



Millers Field at Manor Park

Sprowston, Norfolk

Together, we make a home

Founded in 1972, we build approximately 15,000 new homes a year in superb locations throughout the UK, but we never forget that you're looking for one very special home: yours.



Our promise to you...

- ▶ Expertly-designed new homes
- ▶ Dedicated customer care line number
- ▶ Two-year Persimmon defect cover
- ▶ 10-year new homes warranty
- ▶ Landscaping schemes to enhance your surroundings

Let's face it, everyone is different. We all have our own idea about what makes an ideal home. At Persimmon we create a wide choice of houses and apartments; that way, you're sure to find something that's right up your street.

The perfect environment

Naturally, you're looking for a home that's been developed in harmony with the local environment. We explore the local architecture, so if a development is close to a period property or buildings with local character; we ensure our home designs take inspiration from their surroundings. We also incorporate local landmarks such as trees and lakes, and plant new trees to create beautiful landscaping schemes.

Our pledge to you

Every Persimmon home is built to the highest standards. That way we can be sure you'll fall in love with your new home from the day you move in. At Persimmon we offer you something unique and special - it's called our Persimmon Pledge and it's your guarantee that your home is built to the most exacting of standards. We carry out a comprehensive 24-point check on each new home to ensure everything's just right. From the foundations to the plumbing - we go through everything to give it our own stamp of approval.

Our absolute commitment to customer care means we'll support you every step of the way. During your settling in period, and within a few days of moving into your home, your site manager will visit you and answer any questions you may have. You'll also receive a dedicated customer care line number for any issues or questions you may have, along with an invitation to our weekly construction clinic for all new homeowners.

Customer excellence at every step

For added peace of mind, we provide a full emergency cover line number in the event of a service supply failure such as gas, electricity or water. And remember, every new Persimmon home comes complete with our two-year defect cover and a full 10-year National House-Building Council (or equivalent) warranty.



Millers Field at Manor Park

Sprowston, Norfolk



Millers Field at Manor Park: key features

- + Wide range of 2 bedroom apartments and 2, 3, 4 and 5 bedroom houses
- + Strong local community with wide range of amenities
- + Near to the beautiful Norfolk Broads and nature reserves
- + Fantastic transport links by road, rail and air
- + Easy access to Norwich

Enjoy semi-rural living with city benefits

Following on from the success of the first phase, Millers Field has a new collection of homes. Located in the small settlement of Sprowston, situated on the north-eastern edge of Norwich in Norfolk, the development has a mix of two bedroom apartments and two, three, four and five bedroom houses.

Sprowston is situated approximately 3 miles from Norwich city centre and 16 miles from the coast. Boasting a fantastic semi-rural location close to wooded farmland, the site also has direct access to Norwich ring road, the A1042, with its connections to numerous other towns and cities. Millers Field is located in a prime location for buyers seeking the best of both worlds.

The development will also be popular with those of you who enjoy the great outdoors with the Bure Marshes National Nature Reserve just 6 miles to the north and the Mid-Yare National Nature Reserve 10 miles to the south. You'll also be close to the world-famous Norfolk Broads - a series of connected rivers and lakes that form one of the UK's most beautiful wetland areas which can be explored by foot, bike or boat. The coast is close to hand with sandy beaches that stretch from the popular family resort of Great Yarmouth in the East to the quieter

and picturesque North Norfolk Coast.

Local amenities on your doorstep

Sprowston has a good selection of amenities including a shops within walking distance, a retail park with a selection of well-known names, and schooling for all ages at Sprowston Infant School, Sprowston Junior School and Sprowston Community High School. Sprowston Park is a short walk away from the development and is a lovely enclosed park where you can enjoy a stroll through the tree-lined pathways and mature broadleaf copses. Children will be kept amused in the two play areas; one fenced for younger children, and the other a large open play area, suitable for older children.

Although nestled close to beautiful countryside, Millers Field is also perfectly positioned close to the historic city of Norwich, home to some of the UK's finest shopping. With a wide variety of independent stores, along with two indoor malls and a daily market, Norwich has a charm all of its own. You'll never be stuck for something to do as the city has a good choice of restaurants, bars and cafes, theatres and cinema along with a wealth of historic buildings and museums, including the magnificent Norman Cathedral and Medieval Castle.

With its wide range of beautifully-designed house styles, great location and excellent transport links, Millers Field is bound to be a popular place to call home.



