

Two Tilbrooks

EAST TUDDENHAM, NORFOLK

A Well-Connected Rural Location

Set within the former grounds of a Georgian country house, Tilbrooks is a development of two, 4-bedroomed detached properties. Traditional in design, with spacious, well-established gardens, the houses are located in rural East Tuddenham. Making ideal family homes, Tilbrooks is just a short drive from both the A47 and Norwich - combining a pretty village location, with excellent transport links and proximity to the city.

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Spirited Tranquility

For a small, quiet parish, East Tuddenham enjoys a lively social scene. Community spirit runs high via well-supported activities in the village hall, as well as on the tennis courts and football pitch behind it. Its attractive rural location also makes it popular for walking all year, with many public footpaths encircling the village. Of note, the 12-mile circular hike from East Tuddenham to Mattishall is a well-trodden favourite.





EAST TUDDENHAM

Local Attractions

The historic All Saints church sits at the end of East Tuddenham and is actively supported by the village.

Well-stocked village shops, a doctors' surgery and a primary school are all within neighbouring Mattishall and the nearest supermarket is just 3 miles away along the A47. In addition, Norwich itself offers a wide range of shops and amenities, including the University Hospital and Norwich Airport, which are a 15 and

20 minute drive respectively. 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 Hetherset are both a 15-minute drive, while Wymondham College and the Norwich schools are all within easy reach.

NORWICH

Vibrant & Historic

With 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 filled with historic buildings and attractive architecture. Famous for its literary and arts festivals, visitors can also enjoy diversions ranging from museums and theatres, to shops,

cinemas and restaurants. Home to the University of East Anglia and a lively student population, Norwich benefits from various university facilities, including the prestigious Sainsbury's Centre for the Visual Arts.







THE HOMES

Hidden Gems

Set within the former grounds of an old country house, the Tilbrooks properties were inspired by its original Georgian architecture.

Built using traditional red brick, both houses are double fronted with natural slate pergoda roofs, a central front door and symmetrical, timber-framed sash windows. Outside, spacious gardens are filled with a wealth of mature

shrubs and trees - including copper beech, yew, oak and horse chestnut. With thoughtful landscaping by Suzy MacDougall, the diverse mix of planting, which includes pleached hornbeams, gently echoes the woodland beyond.



THE HOMES

Contemporary elegance

Thoughtfully designed interiors offer a delicate blend of contemporary and traditional features.

From an impressive Masterclass kitchen and engineered oak flooring to bespoke timber windows and Duravit bathrooms, each component of the house is stylish and built to last. In the hallway, a handsome

central staircase has been fitted, while an open-fireplace with stone hearth adds depth to the living room. Throughout the house, heritage wall colours provide a traditional touch.



COMMON ROAD



THE HOMES

A sense of space

Located on a pretty country lane, each house has its own gravel driveway and is set within a half-acre plot.

Spacious interiors include 4 first-floor double bedrooms, two with en-suite bathrooms and one family bathroom. The master bedroom also enjoys a double basin, walk-in shower and a fitted dressing room. On the ground floor, the central front door leads into a wide hallway

and sizeable reception rooms on either side. Running from east to west, a double aspect kitchen/dining room provides copious living space at the heart of the house. From the light and airy kitchen, French doors lead onto the terrace and into the garden.



