




BAYFIELDS

EAST TUDDENHAM • NORFOLK



A GARDEN IS THE MIRROR OF A MIND.
IT IS A PLACE OF LIFE, A MYSTERY
OF GREEN MOVING TO THE PULSE OF
THE YEAR, AND PRESSING ON AND
PAUSING THE WHOLE TO ITS OWN
INHERENT RHYTHMS.

Henry Beston, 1935 | **Herbs and the Earth**

VILLAGE LIFE

SET WITHIN THE FORMER GROUNDS OF AN ESTABLISHED AND MUCH LOVED ENGLISH COUNTRY GARDEN, BAYFIELDS IS A DEVELOPMENT OF FIVE, 4-BEDROOMED DETACHED PROPERTIES. CENTRALLY LOCATED WITHIN THE NORFOLK VILLAGE OF EAST TUDDENHAM, BAYFIELDS HAS THE ADVANTAGE OF BEING JUST A SHORT DRIVE FROM BOTH THE A47 AND THE CITY OF NORWICH.

TRADITIONAL IN DESIGN, BAYFIELDS PROPERTIES OFFER THAT RARE COMBINATION; RURAL TRANQUILITY AND SPACIOUSNESS, WITH THE ATTRACTIONS OF NEARBY CITY LIFE AND PROXIMITY TO ALL MAJOR ROUTES.



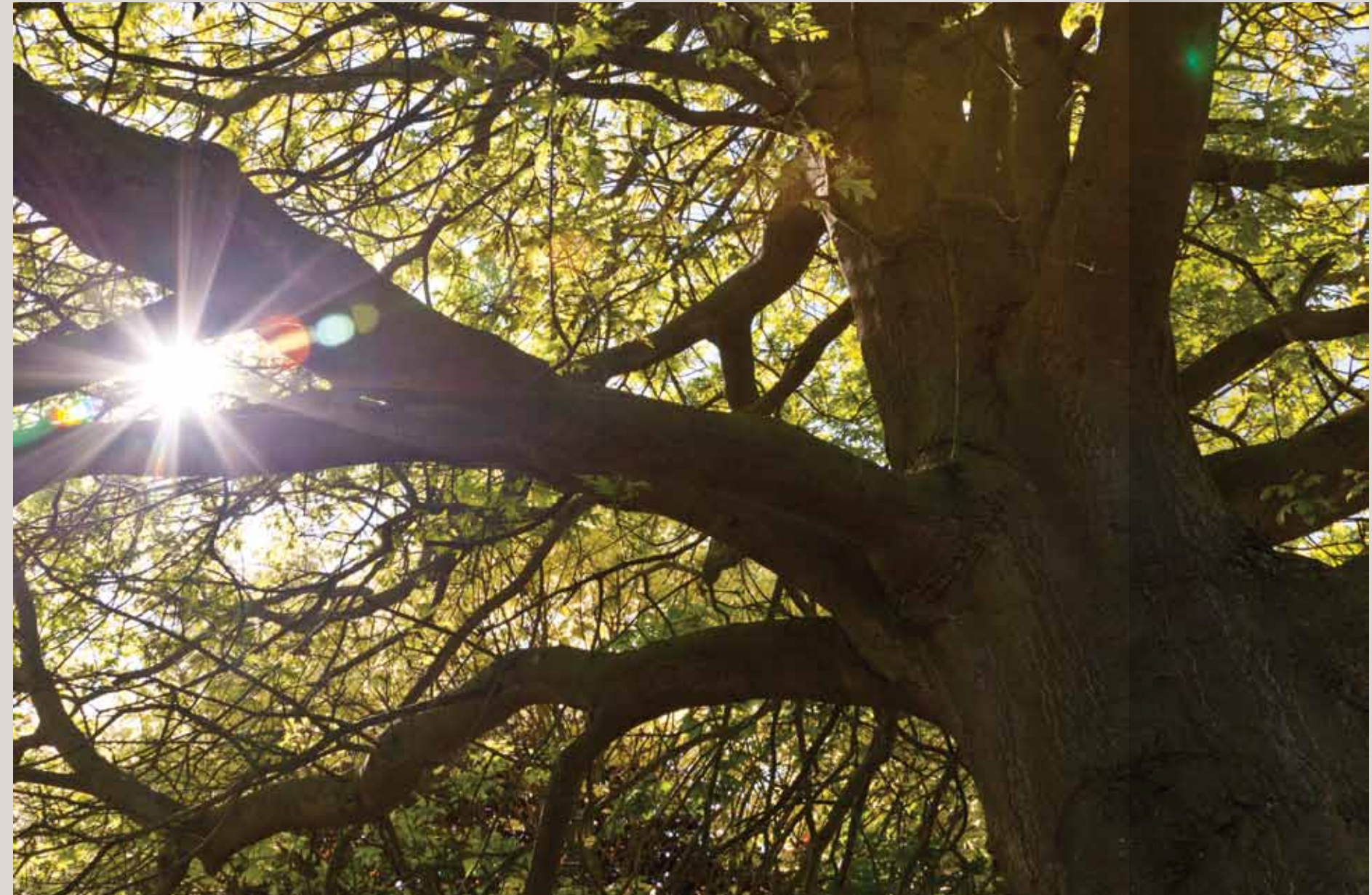
FOR A SMALL PARISH, COMMUNITY SPIRIT RUNS HIGH IN EAST TUDDENHAM; WITH REGULAR SPORTING ACTIVITIES IN THE VILLAGE HALL AND WELL SUPPORTED TENNIS COURTS, THERE IS A LIVELY AND BUSY SOCIAL SCENE. ITS ATTRACTIVE RURAL LOCATION ALSO MAKES IT POPULAR FOR WALKING ALL YEAR; WITH MANY PUBLIC FOOTPATHS AND PRETTY LOCAL WALKS ENCIRCLING THE VILLAGE, THE 12 MILE CIRCULAR HIKE FROM EAST TUDDENHAM TO MATTISHALL IS A WELL-TRODDEN FAVOURITE.