Fantastic transport links

The A1042 ring road is close to Millers Field and links with the A47 which provides easy access to both Great Yarmouth and Norwich. Norwich's Southern Bypass connects all routes to the south, east and west of Norfolk.

Norwich's train station provides links to a range of UK destinations, including a regular service to London Liverpool Street. Norwich International Airport has a good selection of both national and international destinations, convenient for travel, whether it's business or pleasure.

Approximate travel distance by car to:

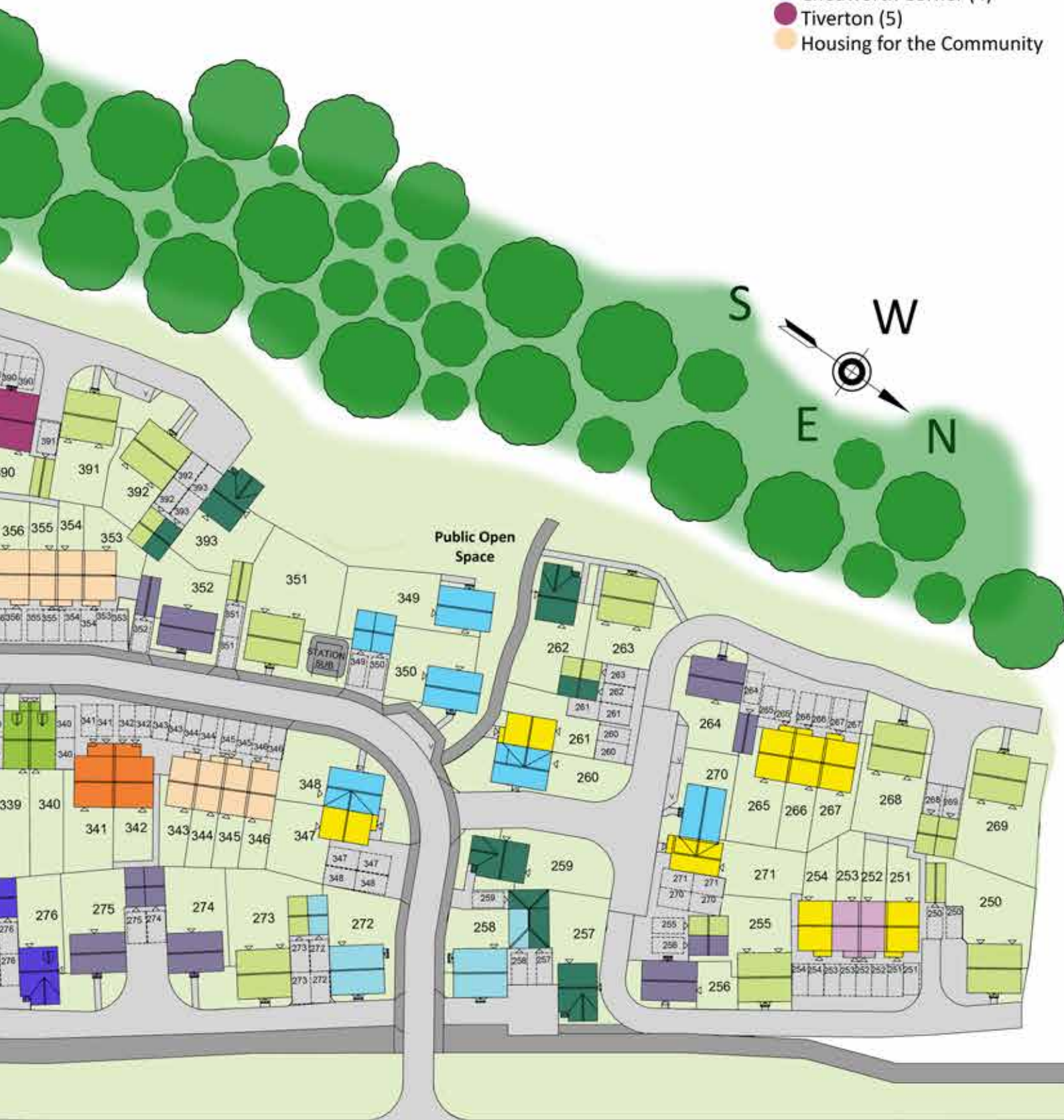
- ▶ Norwich City Center: 2.7 miles
- ▶ Norwich train station: 3.6 miles
- ▶ Norwich International Airport: 3.9 miles
- ▶ Great Yarmouth: 20 miles

Site plan

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions, or other technical reasons (beyond our reasonable control). Trees and planting shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales brochure.



