

A DEVELOPMENT BY



ELLINGHAM GREEN
NORFOLK

www.ellinghamgreen.co.uk



All information provided within the brochure was correct at time of going to press.

Welcome to Ellingham Green

Flagship Homes is proud to present Ellingham Green, a collection of traditionally built and well-designed, one, two, three and four-bedroomed houses and bungalows in the heart of the Norfolk countryside.

With nearly 100 properties to choose from, some available for affordable housing, the development at Great Ellingham, near Attleborough, offers rural living within easy reach of nearby market towns and Norwich.

It is the ideal location for enjoying country life, whether you're retiring, commuting, starting on the property ladder or raising a family.



ELLINGHAM GREEN
NORFOLK

Living in a Flagship home

Flagship provides beautiful homes for affordable housing, letting or private residences.

We take pride in choosing only the best locations in which to build our properties. They are not just places to live but also places to love.

Our focus is always on you, the homebuyer. We not only build everything to our usual exacting standards – we do so with care and incredible attention to detail.

Whether you're after a cosy but spaciouly-planned two-bedroom property, or you need a large, five-bedroom home, you'll find something suitable at the Ellingham Green development.

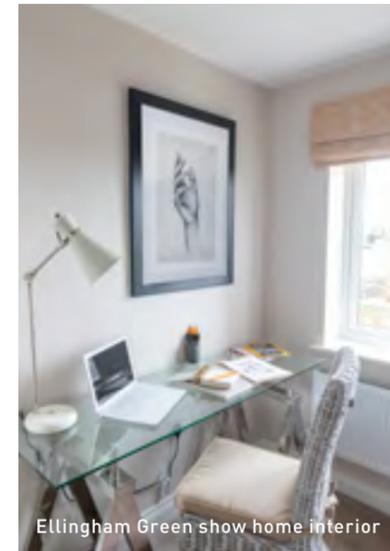




The Nest, Aldeburgh



Ellingham Green show home interior



Ellingham Green show home interior



Ellingham Green show home interior

Our passion, your home

Attention to detail is what distinguishes a Flagship home from other new builds.

We don't just construct distinctive, well-designed properties; we invest in quality materials. You'll notice the difference as soon as you walk up to the front door.

Inside, we make the best use of your available space. Well-fitted to a high quality specification kitchens and bathrooms, including en-suites, add a touch of luxury that everyone deserves.

And because we care about the environment, there is energy-efficient heating and attractive windows and doors that do a great job of keeping you warm in the winter.

Live the country life

Leave the hustle and bustle of town behind and settle down to a gentler and quieter way of life in rural Norfolk. Nestled a few miles away from Attleborough and the A11, Great Ellingham is perfect for staying at home and relaxing or travelling through the county and beyond.

While road and bus links are good, and there is a train station at Attleborough, Great Ellingham has the sort of local village services you expect, such as a post office and stores, primary school and a cosy pub dating back to the mid-18th Century.

The village is renowned for its quirky Teddy Bear Festival. Every July, locals make and display straw bears in their front gardens to create a Teddy Bear Trail. The fun event has been running since 2004 and already raised more than £50,000 for local good causes.



The Crown, Great Ellingham



Wensum River, Norwich



Thetford Forest



Cromer Beach

Location & exploration

There's much to explore in Norfolk, which is blessed with natural beauty and exciting places to visit. Drive north or east from Great Ellingham to experience the county's gorgeous beaches and coastal treats, like Wells-next-the-Sea, Blakeney, Cromer or Horsey, which is ideal for seal watching.

Country estates include Sandringham, the Queen's country home, while Norwich offers excellent shopping, together with varied cultural and leisure pursuits. Beyond the city is the idyllic Norfolk Broads.

For the more active, there are lovely walks to explore from Great Ellingham, while Thetford Forest is a few miles west, with hundreds of forest tracks to wander along while enjoying the wildlife.

For more days out, try Go Ape, Banham Zoo or driving fast cars around Snetterton racetrack. And if for any reason you need to escape from it all, Norwich has a commercial airport flying to destinations across Europe.

Ellingham Green specification

Electrical

- TV points throughout
- Low energy external lighting to the front and rear of homes
- Mains connected smoke and carbon monoxide Detectors*
- Heating and hot water provided by Mitsubishi air source heat pumps



Bathroom & En-suites

- Contemporary white sanitaryware with chrome fittings
- Down lighting to ceiling
- Heated chrome towel radiator
- Porcelenosa tiling to floors and walls



Kitchen

- Symphony Ashbourne kitchen units with a premium worktop and upstand, offered in a range of colours and finishes. (choice subject to build stage)
- Down lighting to ceiling with under pelmet lighting to underside of wall cabinets
- Stainless steel Splashback behind hob
- Soft close doors
- Selected integrated appliances to all plots
- Range ovens available in certain plots
- Electric ceramic hobs and extractor fan as standard
- Double ovens to 3, 4 and 5 bedroom homes - where applicable



