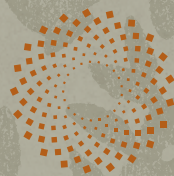


# PARK AVENUE

Wensum Valley • Norwich



FLEUR  
HOMES





*"Our lovely new home is light and spacious and  
made with well-chosen natural materials."*

Cornelia Coates Fisher Field, Risby, Suffolk

## BEAUTIFUL PARKLAND SETTING

Set within the outer grounds of Taverham Hall, Park Avenue is a collection of six, 4 bedroom detached homes. Designed by award-winning architect, Anthony Hudson, the properties are full of cool spaces and creative ideas, with generous glazing making the best of this beautiful, Wensum Valley setting. Ideal for families, or those who appreciate their privacy and space, Park Avenue is conveniently close to Taverham village, and only 15 minutes from Norwich.





Wensum Valley

## RIVERSIDE TRANQUILLITY

Park Avenue is ideally situated; accessed via a private driveway and surrounded by parkland, it is not only within easy reach of the river and its lovely walkways, it is also near to Taverham village and 6 miles from Norwich's shops, airport and a diverse range of facilities. Those lucky enough to live here can enjoy the best of rural and city life, as well as proximity to Norfolk's only 'River with Special Area of Conservation' status.



## AMENITIES & DIVERSIONS

From Park Avenue, it is a short drive to Taverham's shops, pubs, surgery and supermarket, as well as a range of reputable schools for all ages. Well-served with amenities, golfers can choose from the Costessey, Weston Park, Wensum Valley and Royal Norwich Golf Clubs, while nearby Taverham Mill offers the best fishing lakes in Norfolk and a nature reserve perfect for bird watchers. The charming Marriott's Way - a 26-mile footpath, bridleway and cycle route - also runs through the village. Linking Aylsham and Norwich, it takes in interesting landscapes, wildlife, public art and a wealth of local history.

For children, there is a variety of things to do, including Taverham's Leisure Swim School, the Dinosaur Adventure in Weston Longville, kayaking in Ringland Hills and Pensthorpe Natural Park in Fakenham, all of which are very close by.





Norwich

## RICH IN HISTORY & CULTURE

Norwich is a city bursting with life, history and cultural activity. The most complete medieval city in England, Norwich is filled with historic buildings and attractive architecture. While the city's Norman castle and cathedral are a major draw to visitors, so too are its literary and arts festivals, as well as its museums, theatres, shops and restaurants – most of which are contained within the old, city walls. Home to the University of East Anglia, Norwich benefits from various university facilities, including the prestigious Sainsbury's Centre for the Visual Arts.





## The Homes

### A SECRET HIDEAWAY

Set in a secluded spot, surrounded by lush parkland and close to a river, Park Avenue has the feel of a secret garden. Reached via a private driveway, the six homes are positioned behind generous front gardens and individual drives, with all plots enjoying large rear gardens.

Given this unique setting for new homes – only made possible as part of Taverham Hall's restoration project – the architect was commissioned to create exceptional properties that reflected the charm of their surroundings.



The homes are an elegant mix of blended red brick and timber boarding, with natural slate roofs, painted doors and generous glazing throughout.

Built to amplify light, space and their lovely parkland setting, each home enjoys large picture windows and bi-fold doors.

All six properties include a double garage, while in the rear garden, sandstone terraces can be accessed via both kitchen/dining and living rooms.





*The Homes*

## LIGHT FANTASTIC

Cool, contemporary interiors embrace open-plan living via large, kitchen/dining rooms, while luxurious, private space includes a sitting room, snug and study. Designed to capture the tranquility of their surroundings, a palette of warm, natural tones pays homage to their woodland location. On the ground floor an impressive kitchen with mirrored splash back, a stand-alone wood burning stove and a hardwood timber and glass staircase are key features.







4 bedrooms 4 bathrooms 4 toilets utility room double garage

This illustration is an artistic interpretation and for indicative purposes only

## PLOT 1

### DETACHED HOUSE

Exterior is a mix of blended red brick and timber boarding. Roof tiles are natural slate.