- Key
- Corby (2)
 - Alnwick (2)
 - Hanbury (3)
 - Rufford (3)
 - Souter (3)
 - Hatfield (3)
 - Clayton (3)
 - Clayton Corner (3)
 - Wilton (4)
 - Lumley (4)
 - Chedworth (4)
 - Chedworth Corner (4)
 - Tiverton (5)
 - Housing for the Community



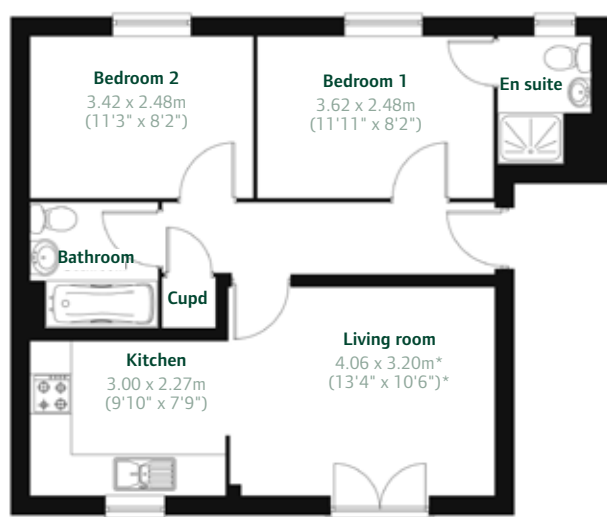


Key features...

- + Front aspect living room with french doors
- + Bedroom 1 with en suite (style 1 only)
- + Storage cupboard in hall
- + Family bathroom

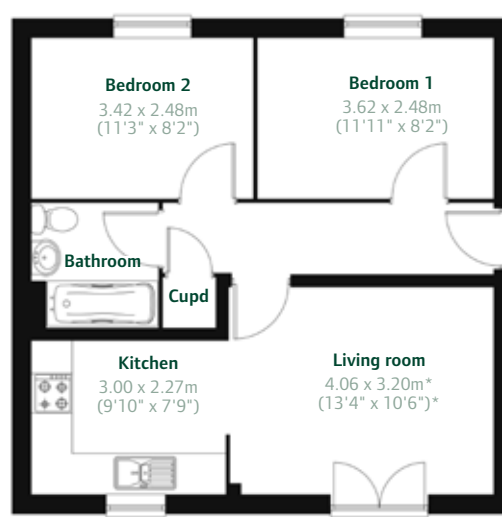
The Corby

Two bedroom apartments



Style 1
Plots: 285, 287 – 290, 293 & 296 – 298

* Maximum room dimensions



Style 2
Plots: 286 & 294

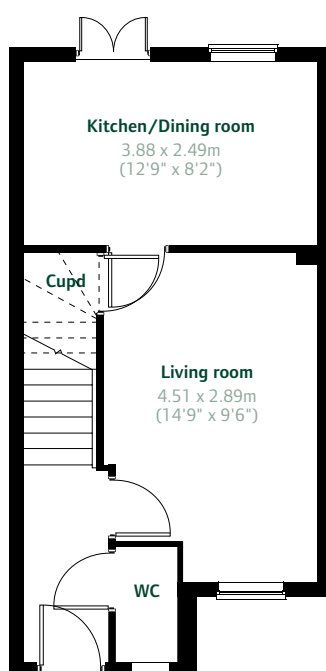


Key features...

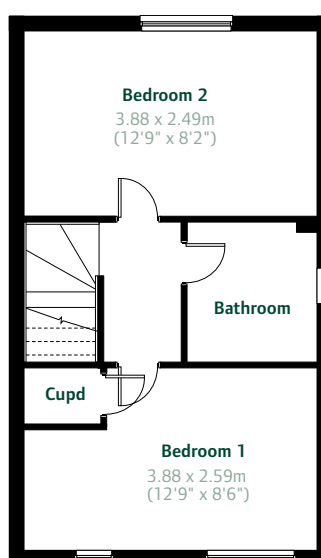
- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Family bathroom
- + Two double bedrooms