Decorative finishes

- Internal walls finished in a white finish
- Ceilings finished in white matt emulsion with smooth plastered finish
- 5 panel white Suffolk doors with matching brushed chrome door furniture
- Oak handrails throughout all homes

General

- NHBC 10 year guarantee
- Flagship Homes defect period of 24 months, commencing from build completion date

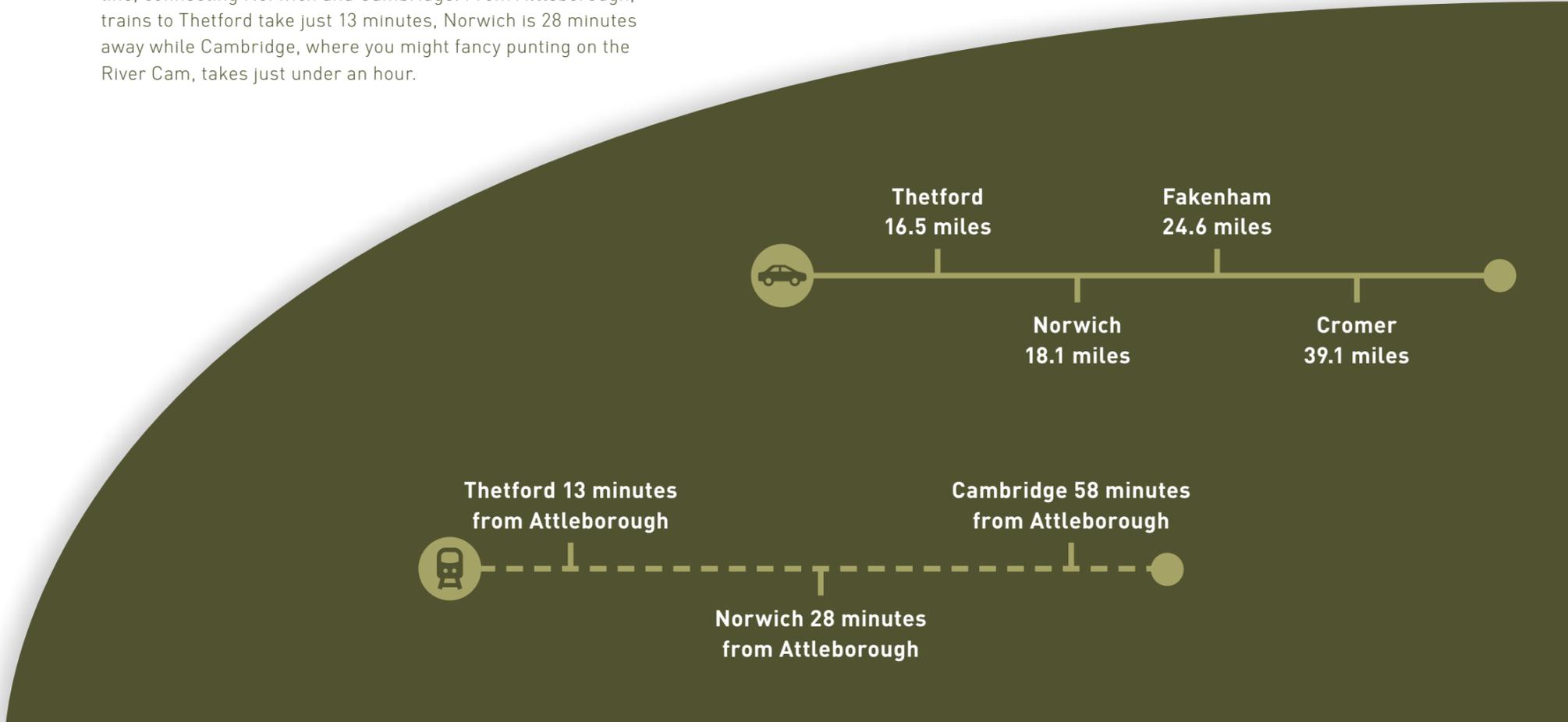




Well placed & well connected

With easy access to Attleborough and the A11 two miles away, Great Ellingham is just 18 miles from Norwich to the east and 16 miles to Thetford in the west. Keep going to places like Newmarket and the city of Cambridge. For a seaside day trip, Cromer is nearly 40 miles to the north.

Regular rail services from Attleborough run along the Breckland line, connecting Norwich and Cambridge. From Attleborough, trains to Thetford take just 13 minutes, Norwich is 28 minutes away while Cambridge, where you might fancy punting on the River Cam, takes just under an hour.



