



WE CARE DEEPLY ABOUT OUR MARK ON THE LANDSCAPE



_ A lovely place _ to call home

SET WITHIN THE COASTAL VILLAGE OF BRANCASTER
STAITHE, KING'S REACH IS A COLLECTION OF 5
BEAUTIFUL NEW HOMES. OFFERING A MIX OF 2, 3
AND 4 BEDROOMS, THE SITE ENCOMPASSES 2 LARGE
HOMES AND AN ATTRACTIVE BRICK AND FLINT
TERRACE OF 3. SPACIOUS AND LIGHT-FILLED, ALL THEIR
CONTEMPORARY INTERIORS ARE AN APPEALING MIX
OF LUXURY WITH INTERESTING COASTAL TOUCHES.



"If I compare this house with our previous new house when we bought it, you guys have excelled in every respect-delivering a really top-notch home."

The Lockharts ~ Northshore Place, Brancaster Staithe

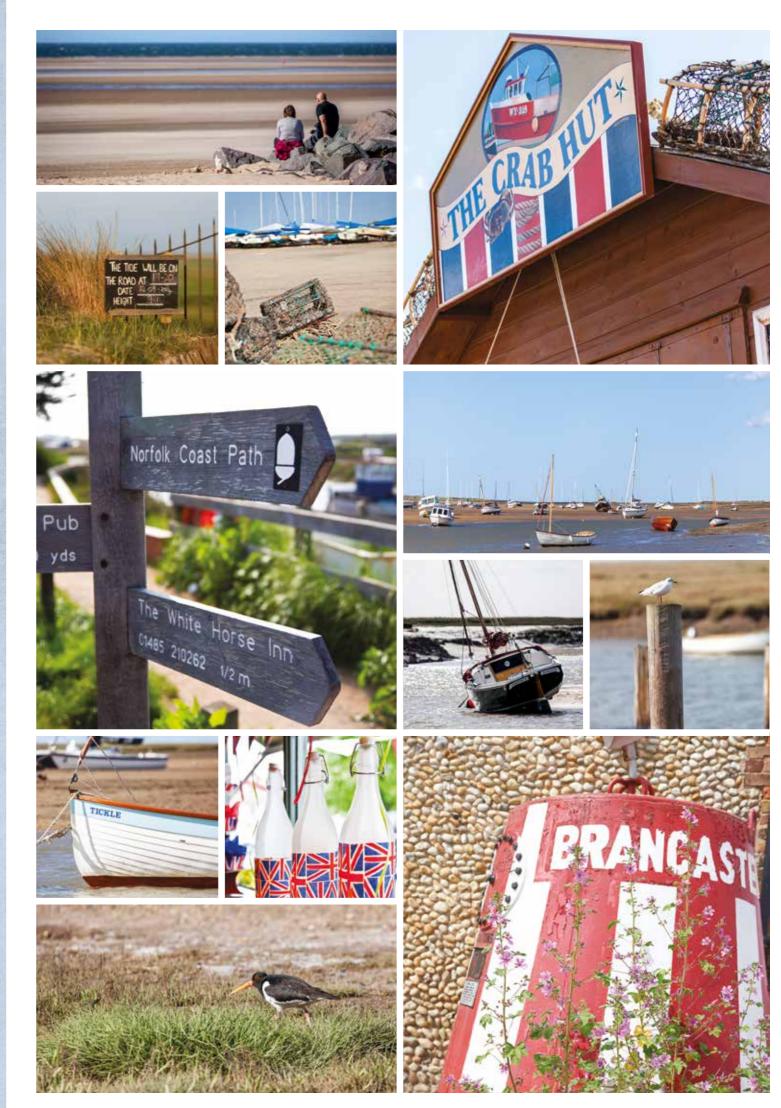


King's Reach

- Brancaster Staithe

Located just a short walk from Brancaster Staithe's harbour and its busy sailing and fishing communities, King's Reach is also close to some of Norfolk's loveliest beaches and walkways. Fancy a bite to eat? Both The Jolly Sailors and The White Horse pubs offer a friendly atmosphere and excellent food. But for Norfolk quirkiness, head to the Crab Hut; set on the Staithe, it serves freshly caught shellfish from April to October.







Around the green, independent outlets offer a tantalising prospect





— The Homes —

Located opposite the harbour entrance Kings Reach is accessed via Town Lane into a private driveway. Built in a traditional style the homes are an appealing mix of Norfolk red brick, flint and clay pantile roofs with warm grey or taupe painted joinery, with pretty porches or porticos on each house. Designed, as always to incorporate lots of light, bright spaces these 2,3 & 4 bedroom properties are generously proportioned, each one with private parking and some with additional boat storage.