A WELL-PLACED RURAL LOCATION

THE HISTORIC AND PICTURESQUE ALL SAINTS CHURCH SITS AT THE END OF EAST TUDDENHAM AND IS STRONGLY SUPPORTED BY THE VILLAGE. WELL-STOCKED VILLAGE SHOPS LIE WITHIN MANY OF THE NEIGHBOURING PARISHES, WITH THE NEAREST SUPERMARKET JUST 3 MILES ALONG THE A47 AND NORWICH ITSELF OFFERING A WHOLE RANGE OF SHOPS. WITH THE CITY NEARBY, NORWICH AIRPORT AND THE UNIVERSITY HOSPITAL ARE BOTH WITHIN A CONVENIENT 15 MINUTE DRIVE. FOR THOSE WITH YOUNG FAMILIES, EAST TUDDENHAM IS CLOSE TO A NUMBER OF WELL-REPUTED SCHOOLS; TAVERHAM HALL PREPARATORY SCHOOL AND OLD HALL SCHOOL IN HETHERSETT ARE BOTH JUST A 15 MINUTE DRIVE AWAY, WHILE WYMONDHAM COLLEGE AND THE NORWICH SCHOOLS ARE ALL WITHIN EASY REACH.



A VIBRANT CITY

WITH HISTORIC NORWICH ONLY A 15 MINUTE DRIVE FROM EAST TUDDENHAM, VILLAGE RESIDENTS CAN ENJOY ALL THE BENEFITS OF A CITY BURSTING WITH LIFE AND CULTURAL ACTIVITY. THE MOST COMPLETE MEDIEVAL CITY IN ENGLAND, NORWICH IS RIFE WITH HISTORIC BUILDINGS AND ATTRACTIVE ARCHITECTURE. FAMOUS FOR ITS REGULAR LITERARY CELEBRATIONS AND ARTS FESTIVALS, VISITORS CAN ENJOY A WIDE VARIETY OF DIVERSIONS; FROM ITS MUSEUMS, THEATRES, ART GALLERIES AND EXTENSIVE CENTRAL LIBRARY TO A SUPERB RANGE OF SHOPS, CINEMAS AND RESTAURANTS. HOME TO THE UNIVERSITY OF EAST ANGLIA AND A LIVELY STUDENT POPULATION, VISITORS CAN BENEFIT FROM VARIOUS UNIVERSITY FACILITIES, INCLUDING THE PRESTIGIOUS SAINSBURY'S CENTRE FOR THE VISUAL ARTS.