A DEVELOPMENT BY



ALL ENQUIRIES

If you would like further details please contact:

T: 01953 711565

E: sales@ellinghamgreen.co.uk

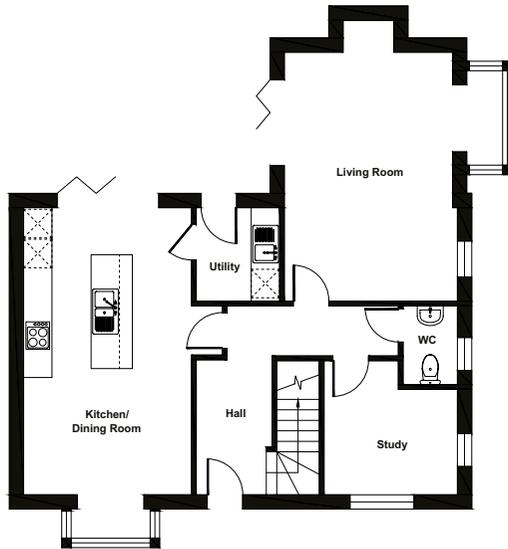
W: www.ellinghamgreen.co.uk



THE BLICKLING

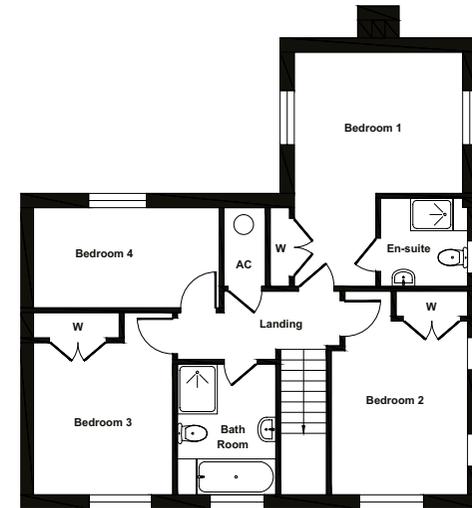
Plots: 1, 2, 16, 79, 82, 90, 94 and 95 | 4 Bedrooms | Total Floorspace: 1453 sqft

A spacious four-bedroom home, featuring bi-doors and bay windows to both the kitchen and the living room, creating a sense of space and light. The Blickling features a traditional kitchen/dining room, spacious living room with an additional downstairs study/playroom. To the first floor here are four good sized bedrooms, with an en-suite to the master.



GROUND FLOOR

Kitchen/Dining Room	5.97m x 3.50m	19' 7" x 11' 5"
Living Room	5.17m x 3.61m	16' 11" x 11' 10"
Study	2.76m x 2.77m	9' 0" x 9' 1"
Utility Room	1.91m x 1.71m	6' 3" x 5' 7"
Hallway		
Cloakroom		



FIRST FLOOR

Bedroom One	3.49m x 4.89m	11' 5" x 16' 0"
En-suite		
Bedroom Two	3.60m x 2.80m	11' 9" x 9' 2"
Bedroom Three	2.90m x 3.75m	9' 6" x 12' 3"
Bedroom Four	3.88m x 2.10m	12' 8" x 6' 10"
Bathroom		

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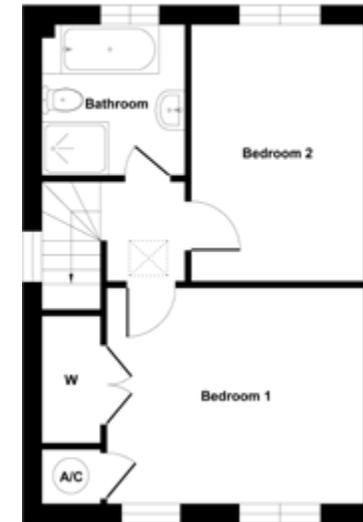
THE CONGHAM

Plots: 10, 11, 12, 13, 14, 15, 36, 37, 49, 50, 51, 52, 69 and 70 | 2 Bedrooms | Total Floorspace: 764 sqft

An open plan layout makes the most of this traditionally built two bedroom home. The ground floor features a well-equipped kitchen and a spacious living/ dining room, with a downstairs cloakroom. Upstairs the landing leads to two double bedrooms and a family bathroom.



GROUND FLOOR



FIRST FLOOR

Kitchen	2.85m x 2.57m	9' 4" x 8' 5"
Living/Dining Room	4.20m x 4.90m	13' 9" x 16' 0"
Hallway		
Cloakroom		

Bedroom One	3.92m x 3.26m	12' 10" x 10' 8"
Bedroom Two	3.90m x 2.65m	12' 9" x 8' 8"
Bathroom		