THE HOMES
Plot One



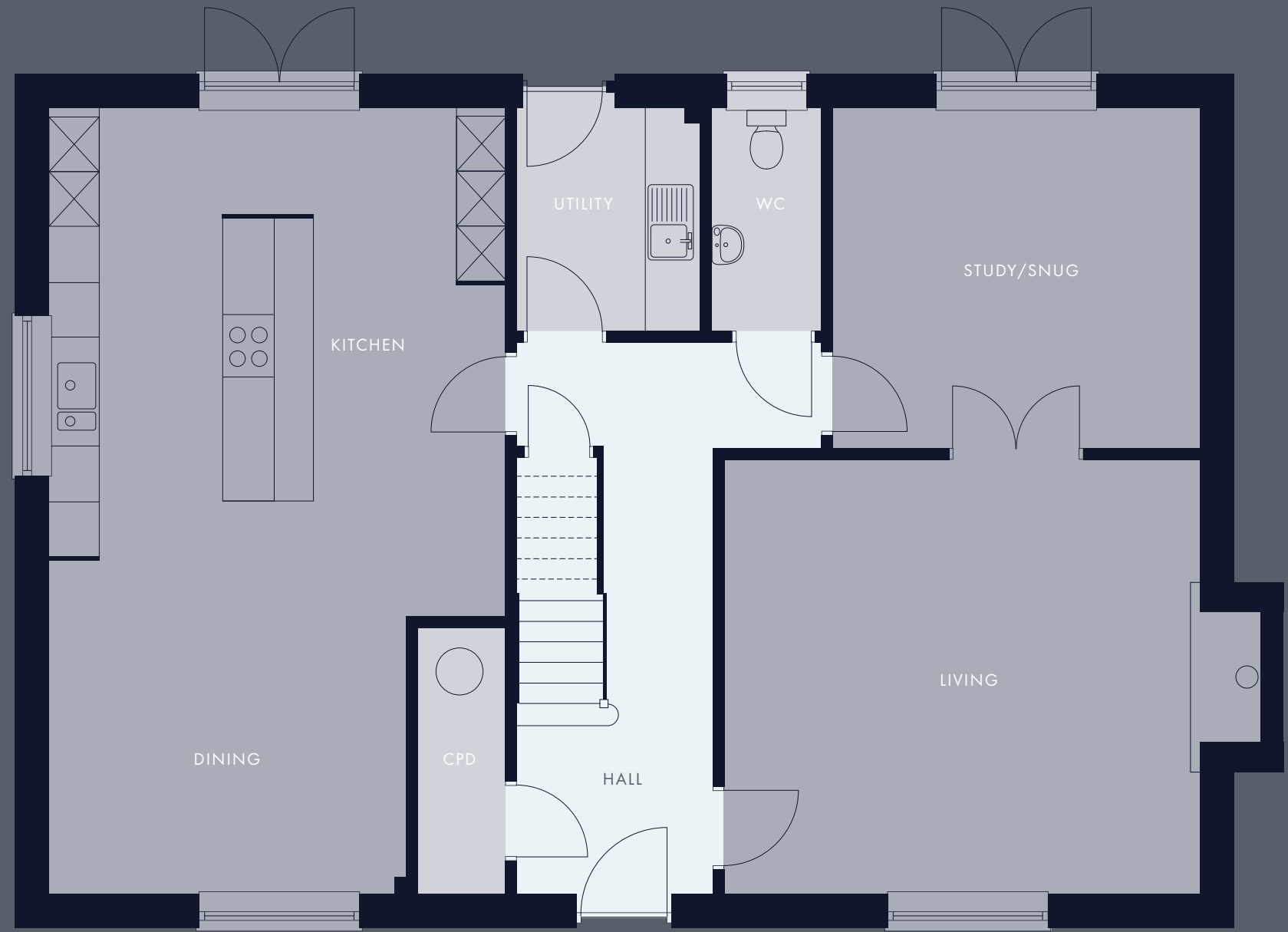
Illustration is for indicative purposes only