AN ENCHANTED COUNTRY GARDEN

SET WITHIN THE GROUNDS OF A BEAUTIFULLY ESTABLISHED GARDEN THAT WAS THE LIFE'S WORK OF ITS' CREATOR, BAYFIELDS ENCOMPASSES A PRECIOUS HERITAGE. EACH PROPERTY ENJOYS A GENEROUS AND DISTINCTIVE PRIVATE GARDEN FILLED WITH A VARIETY OF MATURE PLANTING. A THOUGHTFUL MIX OF TREES FROM MAPLE, OAK AND CYPRESS TO MAGNOLIA AND APPLE ALL THRIVE, AS DO SHRUBS AND LUXURIOSLY DEEP YEW HEDGES. IN A CHARMING TWIST, PLOT 4 ALSO ENJOYS ITS OWN SECRET-GARDEN.





TRADITIONALLY BUILT

TRADITIONAL IN DESIGN, BAYFIELDS PROPERTIES WERE BUILT USING ONLY GOOD QUALITY MATERIALS AND CAREFUL CRAFTSMANSHIP. SET BACK FROM A PRIVATE ROAD, EACH HOUSE HAS ITS OWN GRAVEL DRIVEWAY AND DOUBLE GARAGE; WITH PLOTS 2 AND 4 ALSO BENEFITTING FROM A ROOM OVER THE GARAGE. SPACIOUS INTERIORS INCLUDE 4 FIRST FLOOR DOUBLE BEDROOMS, 2 WITH EN-SUITE BATHROOMS, WITH PLOTS 1,2,3 AND 4 ALL ENJOYING A WALK-IN WARDROBE. ALL PLOTS HAVE A LARGE KITCHEN/DINING AREA AND SIZEABLE LIVING ROOM AND STUDY/SNUG PROVIDE PLENTIFUL LIVING SPACE ON THE GROUND FLOOR. WITH THE GARDEN TO EACH PLOT BEING A PRIME FEATURE, ELEGANT TERRACES LEAD OFF FROM THE KITCHEN/DINING ROOM.



Examples of previous developments



CONTEMPORARY SPECIFICATION

BAYFIELDS LIGHT, OPEN INTERIORS ARE ALSO RICH IN STYLE AND LUXURY. FROM AN IMPRESSIVE MASTERCLASS KITCHEN, ENGINEERED OAK FLOORING AND BESPOKE TIMBER WINDOWS, TO BEAUTIFUL MODERN STYLE BATHROOMS WITH PORCELANOSA TILING, EACH COMPONENT IS ATTRACTIVE AND DESIGNED TO LAST. AN OPEN FIREPLACE WITH STONE HEARTH, ADDS DEPTH TO THE LIVING ROOM, WHILE HERITAGE WALL COLOURS PROVIDE A STYLISH TOUCH THROUGHOUT.



Examples of previous developments



CONSTRUCTION

Natural Clay pan tile roof

Traditionally constructed 'Berry Mix' Bovington brick

Block work outer walls with cavity filled with mineral wool insulation

Black half round guttering.

KITCHEN AND UTILITY

Stylish 'Masterclass' kitchen with solid Composite worktop

Pop up multi socket in islands in Plots 3 and 5

Energy efficient Bosch appliances – ceramic induction hob, stainless steel double oven, integrated dishwasher and integrated CDA fridge freezer

Stainless steel extractor hood

Large stainless steel 1.5 bowl basin with modern chrome mixer tap

Coloured glass splash backs to the rear of the kitchen worktop

Utility has 40mm deep Durapol worktop with upstand

Stainless steel single bowl basin.

BATHROOMS

Contemporary white sanitary ware

Chrome contemporary style mixer taps

Chrome, fixed head, shower roses with thermostatic control panel all wall mounted in Main Bathroom and Master Ensuite

Fixed mirrors above basins in Master En-suite

Contemporary style back-to-the-wall toilets with soft close seats

Fully tiled shower enclosures with low profile shower trays and recessed shelving within shower unit

Ideal Standard Glass and Steel framed Shower Doors

Porcelanosa ceramic wall and floor tiles.

LIGHTING & ELECTRICAL

Down lighters to kitchen, all bathrooms and hallway

White sockets and switches

TV points to kitchen, living room, study and two bedrooms

BT points to kitchen, living room, study and two bedrooms

Pre-wiring for customer's own connection for Sky Plus in living room and master bedroom

External lighting to front and rear of house.