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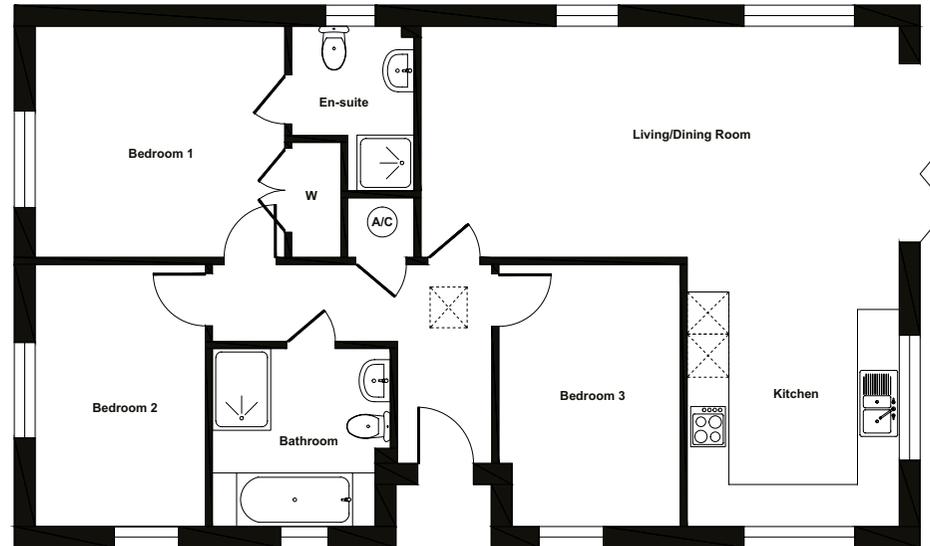
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THE DUNSTON

Plots: 23, 25 and 87 | 3 Bedrooms | Total Floorspace: 936 sqft

The Dunston features an open plan design allowing for flexible living, with three spacious bedrooms and en-suite to the master. A beautifully designed kitchen/ living dining room with bi-fold doors, opens out onto the garden and patio area.



GROUND FLOOR

Kitchen	3.84m x 3.00m	12' 7" x 9' 10"
Living/Dining Room	6.83m x 3.25m	22' 4" x 10' 8"
Bedroom One	3.54m x 3.25m	11' 7" x 10' 8"
En-suite		
Bedroom Two	3.69m x 2.40m	12' 1" x 7' 10"
Bedroom Three	3.72m x 2.56m	12' 2" x 8' 4"
Bathroom		
Hallway		

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THE FELBRIGG

Plots: 19, 24, 72, 83, 84 and 85 | 3 Bedrooms | Total Floorspace: 1001 sqft

The Felbridge makes the most of space, in this traditionally built three-bedroom home. The ground floor accommodation comprises a traditional kitchen, generous living- dining room with double doors leading out to the garden and patio. Upstairs there are three double bedrooms, with en-suite to the master and a family bathroom.



GROUND FLOOR

Kitchen	3.97m x 3.07m	13' 0" x 10' 0"
Living/Dining Room	5.73m x 3.90m	18' 9" x 12' 9"
Hallway		
Cloakroom		
Garage		



FIRST FLOOR

Bedroom One	3.05m x 4.20m	10' 0" x 13' 9"
En-suite		
Bedroom Two	3.00m x 2.85m	9' 10" x 9' 4"
Bedroom Three	3.07m x 2.60m	10' 0" x 8' 6"
Bathroom		

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THE GUNTHORPE

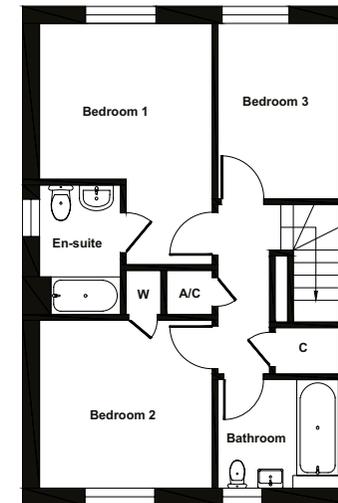
Plots: 6, 7, 8, 20, 21, 29, 30, 77, 78, 80 and 81 | 3 Bedrooms | Total Floorspace: 904 sqft

A well designed, three bedroom home, The Gunthorpe provides flexible living, with a traditionally designed kitchen, an open plan kitchen/ dining room, with double doors leading out to the garden and patio area. Upstairs there are three good sized bedrooms, with en-suite to master and a family bedroom.



GROUND FLOOR

Kitchen	3.97m x 2.53m	13' 0" x 8' 3"
Living/Dining Room	5.25m x 4.00m	17' 2" x 13' 1"
Hallway		
Cloakroom		



GROUND FLOOR

Bedroom One	3.00m x 2.85m	9' 10" x 9' 4"
En-suite		
Bedroom Two	3.00m x 2.85m	9' 10" x 9' 4"
Bedroom Three	3.05m x 2.10m	10' 0" x 6' 10"
Bathroom		