THE HOMES
Plot Two



Illustration is for indicative purposes only

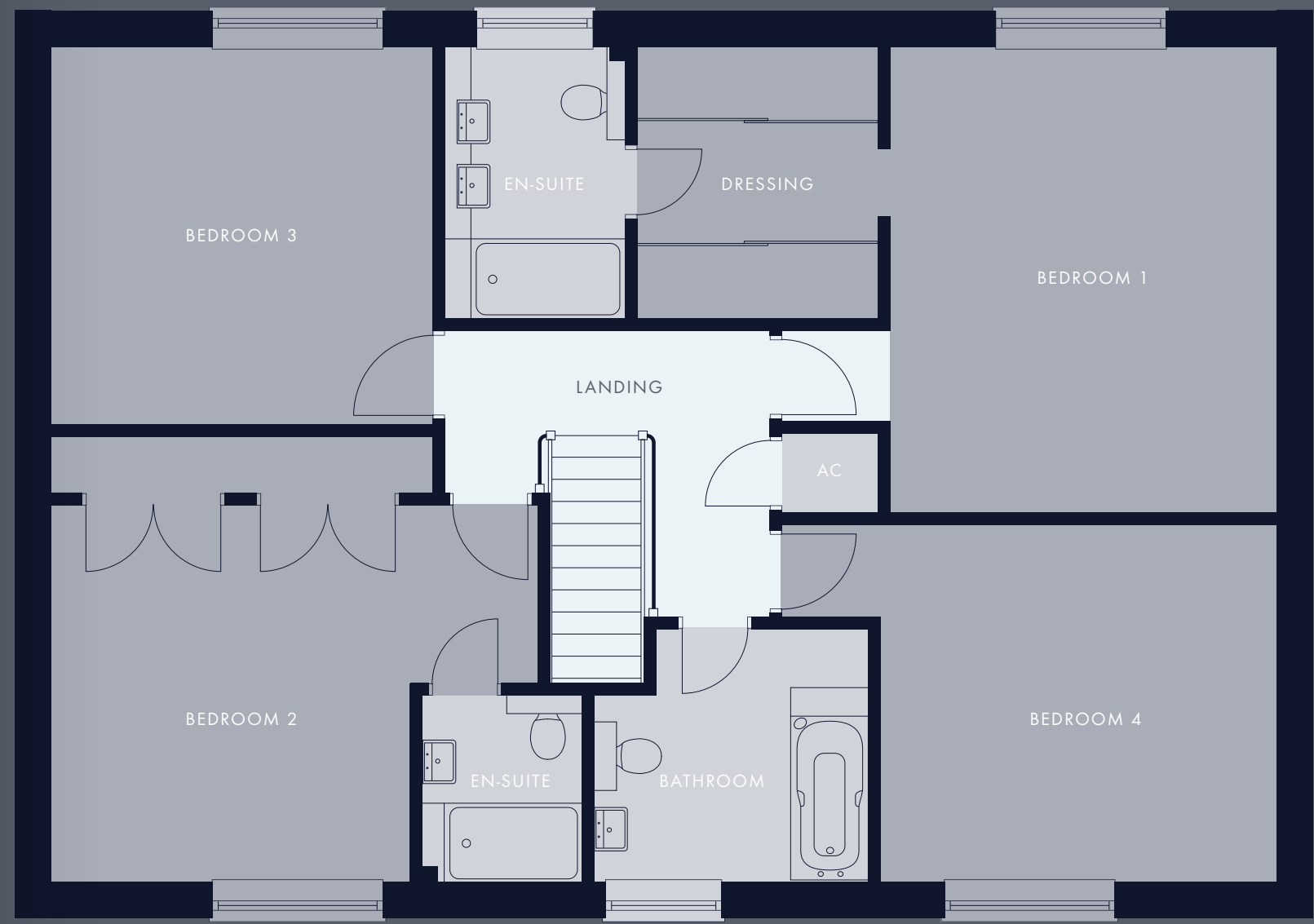
Ground Floor



GROUND FLOOR

- Kitchen*
5067mm x 5615mm
- Dining*
3060mm x 3955mm
- Utility*
2450mm x 1985mm
- Study/Snug*
4065mm x 3750mm
- Living*
4815mm x 5260mm

First Floor



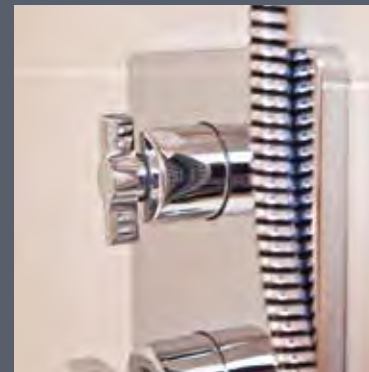
FIRST FLOOR

- Bedroom 1*
4015mm x 4860mm
- Bedroom 2*
3940mm x 3730mm (narrowest)
- Bedroom 3*
3965mm x 3940mm
- Bedroom 4*
4115mm x 3705mm

All measurements are to maximum dimensions.
Plot 1 Floor plans shown. Plot 2 is handed.

TWO TILBROOKS
TWENTY TWO

FLOOR PLANS
TWENTY THREE



CONTEMPORARY Specification

CONSTRUCTION

Exterior is in red brick 'Chappel Multi Blend', with brick quoins on the corners of each elevation.

Traditionally constructed brick and block work outer cavity walls, cavity filled with insulation.

Natural grey slate tiled roofs.

White half round guttering.