The Alnwick

Two bedroom home



Ground floor



First floor

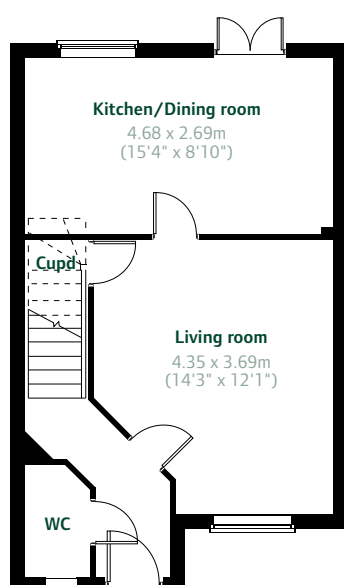


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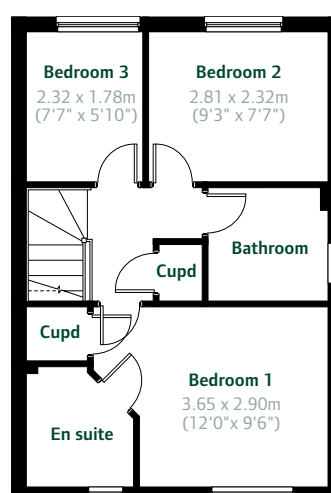
- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Bedroom 1 with en suite
- + Family bathroom

The Hanbury

Three bedroom home



Ground floor



First floor

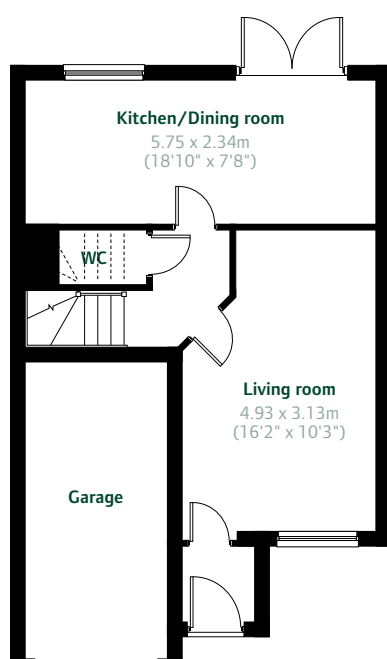


Key features...

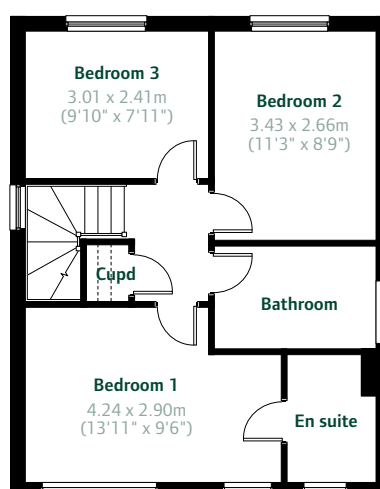
- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Bedroom 1 with en suite
- + Family bathroom
- + Integral garage

The Rufford

Three bedroom home



Ground floor



First floor

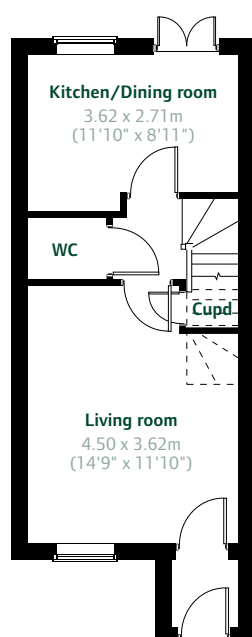


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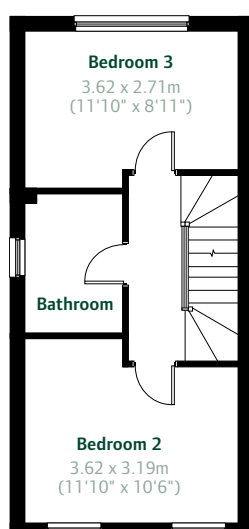
- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Bedroom 1 with en suite
- + Family bathroom