HEATING

Air-source heat pump

Hot water storage tank and immersion heater

Under floor heating to ground floors and radiators to first floor

Feature brick back fireplaces with natural stone hearths suitable for woodburners

Electric underfloor heating to Main Bathroom and Master Ensuite.

JOINERY

Timber, double glazed painted windows and doors finished in 'Stony Ground' colour F&B paint

Oak interior doors with stainless steel contemporary handles and hinges

Fitted wardrobes to Master Bedroom in Plot 5

Fitted dressing areas to Master Bedroom in Plots 1,2,3 and 4

Additional Play Room /Home Office/ Study over the garage to Plots 2 and 4 with external timber staircase.

FLOOR COVERINGS

Large format Villeroy Boch Ceramic Floor tiles in Kitchens and Utilities

Engineered Oak Timber Floor to Hall and W.C

Carpets to Living Room, Study, Landing, and all Bedrooms

Ceramic Floors to Main Bathrooms and En suite Bathrooms.

DECORATION

Walls, ceilings, skirtings and architraves in F&B colour Skimming Stone (walls and ceilings in emulsion) (skirtings and architraves in satin finish)

Square edge contemporary style skirting and architrave.

EXTERNAL

Turfed front gardens where appropriate (not Plot 2)

Driveways in shingle

Main shared private driveway in 'stone rolled' tarmac finish

Rear gardens will be raked, rolled and seeded with lawn grass

Bin Storage area for each plot

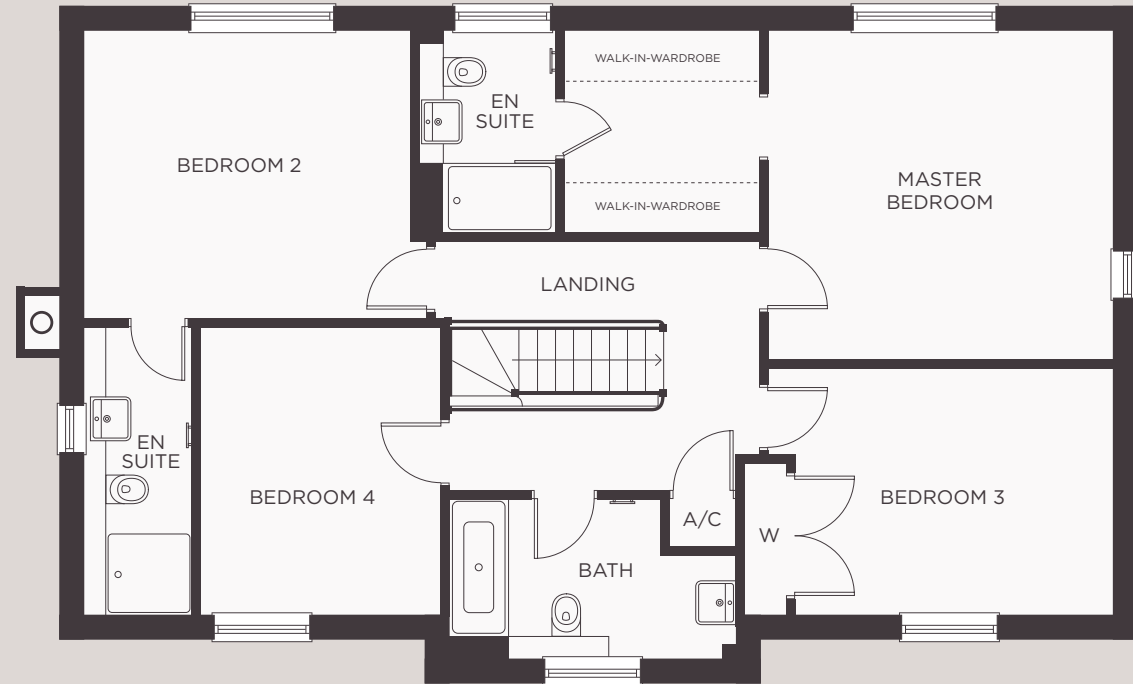
External Tap

Terrace in natural limestone to the rear gardens in all plots.