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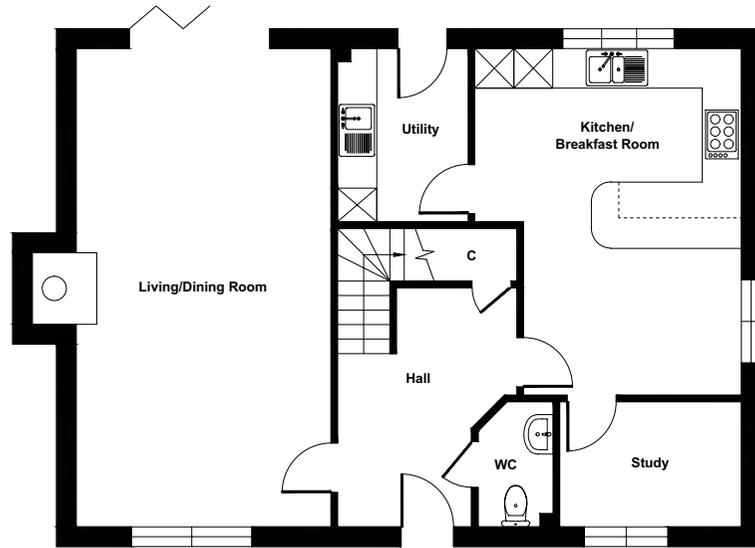
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THE HOLKHAM

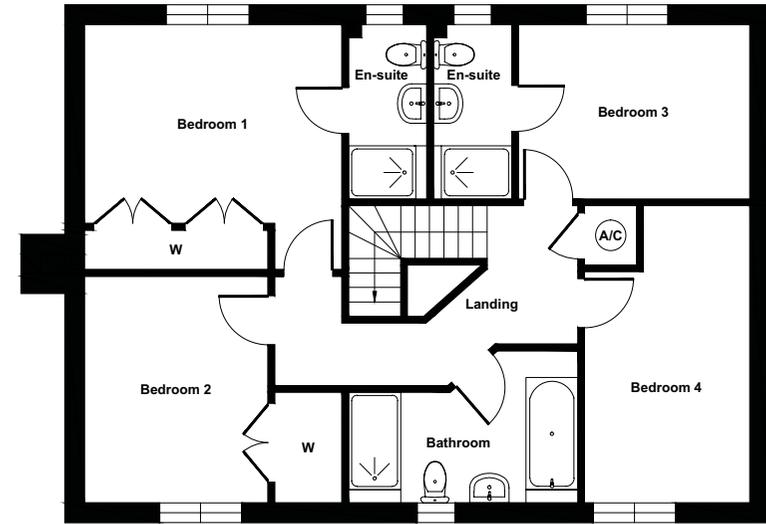
Plots: 3, 9, 31, 32, 44, 57, 58 and 61 | 4 Bedrooms | Total Floorspace: 1572 sqft

The Holkham creates a sense of space, within the ground floor accommodation there is a generously sized kitchen/ breakfast room, a large open plan kitchen/ dining room, downstairs cloakroom, utility room and additional study/ playroom. Upstairs there are four good sized bedrooms with two en-suites, built in wardrobes and a generous family bathroom.



GROUND FLOOR

Kitchen/Breakfast Room	5.20m x 4.03m	17' 0" x 13' 2"
Living/Dining Room	7.20m x 3.85m	23' 7" x 12' 7"
Study	1.85m x 2.73m	6' 0" x 8' 11"
Utility Room	2.58m x 1.95m	8' 5" x 6' 4"
Hallway		
Cloakroom		



FIRST FLOOR

Bedroom One	3.90m x 3.70m	12' 9" x 12' 1"
En-suite		
Bedroom Two	3.40m x 2.80m	11' 1" x 9' 2"
Bedroom Three	3.58m x 2.63m	11' 8" x 8' 7"
En-suite		
Bedroom Four	4.47m x 2.53m	14' 8" x 8' 3"
Bathroom		

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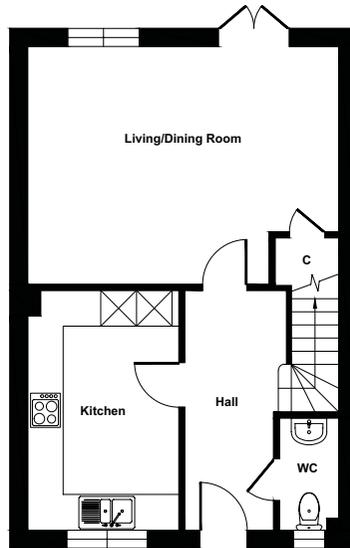
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THE HOVETON

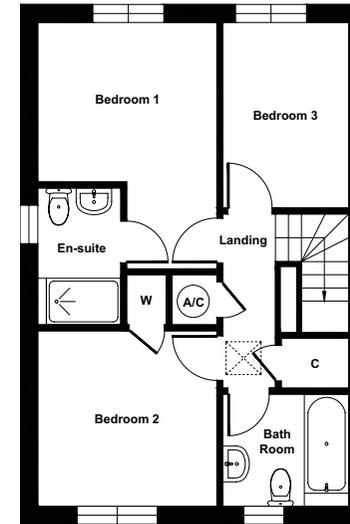
Plots: 34, 35, 62 and 63 | 3 Bedrooms | Total Floorspace: 926 sqft

A well designed, three-bedroom home, The Hoveton provides flexible, family living, with a traditionally designed kitchen, an open plan kitchen/ dining room, with double doors leading out to the garden and patio area. Upstairs there are three good sized bedrooms, with en-suite to master and a family bedroom.