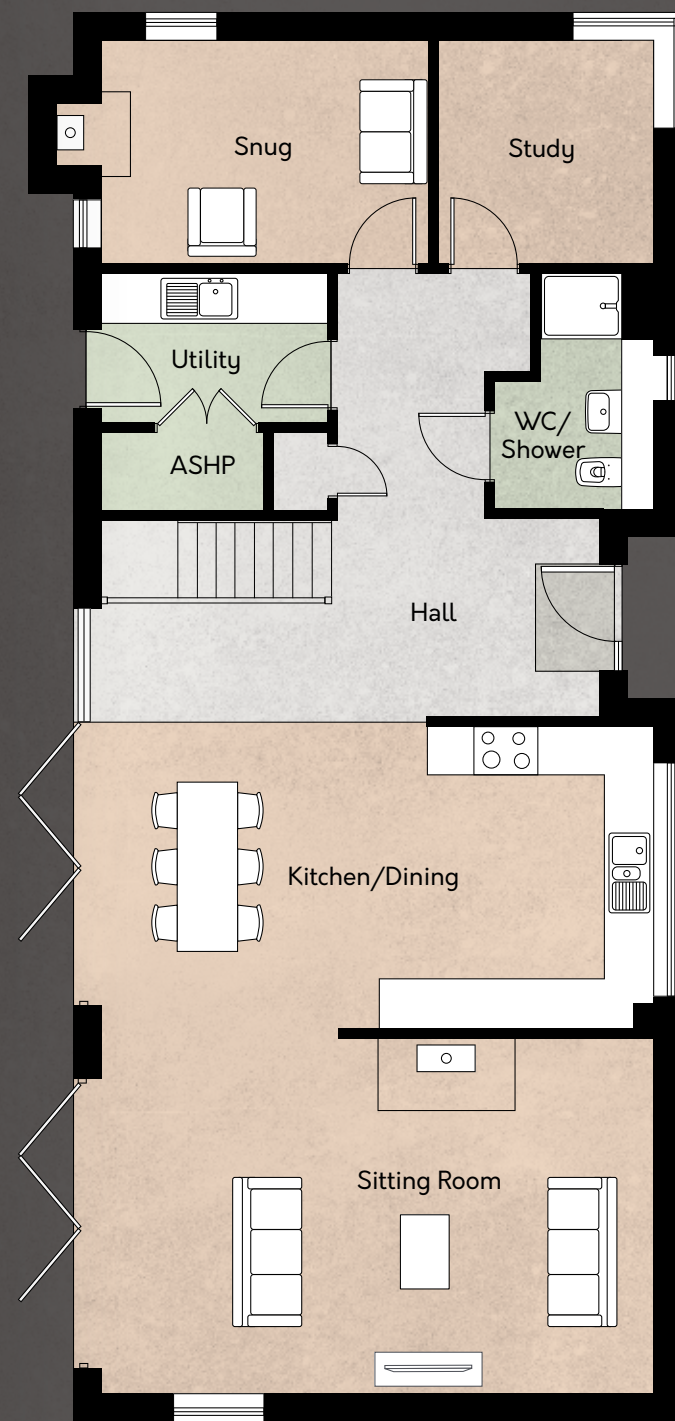
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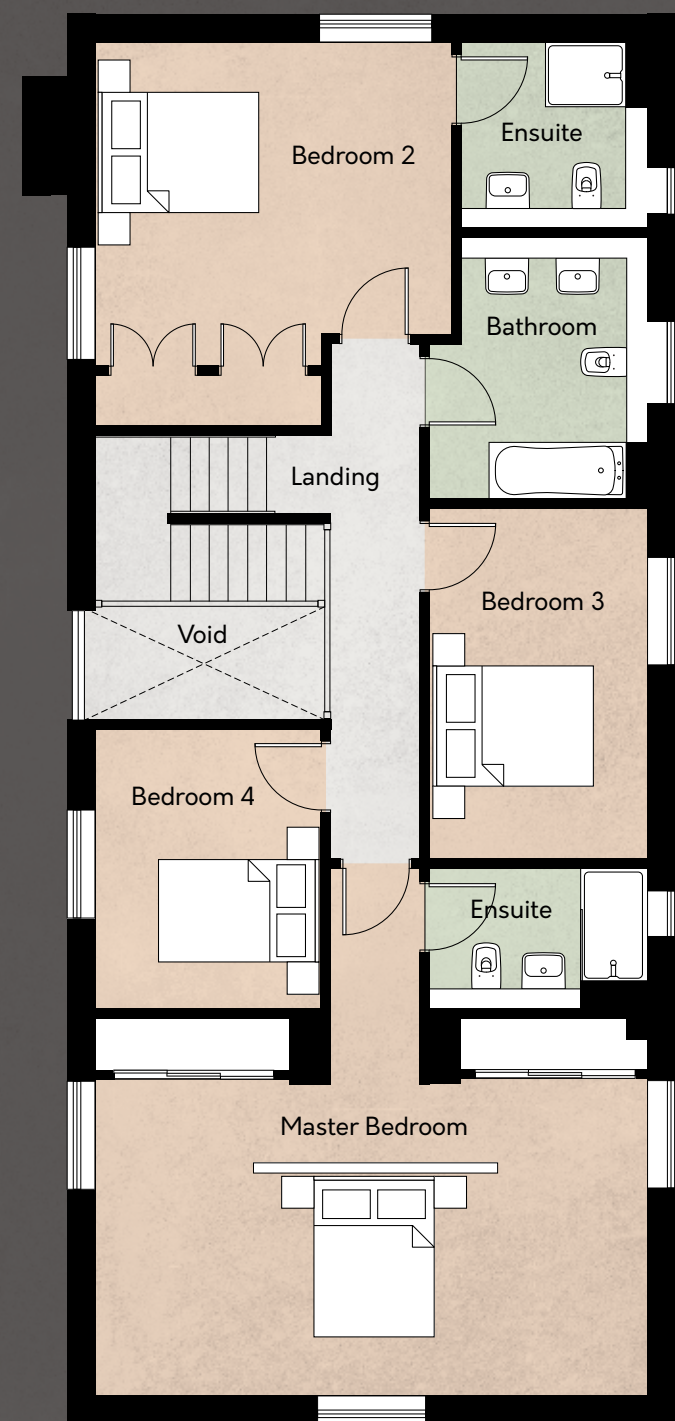
## PLOT 2