GROUND FLOOR

Living	7.33m x 4.46m
Kitchen/Dining	6.64m x 6.23m
Utility	3.60m x 1.96m
Study	3.60m x 3.26m



FIRST FLOOR

Master Bedroom	4.41m x 4.11m
Bedroom 2	3.99m x 3.60m
Bedroom 3	4.41m x 3.05m
Bedroom 4	3.60m x 3.01m

Measurements are to maximum dimensions

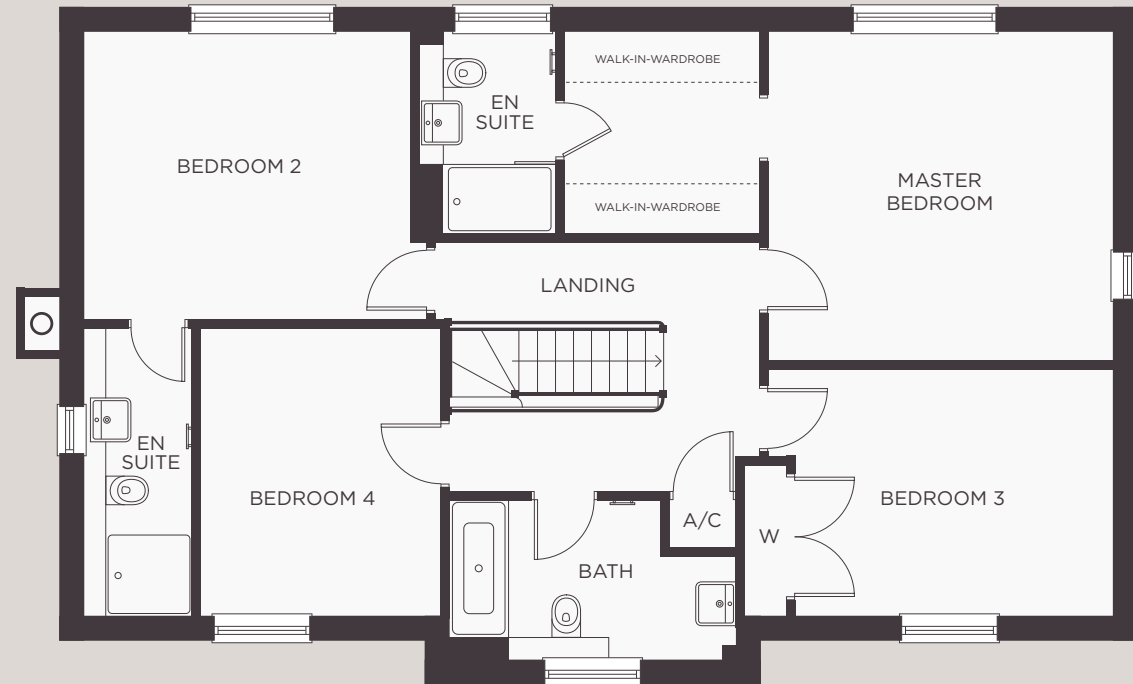
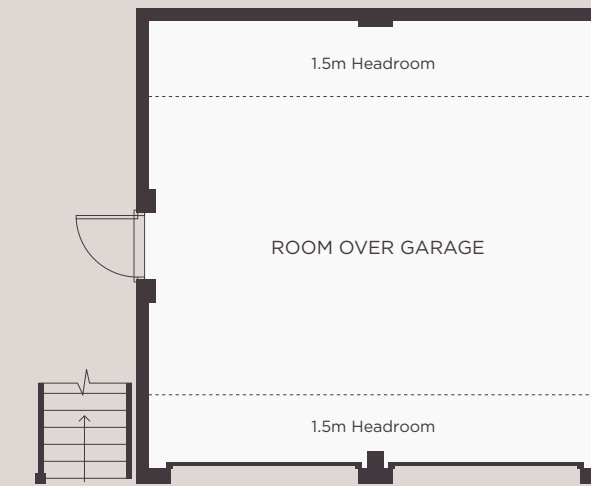