GROUND FLOOR

Kitchen	3.97m x 2.50m	13' 0" x 8' 2"
Living/Dining Room	5.20m x 3.94m	17' 0" x 12' 11"
Hallway		
Cloakroom		



FIRST FLOOR

Bedroom One	3.22m x 4.15m	10' 6" x 13' 7"
En-suite		
Bedroom Two	2.98m x 2.89m	9' 9" x 9' 5"
Bedroom Three	3.02m x 2.10m	9' 10" x 6' 10"
Bathroom		

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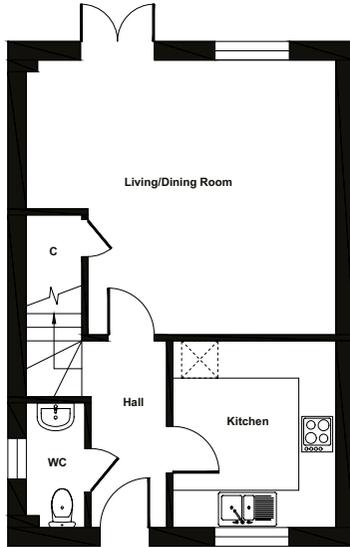
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THE KELLING

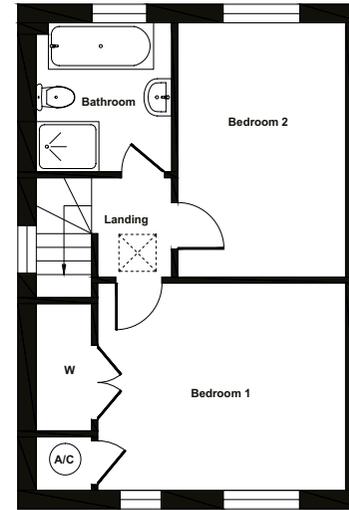
Plots: 65 and 66 | 2 Bedrooms | Total Floorspace: 818 sqft

An open plan layout makes the most of this traditionally built two-bedroom home. The ground floor features a well-equipped kitchen and a spacious living/ dining room, with a downstairs cloakroom. Upstairs the landing leads to two double bedrooms and a family bathroom.



GROUND FLOOR

Kitchen	2.96m x 2.60m	9' 8" x 8' 6"
Living/Dining Room	4.38m x 4.98m	14' 4" x 16' 4"
Hallway		
Cloakroom		



FIRST FLOOR

Bedroom One	3.97m x 3.30m	13' 0" x 10' 9"
Bedroom Two	4.09m x 2.71m	13' 5" x 10' 7"
Bathroom		

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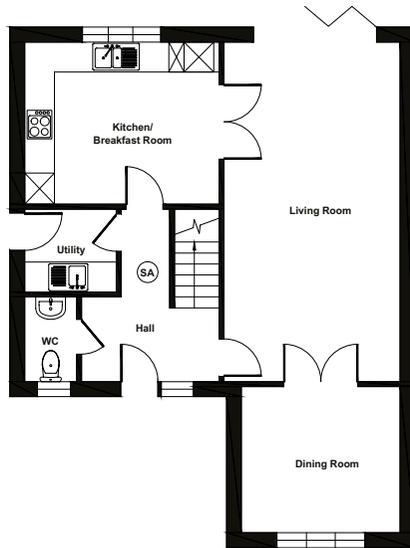
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THE KIMBERLEY

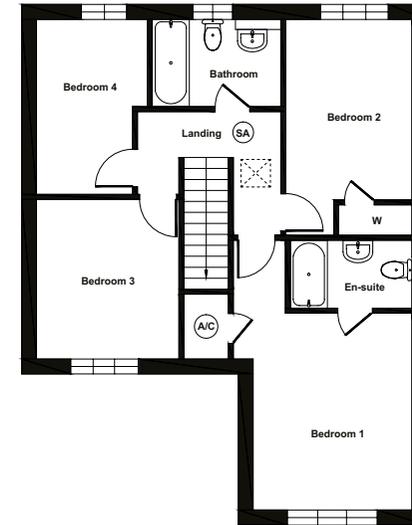
Plots: 4, 5, 18, 22, 27, 28, 33, 45, 53, 54, 55, 56, 76 and 91 | 4 Bedrooms | Total Floorspace: 1302 sqft

The Kimberley is an impressive, four-bedroom family home. The ground floor offers spacious accommodation with a well-equipped kitchen/ breakfast room and utility, a large living room with bi-fold door to the outside, also leads to a separate dining room. The first-floor features four good sized bedrooms with an en-suite to the master, and a family bathroom.