### DETACHED HOUSE

Exterior is a mix of blended red brick and timber boarding. Roof tiles are natural slate.



Ground Floor



First Floor

#### GROUND FLOOR

Kitchen/Dining ~ 6.8m x 5.1m\*

\*at widest point

Utility Room ~ 1.8m x 2.8m

Sitting Room ~ 6.8m x 4.4m

Study ~ 2.8m x 2.6m

Snug ~ 2.8m x 4.0m

#### FIRST FLOOR

Master bedroom ~ 6.8m x 3.9m

Bedroom 2 ~ 4.0m x 4.4m

Bedroom 3 ~ 4.3m x 2.7m

Bedroom 4 ~ 3.4m x 2.8m

Measurements are to maximum dimensions





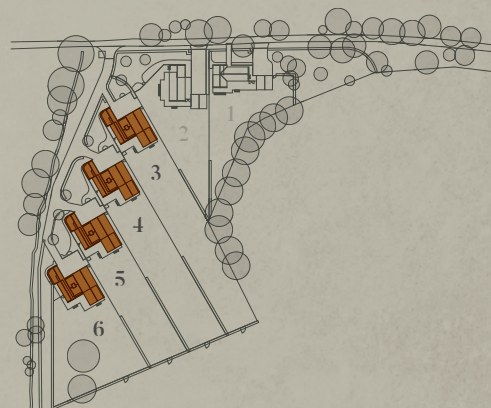
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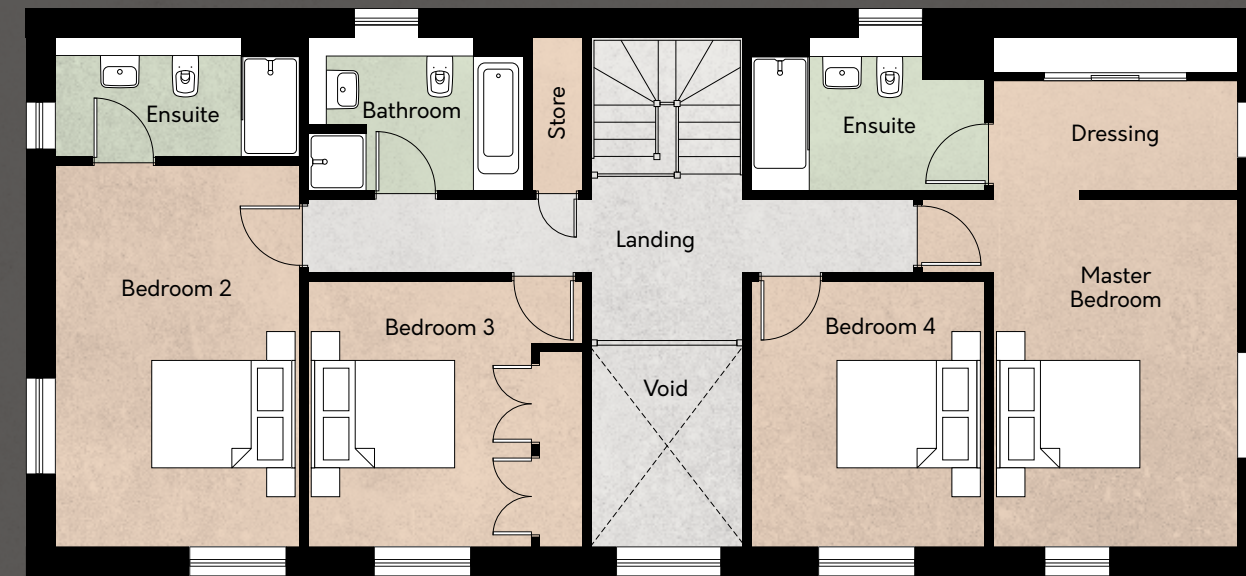
## PLOTS 3, 4, 5 & 6

### DETACHED HOUSE

Exterior is a mix of timber boarding and blended red brick. Roof tiles are natural slate.