PLOT TWO



GROUND FLOOR

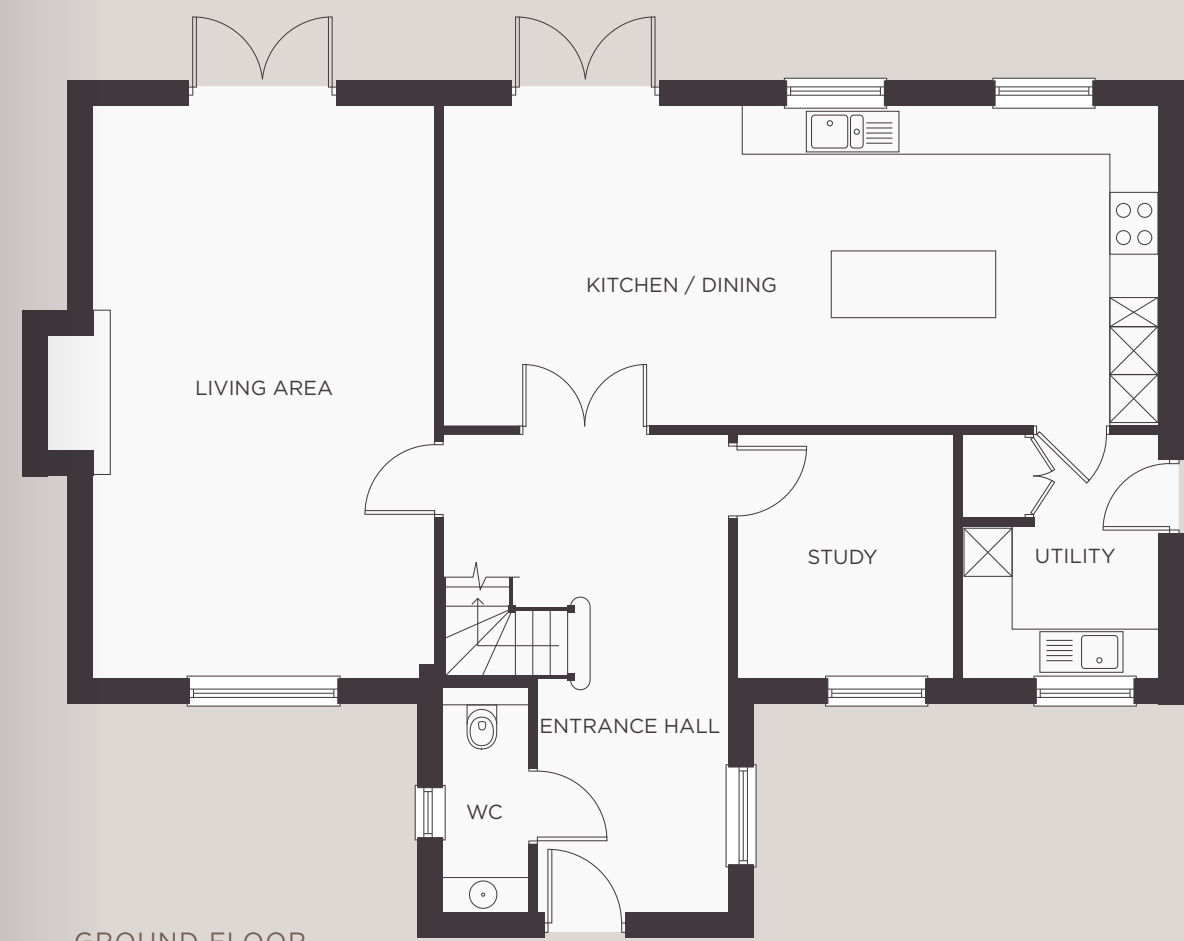
Living	7.33m x 4.46m
Kitchen/Dining	6.64m x 6.23m
Utility	3.60m x 1.96m
Study	3.60m x 3.26m
Room over garage	5.60m x 3.90m