The Souther

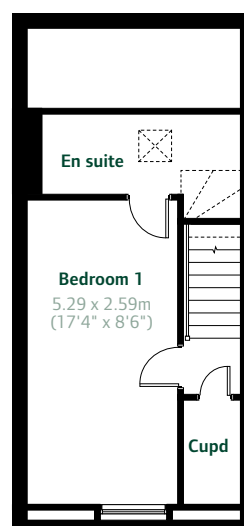
Three bedroom home



Ground floor



First floor



Second floor

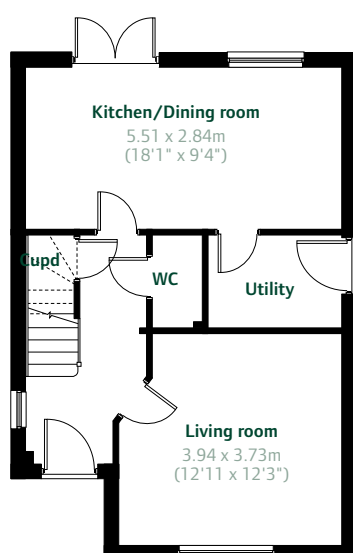


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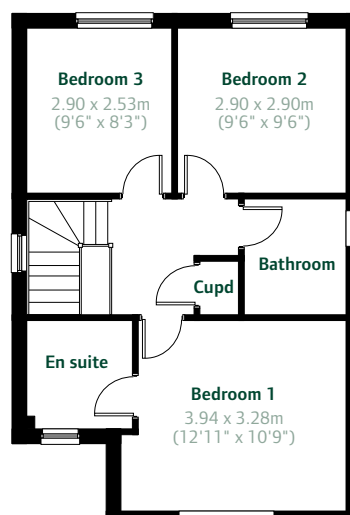
- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Utility room
- + Bedroom 1 with en suite
- + Family bathroom

The Hatfield

Three bedroom home



Ground floor



First floor

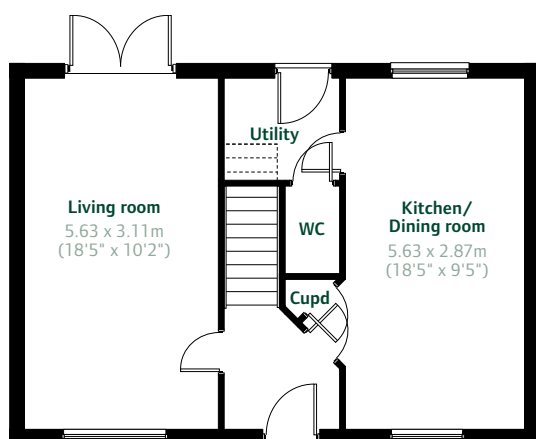


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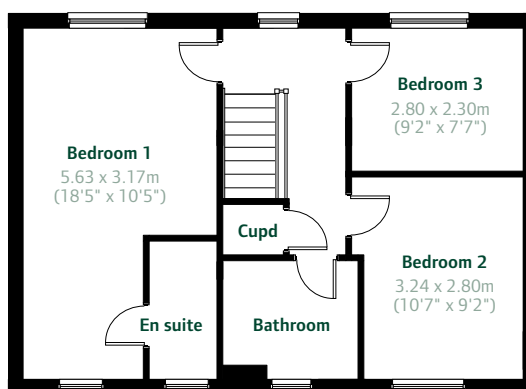
- + Open plan kitchen/dining room
- + Dual aspect living room with garden access
- + Utility room
- + Bedroom 1 with en suite
- + Family bathroom

The Clayton

Three bedroom home



Ground floor



First floor

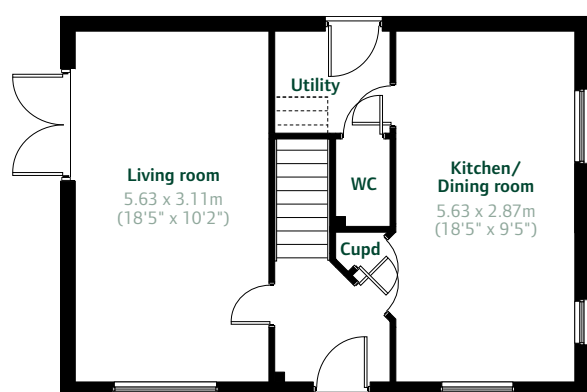


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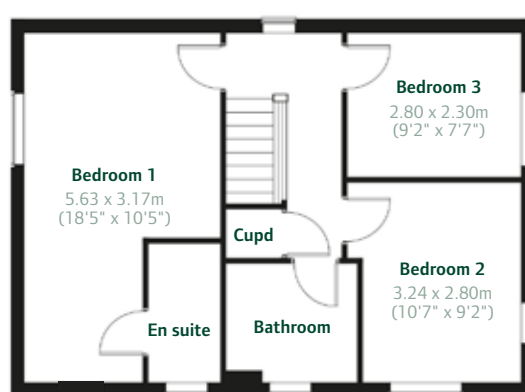
- + Open plan kitchen/dining room
- + Dual aspect living room with garden access
- + Utility room
- + Bedroom 1 with en suite
- + Family bathroom