Ground Floor



First Floor

#### GROUND FLOOR

Kitchen/Dining Room ~ 7.3m x 4.3m

Utility Room ~ 2.3m x 3.8m

Sitting Room ~ 7.0m x 5.3m

Study ~ 3.7m x 4.1m

Snug ~ 3.5m x 3.8m

#### FIRST FLOOR

Master bedroom ~ 4.8m x 3.4m

Bedroom 2 ~ 5.3m x 3.3m

Bedroom 3 ~ 3.8m x 3.6m

Bedroom 4 ~ 3.2m x 3.6m

Measurements are to maximum dimensions



SPECIFICATION

KITCHEN AND UTILITY

Stylish, contemporary kitchen units in pale grey.

Carrera marble quartz work tops in Kitchens and Duropal with 100mm up-stand in the Utility Rooms.

Splash back above Kitchen units in antique mirror panels.

Appliances – 800mm wide Bosch ceramic induction hob and 2 single Bosch ovens side-by-side. A fully integrated Bosch fridge/freezer and Bosch dishwasher.

Vado chrome contemporary style mixer taps in the Kitchen and Utility Room.

Stainless steel under mounted 1.5 bowl sink to the Kitchen, with a grooved drainer set in the quartz worktop. Stainless steel, over mounted single bowl sink to Utility Room.

Quooker Nordic boiling water tap.

Floating oak shelves above the kitchen worktops, with LED lighting strips rebated to underside.

Integrated waste bin with recycling facility.



BATHROOMS

Dual Fuel heated towel rails to all Bathrooms and En-suites.

Contemporary style white sanitary ware in Bathrooms and En-suites.

Vado Zoo chrome brassware.

Contemporary ‘Back to the wall’ toilets with soft close seats and a chrome flush plate.

Chrome, 30.5cm diameter fixed shower head, with control panel and secondary hand-held hose in Master En-Suite.

All other Showers on riser rail.

Fully tiled shower enclosures with low profile shower trays and recessed shelving to Master En-Suite. Merlyn glass shower doors or screens.

Large format ceramic tiles in soft grey to walls and floors.

Fitted mirrors to Master Bedroom En-Suites to Plots 1 & 2 and Bedroom 2 En-Suites to plots 3-6.

LIGHTING, ELECTRICAL AND BROADBAND

A mixture of downlights, up lights, wall lights and pendants. Dimmer switches to Living Room.

Wall lighting to Master En-Suite.

TV points to Living Room, all Bedrooms and Snug.

BT points to Kitchen, Living Room, Master Bedroom, Study and Hall.

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

External socket at rear of house.

Attractive, contemporary style external

lighting to front, rear of house and garage. Sensor lights positioned by garage doors and all personnel doors to each plot.

Garage electric, up and over roller doors.

Electric socket for car charging point.

Alarm spur provided for future alarm connection.

Socket provided in a ground floor cupboard, where possible, for cordless vacuum cleaner charging.



HEATING AND WATER

Mitsubishi Ecodan, Air Source Heat Pump (ASHP) serving all hot water and under floor heating to ground floor and radiators to the first floor.

Fireplace, with natural limestone hearth, fitted with a wood-burning stove to Living Room.

External tap to rear of each property.

WINDOWS AND DOORS

Bespoke, double-glazed aluminium windows, painted in a homage to Farrow & Ball’s ‘Mouse’s Back.’

Painted horizontal panelled front door and glass side panel.

Fully finished Shaker Oak 4 panel internal doors, with chrome contemporary handles and hinges.



Bi-Fold patio doors to Living Room and Kitchen/Diner to all plots.

Patio door to Plot 1 Snug.

French patio doors to Plots 3-6 Snug.

Built in wardrobes with chrome hanging rail and shelf to all plots as per floor plans.

Fitted ‘walk-in’ wardrobe dressing rooms to all Master Bedrooms and Bedroom 2 of plot 1.

STAIRS

Hardwood and glass staircase in a white, limed finish to all plots.