FIRST FLOOR

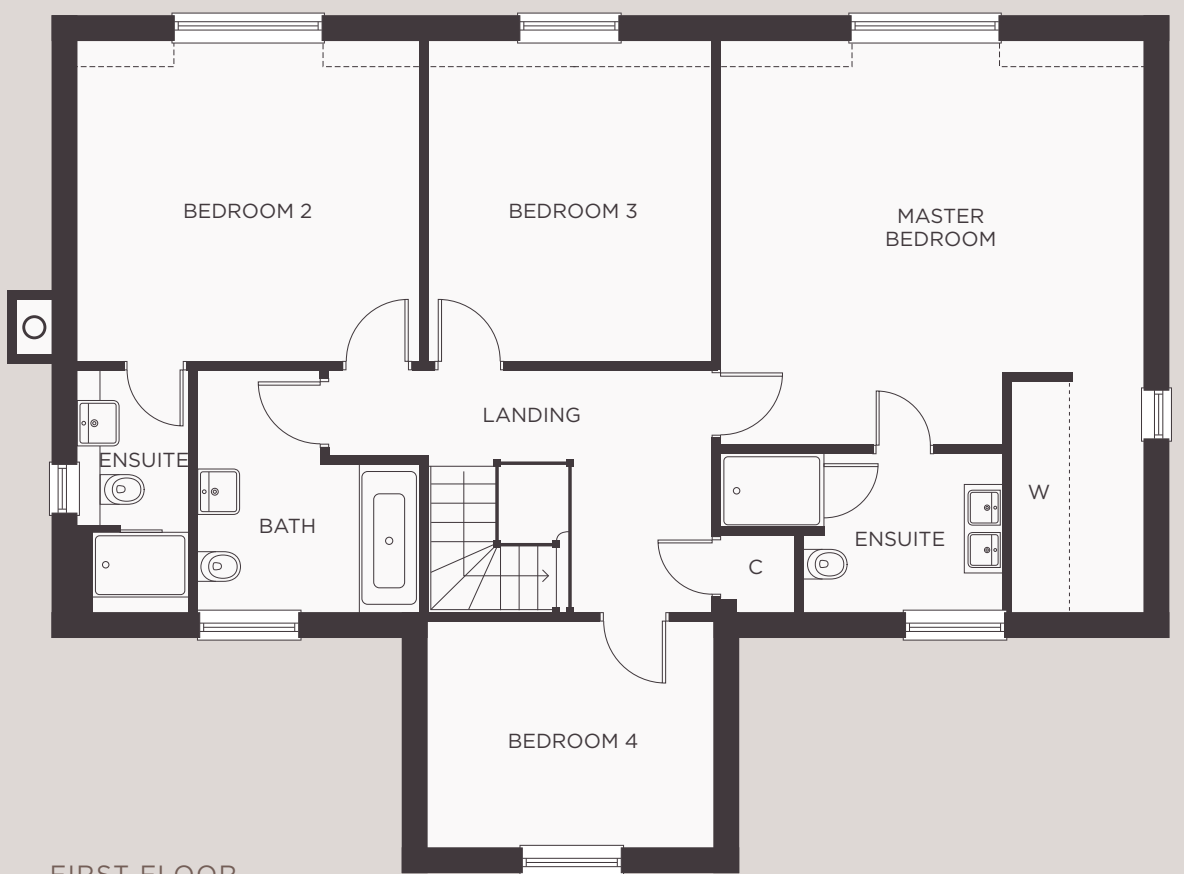
Master Bedroom	4.41m x 4.11m
Bedroom 2	3.99m x 3.60m
Bedroom 3	4.41m x 3.05m
Bedroom 4	3.60m x 3.01m

Measurements are to maximum dimensions



GROUND FLOOR

Living	6.93m x 4.11m
Kitchen/Dining	8.68m x 3.86m
Utility	2.36m x 1.83m
Study	2.93m x 2.61m



FIRST FLOOR

Master Bedroom	5.11m x 4.88m
Bedroom 2	4.11m x 3.86m
Bedroom 3	3.86m x 3.43m
Bedroom 4	3.43m x 2.71m