A short walk to the harbour and coastal path these homes enjoy privacy with convenience in the heart of this pretty village











Images from previous Fleur developments

Traditional architecture, elegantly combined with cool, contemporary styling



—Specification —

CONSTRUCTION

Exteriors are a mix of traditional soft and light red bricks and local flint, with brick detailing in a darker red brick around many windows, doors and quoins.

Red clay pantiles to all house roofs. Red concrete plain tiles to some porch roofs.

Galvanised Steel guttering.

KITCHEN AND UTILITY

Stylish, contemporary kitchen units in light grey.

Quartz Carrera work tops in Kitchens and 40mm Duropol worktop with 100mm up-stand in the Utility Rooms.

Splash back tiling above Kitchen units, brick shape tile in soft cream with pale grey grout.

800mm wide ceramic induction hob in plots 2,3,4 & 5 and 600mm hob in plot 1 all with 900mm cooker hoods. Double Oven in Plots 2,3,4 & 5. Single under counter oven in Plot 1.

A fully integrated fridge/freezer and dishwasher in each plot.

Saneux chrome contemporary style mixer taps in Kitchen and Utility rooms.

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 Rooms.

Quooker boiling water taps to plots 4 & 5.

Floating oak shelves to all plots above the Kitchen worktops.

Integrated waste bin with recycling facility to all plots.

BATHROOMS

Chrome duel-fuel heated towel rails to all Bathrooms and En-suites.

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

Saneux chrome brassware.

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

Chrome, fixed shower head with thermostatic control and secondary hand-held hose in Master En-suite.

Freestanding baths to Main Bathroom in all plots.

Fully tiled shower enclosures with low profile shower trays and recessed shelving to Master En-suite.

Saneux glass shower doors or screens.

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

Fixed mirror above shelf in Master En-Suite per plot.

LIGHTING, ELECTRICAL AND BROADBAND

A mixture of down-lights, up-lights and pendants. Dimmer switches to Living Room.

Wall lighting above basin to Master En-suite in all plots.

TV points to all Living Rooms, Bedrooms, Study, Family/Dining areas (where applicable) to each house.

BT point to Kitchen, Living Room, Master Bedroom, Study (where applicable).

Socket to each Kitchen island as per floor plans.

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

External socket at rear of house.

External lighting to front and rear of the house.

Alarm Spur provided for future alarm connection.

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

Super-fast Broadband available in Brancaster Staithe.

HEATING AND WATER

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

Heating to all Bathrooms.

An open fireplace, natural limestone hearth, fitted with a wood-burning stove to Living Room of each plot.

External tap to rear of each property.

WINDOWS, DOORS & JOINERY DETAILS

Bespoke, double-glazed timber windows and doors, factory finished inside and out, in a pale warm grey or taupe.

Fully finished interior oak veneered doors with chrome contemporary handles and hinges, with half glazed doors to some ground floor reception rooms.

Plot 1 has a bespoke timber panelled Lobby with half glazed timber walls and door to Living area, painted in dark taupe. Plots 2 & 3 have a bespoke timber panelled divider between Living area and hallway with half glazing in dark taupe.

Plot 4 has a bespoke timber painted Coat Hook rail in the Lobby

Built-in wardrobes to each plot where marked on floor plans.

Fitted 'walk-in' wardrobe dressing rooms Plot 1 master bedroom & bedroom 2, Plot 2 & 3
master bedroom, Plot 4 master bedroom,
Plot 5 bedroom 2.

Juliette balconies to plot 5, Master Bedroom & Bedroom 2.

Square edge contemporary style skirting and architraves.

Stainless Steel wall mounted letter boxes to front of all plots.

STAIRS

Timber staircase with painted balustrade handrails and spindles to plots 1, 2 & 3.

Hardwood and glass staircases in lime white wax to plots 4 & 5.

FLOOR COVERING

Engineered grey oak boards, to Hallway, Kitchen/Dining Room in plots 1,2,3,4, & 5.

Engineered grey oak boards to Living Room in plots 2 & 3.

Ceramic tiles to Bathrooms, En-Suites, WCs, Utility Rooms and ASHP cupboards.

Dark Grey Coir mat well to all front doors and Lobby door to plot 4 only.

DECORATIVE FINISHES

Walls and ceilings in Crown emulsion -Tottington White.

Skirting & architraves in Crown Satin finish Belgrave Mill.

External doors, windows, porches and porticos – plots 1,2 & 3 painted dark taupe, plots 4 & 5 painted soft warm grey.

GARDENS AND BOUNDARIES

Turf to front gardens with prepared and seeded rear gardens.

Boundary treatments are a mix of close board fencing, willow fencing and hedges.

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

Bin storage area to each plot.

Boat storage hard-standing to rear gardens of plots 1, 2 & 3.