FLOOR COVERING

Engineered grey, smoked oak floorboards to Hallway and Kitchen/Dining Rooms, also to Living Room in Plot 2.

100% wool carpets to Living Room, Study, Snug and all Bedrooms, with exception of Plot 2, which has timber floors in Living Room.

‘Limestone’ affect tiles to Bathrooms, En-Suites and Utility Rooms. Ground floor WC’s in stylish, geometric tiles in neutral colours.

Dark, grey coir mat well to the front door.



PAINT

Walls and ceilings in heritage Crown Classic Collection, ‘Tottington White’ & skirtings and architraves in ‘Belgrave Mill’. Walls and ceilings in emulsion, skirtings and architraves in satin finish.

Square edge contemporary style skirting and architraves.

GARDENS AND BOUNDARIES

Turf to front garden, plus planted beds, hedges and trees. Communal areas and rear gardens are prepared and seeded.

Boundaries are a mix of closeboard fencing, hand woven willow fencing, hedges, park railings and post & rail fences.

Large format ‘Sahara’ multi sandstone terracing and paths to each garden.

Bin storage area to each plot.

Our commitment to you

THE CUSTOMER JOURNEY

From the point of Sale Agreed to After Sales, we guide our buyers every step of the way. This includes a Customer Reservation Meeting that covers all aspects of the property and its surrounding area, plus the receipt of a comprehensive Customer Manual on hand over. See our website for full details.

OUR WARRANTY

Fleur homes come with a 10-year Premier Guarantee Warranty, with full details contained in your Customer Manual. Fleur will attend promptly to any issues that arise within the cover of this warranty.

CUSTOMER CODE

Under our Warranty, Fleur complies with The Consumer Code for Home Builders which seeks to protect buyers. To comply with the code, Fleur must meet a number of requirements and principles in our marketing, selling and customer service.



*Award-winning team*

## FLEUR HOMES

Founded in 2007 by Juliette Hopkins and Joff Brooker, Fleur is a design-led housebuilder that specialises in creating residential developments in some of Norfolk and Suffolk's most attractive settings. By combining prime locations with bespoke house and landscape design, Fleur create exceptional properties that complement and enrich their environment. This was recognised nationally when Fleur won the Gold WhatHouse? Award, Best Small Housebuilder 2018.



*"At Fleur, we care deeply about  
our mark on the landscape."*

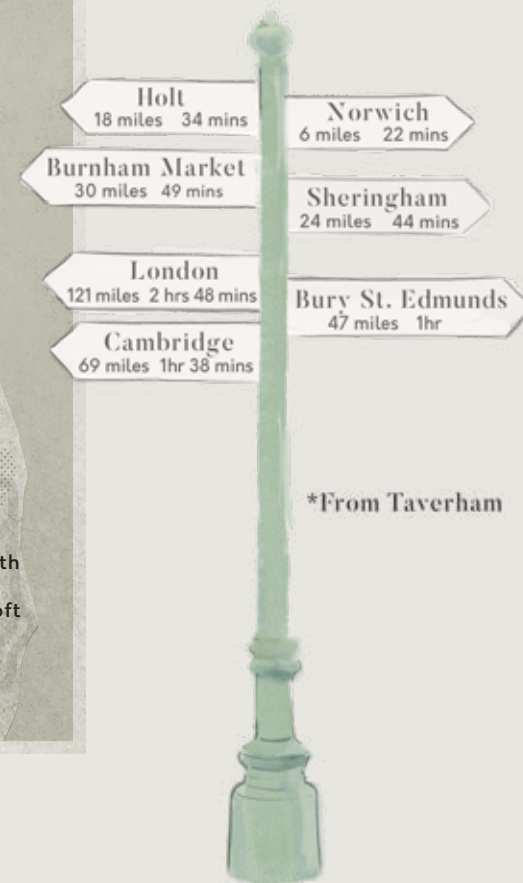
Juliette Hopkins Creative Director, Fleur





# PARK AVENUE

Wensum Valley Norwich NR8 6TB



Holt 18 miles 34 mins	Norwich 6 miles 22 mins
Burnham Market 30 miles 49 mins	Sheringham 24 miles 44 mins
London 121 miles 2 hrs 48 mins	Bury St. Edmunds 47 miles 1hr
Cambridge 69 miles 1hr 38 mins	

\*From Taverham

ALL ENQUIRIES:

01603 761441

[parkavenue@sowerbys.com](mailto:parkavenue@sowerbys.com)

**SOWERBYS**  
Norfolk Property Specialists



*"Fleur's first-class customer service is impressive. They were committed to ensuring we were happy with every aspect of our new homes and we are!"*

Carol Evans Fisher's Field, Risby, Suffolk



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