KITCHEN & UTILITY

Stylish matt finish contemporary kitchen units in 'Cornforth White' with a colour matched interior to cupboards, fitted with soft close door mechanism and a 'handle less' door.

Corian 'Elegant Grey' worktops in the Kitchen and Durapol worktop with up-stand in the Utility.

Brick style, glazed wall tiles above worktop in Kitchen.

Pop up multi socket in all the Kitchens with islands.

Bosch appliances, Ceramic Induction Hob and 2 Fan Assisted Ovens, Integrated Fridge Freezer and Water and energy efficient Integrated Dishwasher.

Stainless steel, under mounted 1.5 bowl sink to Kitchen with a grooved drainer in the Corian work top. Stainless steel single bowl sink to Utility Room.

Integrated waste bin with recycling facility in Kitchen.

Integrated '3 in 1' cold, hot and boiling water tap by the Kitchen sink.

BATHROOMS

White heated towel rails to all Bathrooms and En-suites.

'Duravit' contemporary style white sanitary ware in Bathrooms and En-suites.

'Vado' chrome contemporary style mixer taps.

A chrome, fixed head shower rose with thermostatic control panel.

Contemporary style toilets, 'Back-to-the-Wall' or close coupled both with soft close seats.

Fully tiled shower enclosures with low profile shower trays and recessed shelving.

'Merlyn' glass shower doors.

Porcelanosa ceramic, large format wall and floor tiles.

LIGHTING & ELECTRICAL

Down lights to Kitchen, Master En-suite, Living Room and Hallway.

TV points to Kitchen, Living Room, Study/Snug and all Bedrooms.

BT points to Kitchen, Living Room, Study/Snug and Bedrooms 1, 2 & 3.

Pre-wiring for customer's own connection for Sky Plus TV in Living Room and Master Bedroom.

Electrical under floor heating in Bathrooms and Master En-suites.

External lighting to front and rear of house.

Remote control operated garage doors.

HEATING AND WATER

Mitsubishi Air Source Heat Pump Heating with additional solar-thermal panels to roof.

Hot water storage tank and immersion heater fitted.

Under floor heating to ground floors and radiators to the first floor.

An open fireplace in the Living Room. All ready for the installation of a customer's own wood burning stove. Please note the fireplace is only for use with a wood burner.

WINDOWS AND DOORS

Timber, double glazed painted windows and doors finished in 'Lamp Room Grey' heritage paint colour. With manufacturer's 8 year warranty.

Oak veneered interior doors with chrome contemporary handles and hinges.

Fitted wardrobes to bedroom 2 where shown on floor plans.

Fitted walk in wardrobe style dressing room to Master Bedrooms with sliding doors (see floor plans for details).

FLOOR COVERING

Engineered Oak Timber Floor boards to Hallway and Kitchen.

Carpets to Living Room, Study/Snug, Stairs, Landing and all Bedrooms.

Ceramic floors to Utility Room, Main Bathroom and En-suite Bathrooms.

Coir Mat Well to the front door.

Oak thresholds to doorways where floor coverings change.

DECORATIVE FINISHES

Walls, ceilings, skirtings and architraves in 'Strong White' heritage paint colour. Walls and ceilings in emulsion and skirtings and architraves in satin finish.

Square edge contemporary style skirting and architrave.

External joinery in 'Lamp Room Grey'.

GARDENS AND BOUNDARIES

Large gardens with a wealth of mature trees and shrubs.

Turf to front gardens.

Bin Storage area to each plot.

Boundary treatments are a mixture of black metal park railings, a brick wall between the two houses, vertical timber fencing and a paddock fence.

External tap to each plot.

Limestone terracing and paths to each garden.

Each garage has an external staircase up to a spacious and flexible well lit studio room.

FLEUR DEVELOPMENTS

Unique Appeal

Founded in 2007 by directors Juliette Hopkins and Joff Brooker, Fleur Developments was set up to build good quality homes in some of Norfolk and Suffolk's most desirable locations.

All Fleur sites are chosen with great care and consideration and are selected for their unique appeal. Fleur believe 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.



- 1 Powell's Yard, Brancaster
- 2 Queen's Road, Hethersett
- 3 Rippingall Yard, Langham
- 4 Water End, Lyng



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LOVINGLY MADE LUXURY