GROUND FLOOR

Kitchen/Breakfast Room	3.88m x 3.20m	12' 8" x 10' 6"
Living Room	6.76m x 3.58m	22' 2" x 11' 8"
Dining Room	3.18m x 2.88m	10' 5" x 9' 5"
Utility Room	1.61m x 1.80m	5' 3" x 5' 10"
Hallway		
Cloakroom		



FIRST FLOOR

Bedroom One	3.99m x 3.16m	13' 1" x 10' 4"
En-suite		
Bedroom Two	4.27m x 2.59m	14' 0" x 8' 6"
Bedroom Three	3.18m x 2.84m	10' 5" x 9' 3"
Bedroom Four	3.47m x 2.19m	11' 4" x 7' 2"
Bathroom		

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THE MORSTON

Plots: 26, 71, 86, 88 and 89 | 2 Bedrooms | Total Floorspace: 775 sqft

The Morston is a light and airy, open plan designed, two-bedroom bungalow. Featuring a traditionally designed kitchen/ dining room, which opens out into a good-sized living room with double doors out to the patio area and garden. There are two double bedrooms, built in storage and a good-sized family bathroom.



GROUND FLOOR

Kitchen/Dining & Living Room	3.62m x 8.22m	11' 10" x 26' 11"
Bedroom One	3.64m x 3.94m	11' 11" x 12' 11"
Bedroom Two	3.90m x 2.65m	12' 9" x 8' 8"
Bathroom		
Hallway		
Garage		

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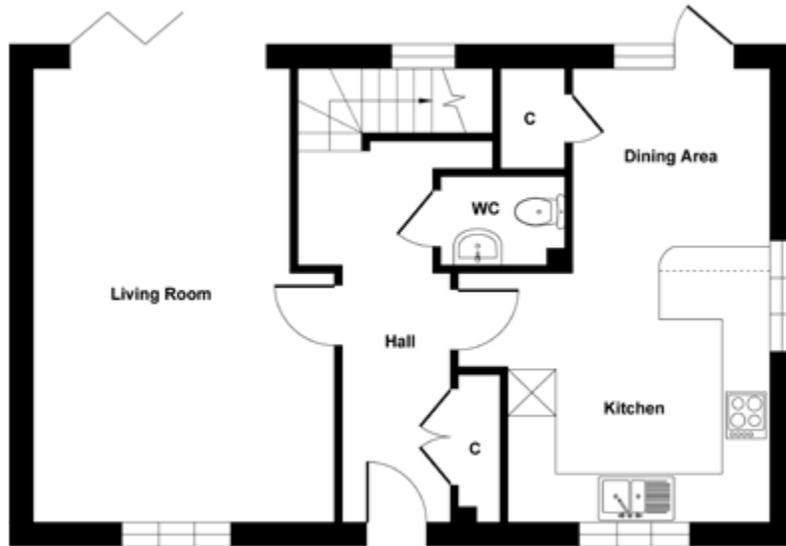
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THE NARBOROUGH

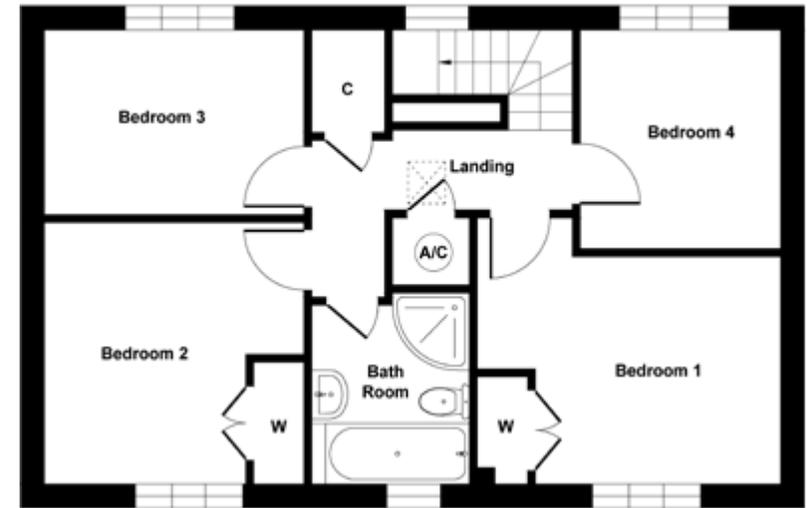
Plot: 92 | 4 Bedrooms | Total Floorspace: 1098 sqft

The Narborough has been thoughtfully designed to provide flexible, family living, offering four good sized bedrooms, with built in wardrobes and a family bathroom to the first floor. The ground floor accommodation features an open plan, kitchen dining room and a large living room with bi-fold doors leading to the outside garden and patio area.