The Clayton Corner

Three bedroom home



Ground floor



First floor

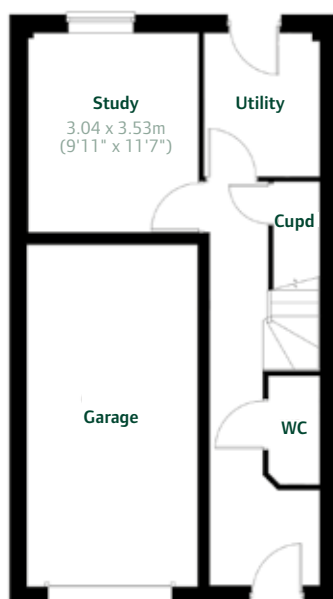


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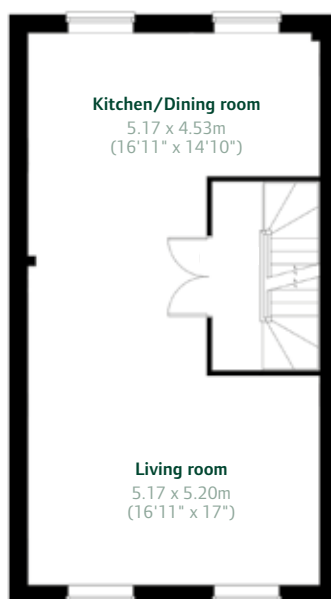
- + Open plan kitchen/dining room
- + Utility room with garden access
- + Study
- + Bedroom 1 with en suite
- + Family bathroom

The Wilton

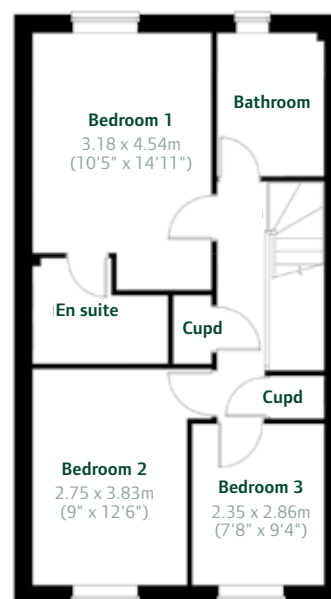
Four bedroom home



Ground floor



First floor



Second floor

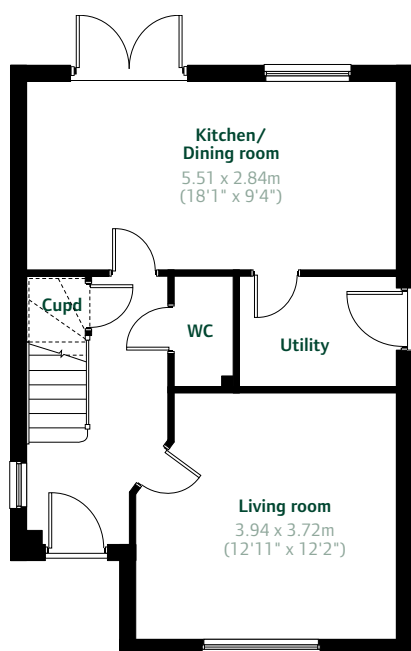


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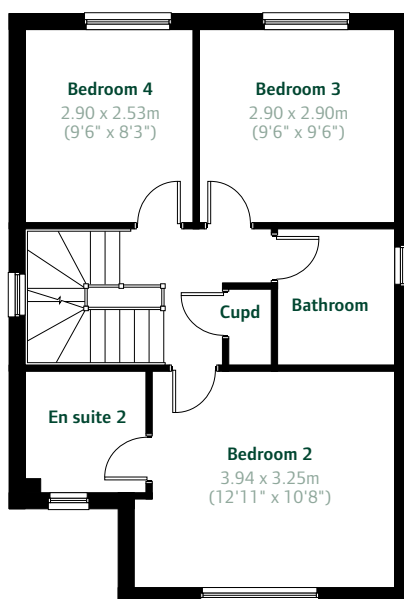
- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Utility room
- + Bedroom 1 with en suite
- + Bedroom 2 with en suite
- + Family bathroom

