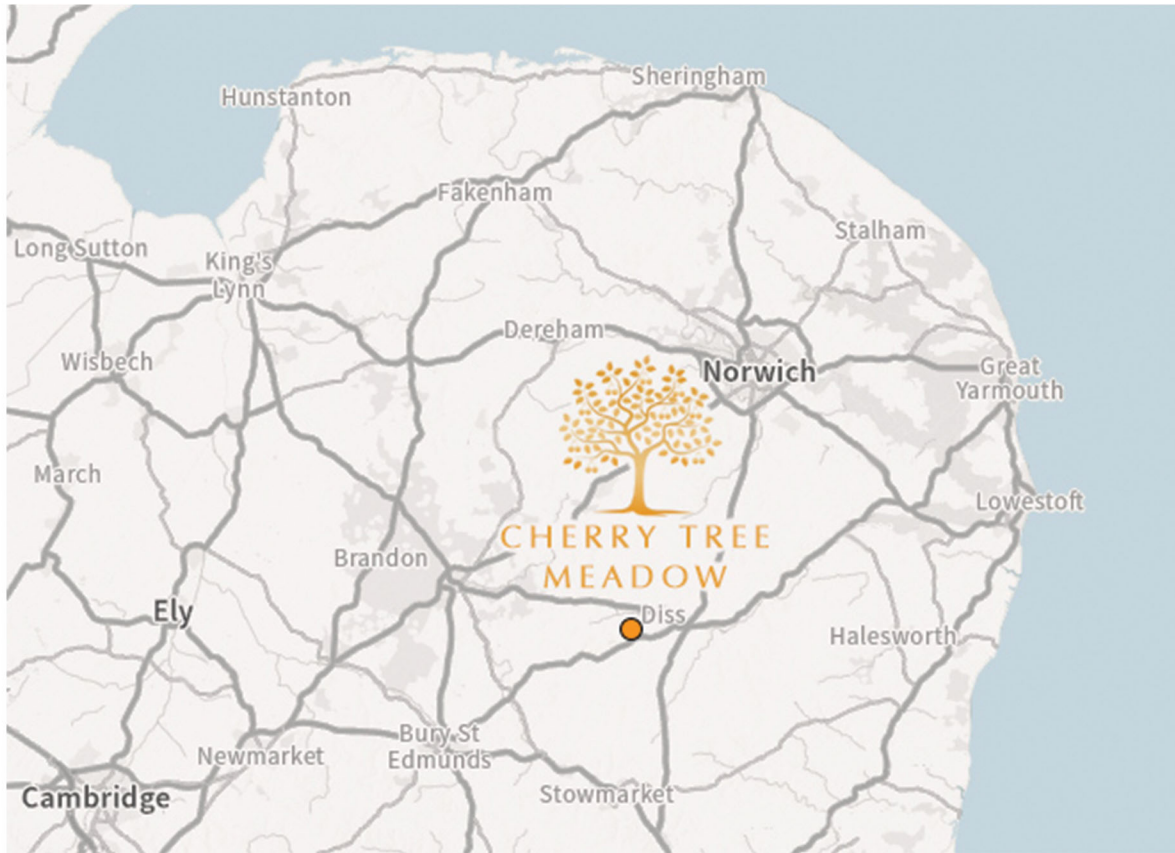
We are regulated by the Royal Institution of Chartered Surveyors (RICS).

We are proud members of the Home Builders Federation (HBF).



Location

Cherry Tree Meadow, Wortham, Diss - Please use SatNav Postcode IP22 1QR



ROAD & RAIL LINKS

By road to:

Diss	3.7miles
Thetford	17.2miles
Bury St. Edmunds	18.7miles
Ipswich	23.8miles
Norwich	26.6miles

From Diss train station:

Norwich	19 mins
Ipswich	24 mins
London Kings Cross	1hr 51 mins

Marketed by



Norwich Office

01603 229229

www.savills.co.uk



Warners

NEW HOMES

01953 550959

www.warnersprop.com

Specification

Kitchens

- > Choice of cupboards and worktops – Fully ridged Egger Units
- > Quartz work surfaces and upstands with soft close doors
- > Bosch built in appliances throughout as standard including vented induction Hob
- > Plumbing for washing machine
- > 1.5 bowl Undermount sink in Stainless or Granite

Electrical

- > Double socket outlets throughout (some with USB)
- > Low Energy downlighters (kitchens, reception rooms, entrance and bathrooms)
- > Low energy pendant lights (bedrooms)
- > LED under cupboard lighting to kitchen units
- > Ceiling mounted smoke and heat detectors
- > TV points to living room and all bedrooms
- > Telephone points to living room, study and all bedrooms

General

- > LVT herringbone style flooring
- > Wool carpets to bedrooms

Connectivity

- > Sky+ enabled socket to living area and master bedroom
- > BT Points to living area and master bedroom
- > Fibre optic broadband

Plumbing

- > Under floor heating throughout (including bedrooms), thermostatically controlled.
- > Air Source central heating & hot water

Bathroom and Ensuites

- > Thermostatically controlled exposed shower valve with fixed riser head
- > Ideal Standard or similar white sanitary ware throughout with chrome-effect mixer taps
- > Vanity Unit
- > Soft closing toilet seat
- > Dual fuel heated towel rails in bathrooms
- > Shaver socket

Carpentry

- > Moulded skirting and architraves painted white
- > Oak internal doors with matching chrome-effect handles

Ceilings

- > Ceilings smooth throughout

Specification cont.

Wall Tiling

- > Porcelanosa - Full-height tiling to shower and bath walls
- > Half-height tiling to some walls
- > Chrome trim to tile edging
- > En-Suite - full height to shower cubicle with splash back to hand basin and tiled window sill where applicable.
- > En-Suite with bath - half-height all round, full height to shower cubicle and tiled window sill where applicable
- > Cloakroom - splash back to hand basin and tiled windowsill where applicable

External Details

- > LED light on a PIR sensor front and back
- > Agate Grey UPVC Double Glazed Windows
- > Yorkstone Paving to path and rear garden
- > Granular shingle to driveways
- > External tap to all plots
- > Loft light where applicable
- > Close board fencing between rear gardens where applicable
- > Front garden landscaped and turfed where applicable
- > Rear garden cleared, rotavated and top soiled where applicable



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broadleafgroup.co.uk