GROUND FLOOR

Kitchen/ Dining Area	5.58m x 3.23m	18' 3" x 10' 7"
Living Room	5.58m x 3.72m	18' 3" x 12' 2"
Hallway		
Cloakroom		



FIRST FLOOR

Bedroom One	2.78m x 3.82m	9' 1" x 12' 6"
Bedroom Two	3.32m x 3.20m	10' 10" x 10' 6"
Bedroom Three	3.20m x 2.25m	10' 6" x 7' 4"
Bedroom Four	2.70m x 2.47m	8' 10" x 8' 1"
Bathroom		

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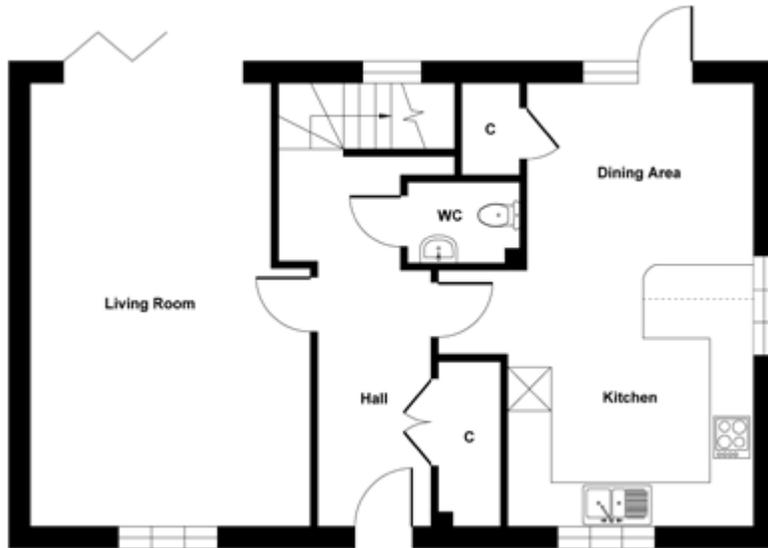
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THE WIVETON

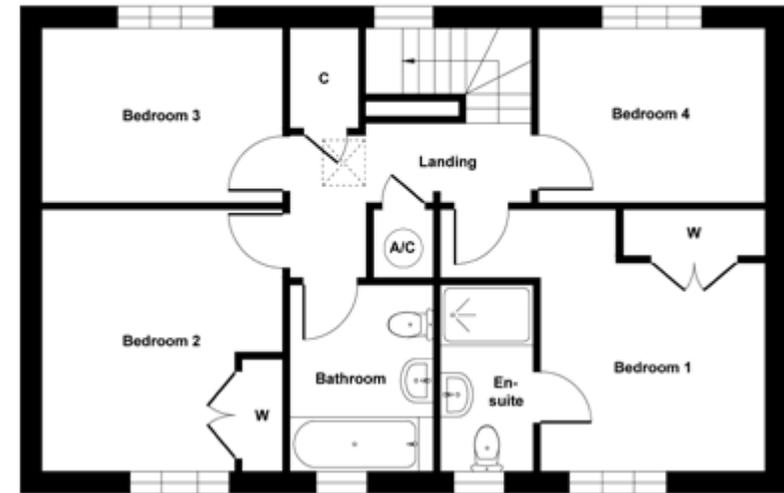
Plots: 17, 64 and 93 | 4 Bedrooms | Total Floorspace: 1302 sqft

A well designed family home, The Wiveton offers flexible living by offering four good sized bedrooms, with built in wardrobes, en-suite to the master and a family bathroom to the first floor. The ground floor accommodation features an open plan, kitchen dining room and a large living room with bi-fold doors leading to the outside garden and patio area.



GROUND FLOOR

Kitchen/Dining Area	6.03m x 3.35m	19' 9" x 10' 11"
Living Room	6.03m x 3.82m	19' 9" x 12' 6"
Hallway		
Cloakroom		



FIRST FLOOR

Bedroom One	3.16m x 3.58m	10' 4" x 11' 8"
En-suite		
Bedroom Two	3.58m x 3.33m	11' 8" x 10' 11"
Bedroom Three	3.35m x 2.35m	10' 11" x 7' 8"
Bedroom Four	3.15m x 2.35m	10' 4" x 7' 8"
Bathroom		

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2 Bedroom Homes

Congham
Plots: 10, 11, 12, 13, 14, 15, 36, 37, 49, 50, 51, 52, 69 and 70

Kelling
Plots: 65 and 66

Morston Bungalow
Plots: 26, 71, 86, 88 and 89

3 Bedroom Homes

Dunston Bungalow
Plots: 23, 25 and 87

Felbrigg
Plots: 19, 24, 72, 83, 84 and 85

Gunthorpe
Plots: 6, 7, 8, 20, 21, 29, 30, 77, 78, 80 and 81

Hoveton
Plots: 34, 35, 62 and 63

4 Bedroom Homes

Blickling
Plots: 1, 2, 16, 79, 82, 90, 94 and 95

Holkham
Plots: 3, 9, 31, 32, 44, 57, 58 and 61

Kimberley
Plots: 4, 5, 18, 22, 27, 28, 33, 45, 53, 54, 55, 56, 76 and 91

Narborough
Plot: 92

Wiveton
Plots: 17, 64 and 93