Measurements are to maximum dimensions

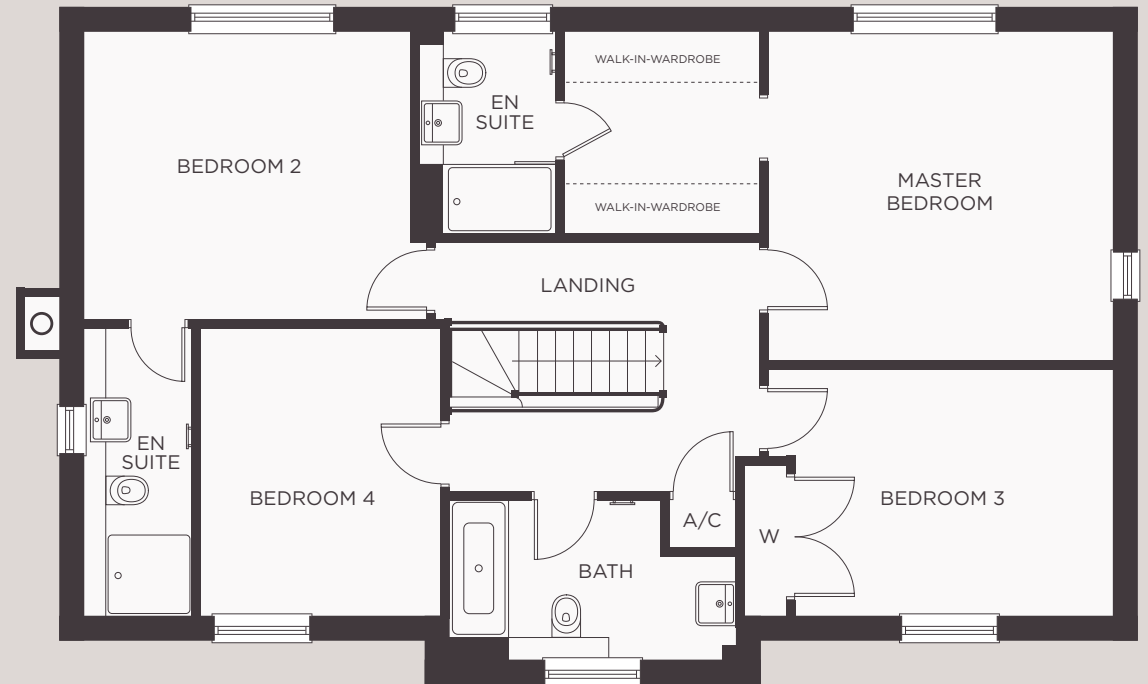
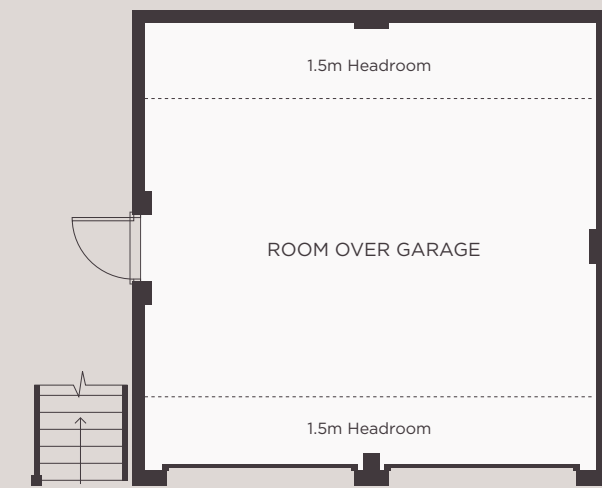


PLOT FOUR



GROUND FLOOR

Living	7.33m x 4.46m
Kitchen/Dining	6.64m x 6.23m
Utility	3.60m x 1.96m
Study	3.60m x 3.26m
Room over garage	5.60m x 3.90m



FIRST FLOOR

Master Bedroom	4.41m x 4.11m
Bedroom 2	3.99m x 3.60m
Bedroom 3	4.41m x 3.05m
Bedroom 4	3.60m x 3.01m

Measurements are to maximum dimensions



GROUND FLOOR

Living	6.66m x 3.86m
Kitchen/Dining	7.36m x 4.12m (widest)
Utility	2.21m x 2.01m
Study	3.86m x 2.86m
Orangery	3.60m x 3.30m



FIRST FLOOR

Master Bedroom	3.86m x 3.86m
Bedroom 2	3.56m x 3.61m
Bedroom 3	3.61m x 3.56m
Bedroom 4	3.06m x 2.86m

Measurements are to maximum dimensions

ABOUT THE DEVELOPER

FOUNDED IN 2007 BY DIRECTORS JULIETTE HOPKINS AND JOFF BROOKER, FLEUR DEVELOPMENTS WAS SET UP TO BUILD GOOD QUALITY HOMES IN SOME OF THE MOST DESIRABLE LOCATIONS IN NORFOLK. ALL FLEUR DEVELOPMENTS' SITES ARE CHOSEN WITH GREAT CARE AND CONSIDERATION AND ARE SELECTED FOR THEIR UNIQUE APPEAL.

FLEUR DEVELOPMENTS BELIEVES IN CREATING REMARKABLE HOMES, WHICH BLEND WELL WITH THE LOCAL ENVIRONMENT. THESE ATTRACTIVE, SPACIOUS, PRACTICAL AND WELCOMING HOMES ARE DESIGNED TO MEET AND EXCEED ALL EXPECTATIONS OF CONTEMPORARY LIVING.

fleurdevelopments.com



Examples of previous developments



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