The Lumley

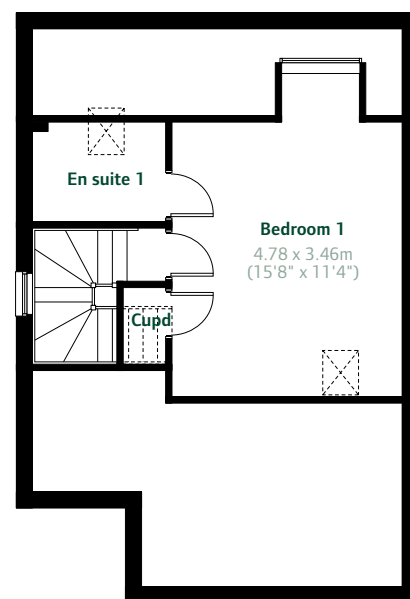
Four bedroom home



Ground floor



First floor



Second floor

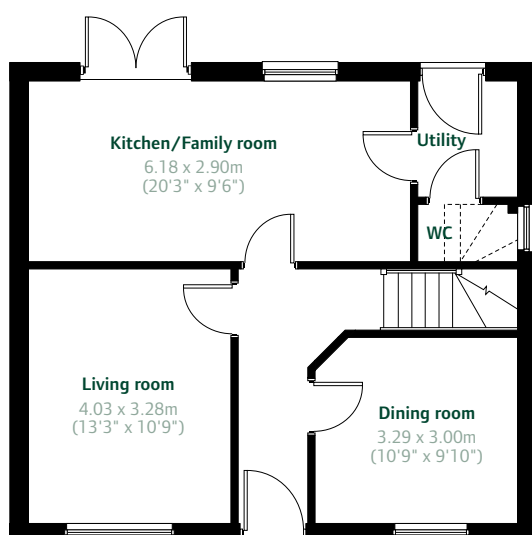


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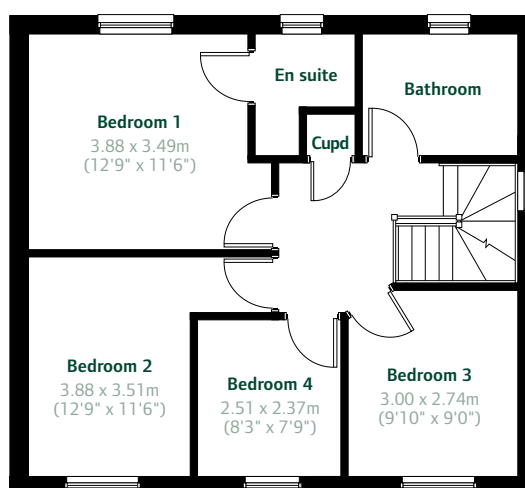
- + Open plan kitchen/family room with garden access
- + Separate dining room
- + Front aspect living room
- + Utility room with outside access
- + Bedroom 1 with en suite
- + Family bathroom

The Chedworth

Four bedroom home



Ground floor



First floor

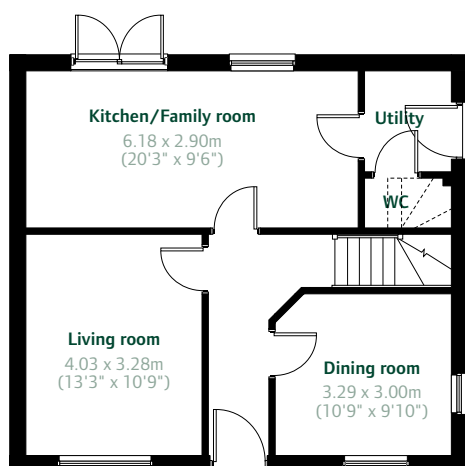


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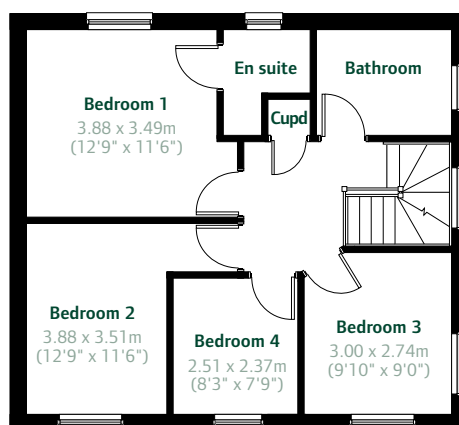
- + Open plan kitchen/family room with garden access
- + Separate dining room
- + Front aspect living room
- + Utility room with outside access
- + Bedroom 1 with en suite
- + Family bathroom

The Chedworth Corner

Four bedroom home



Ground floor



First floor

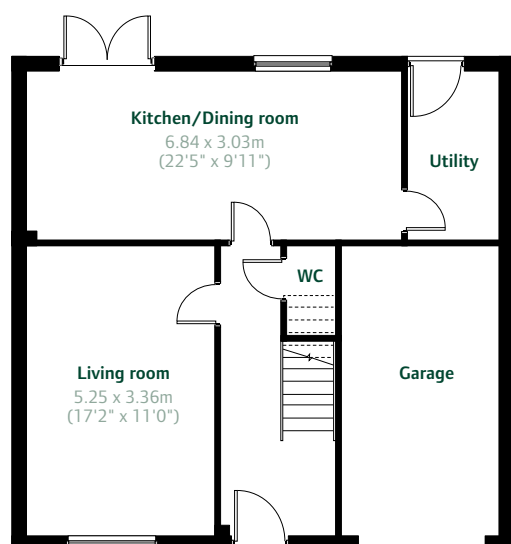


Key features...

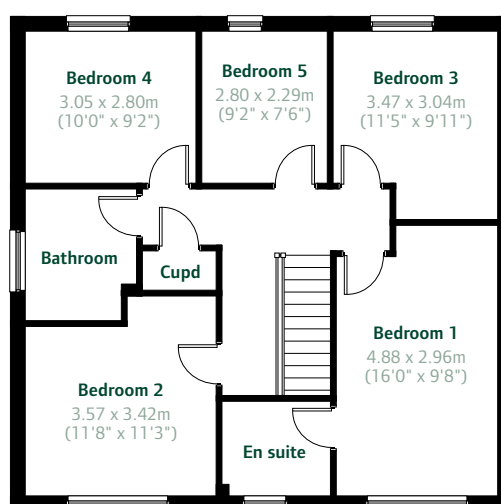
- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Utility room with outside access
- + Bedroom 1 with en suite
- + Family bathroom
- + Integral garage

The Tiverton

Five bedroom home



Ground floor



First floor



TOP 10

REASONS TO BUY A NEW HOME

1. Save money on bills:

new homes are more efficient – cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

2. Great incentives:

there's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange, Home Change and Help to Buy.

3. More time, money and freedom:

with no time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

4. A fresh start:

a new home offers you a completely blank canvass. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

5. Everything's new:

from your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

6. No chain:

buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

7. Warranty:

all our new homes come with a two-year Persimmon warranty, plus a 10-year insurance backed warranty from the National House-Building Council (NHBC), or equivalent.

8. Security:

new homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

9. Modern living:

new homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

10. High spec living:

when you buy a new Persimmon home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.



Specification

10-year new homes warranty
Thermally efficient construction using brick and block external wall construction with stud partitions and dry-lined internal walls
Energy efficient heating system, comprising combination gas boilers
300mm loft insulation to all properties
Energy efficient lighting throughout
Choice of kitchen units, mitred worktops and worktop up-stands
All properties include single stainless steel oven and hob
Insert stainless steel sink tops with mixer taps in kitchen
White sanitaryware to all properties
Thermostatically-controlled shower to en suite
Choice of ceramic wall tiles in bathroom, cloakroom and en suite (where applicable)
UPVC fascias
Decorated flat ceilings and white walls to all properties
White panelled doors throughout with chrome ironmongery
Steel faced front and back door with three-point security locks
Telephone point to lounge
TV point to lounge
Smoke detectors
Carbon monoxide detectors
Plumbing for washing machine
Brick garage (where applicable) with up-and-over doors, suitable for remote control upgrade, or parking spaces as detailed on the site plan
Footpaths with slabs (as plan)
Environmental landscaping (as plan)
Turfed and/or landscaped front gardens
Fencing, gates and screen walls as plan

Add some Finishing Touches

Imagine having your brand new home, exactly the way you want it, ready for you when you move in. That's what Finishing Touches can do for you...

Ensuring your property reflects your personality is important. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Persimmon we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types at such great value-for-money prices.

But choosing a home to suit you down to the ground is only the start. Our Finishing Touches collection lets you personalise your home inside and out, and enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

The choice is all yours...

Your choices from the Finishing Touches collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and

fittings. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power, we can offer you our range of Finishing Touches at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

Reserve early for more options

Providing your property is at a suitable stage of construction, we'll be delighted to add the Finishing Touches that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Finishing Touches you'll have available to you.

Adding Finishing Touches means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new Persimmon home, styled by you, ready to move into...





Millers Field at Manor Park

For prices, opening times
and availability contact:

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