King's Reach













Images from previous Fleur developments



Plot 01 Bobbin Cottage

TWO BEDROOM END OF TERRACE HOUSE WITH PRIVATE PARKING FOR 2 CARS AND BOAT STORAGE

GROUND FLOOR

Kitchen

4.8m x 3.6m

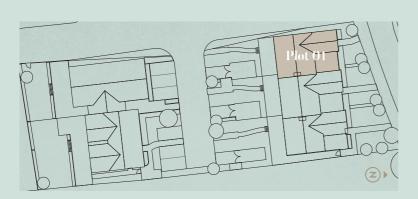
Dining Room 4.2m x 2.8m

Sitting Room
6.8m x 5.0m max

FIRST FLOOR

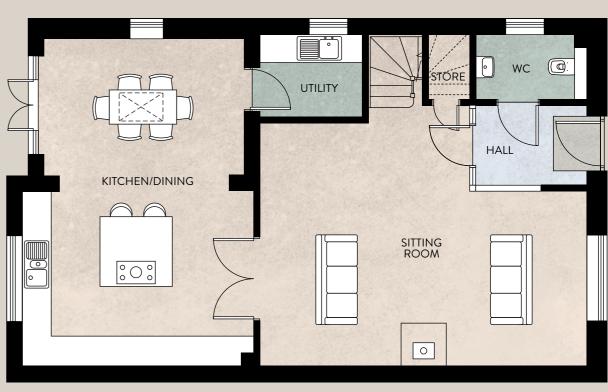
Master Bedroom 7.1m x 3.6m max

Bedroom 2 3.7m x 3.7m





FIRST FLOOR



GROUND FLOOR



Plot 02 Sea Salt Cottage & Plot 03 Graylings

THREE BEDROOM HOUSES WITH PRIVATE PARKING FOR 2 CARS AND BOAT STORAGE

GROUND FLOOR

FIRST FLOOR

Kitchen

Master Bedroom 4.8m x 3.6m 4.8m x 3.6m

Dining Room

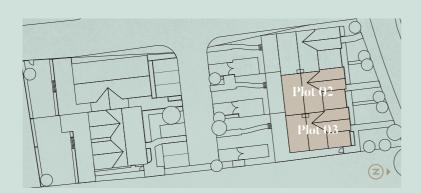
Bedroom 2

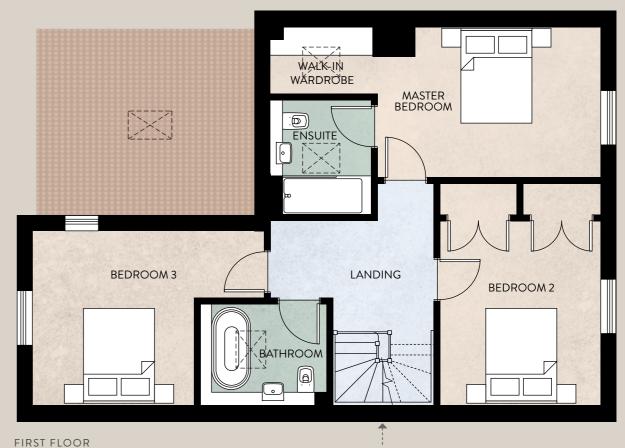
4.2m x 3.9m

4.6m x 3.1m

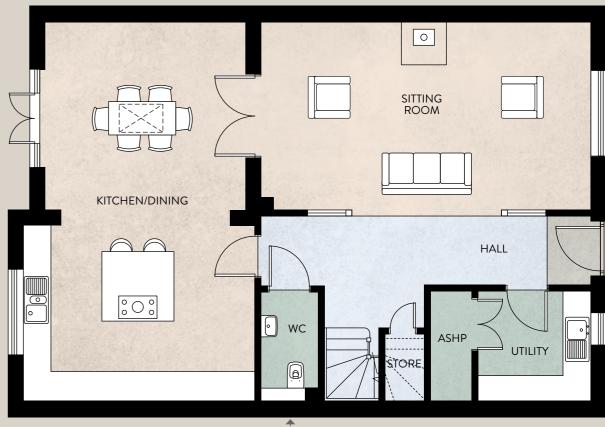
Sitting Room 6.8m x 3.9m

Bedroom 3 3.8m x 3.4m





Opaque window to Plot 3 stairs



GROUND FLOOR

Opaque window to Plot 3 WC



Plot 04 Juno House

FOUR BEDROOM ATTACHED HOUSE WITH PRIVATE PARKING FOR 3 CARS

GROUND FLOOR

Combined (Kitchen/Dining)

7.3m x 4.8m

Sitting Room 5.6m x 5.0m

Study 3.1m x 2.3m

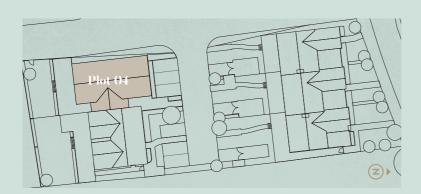
FIRST FLOOR

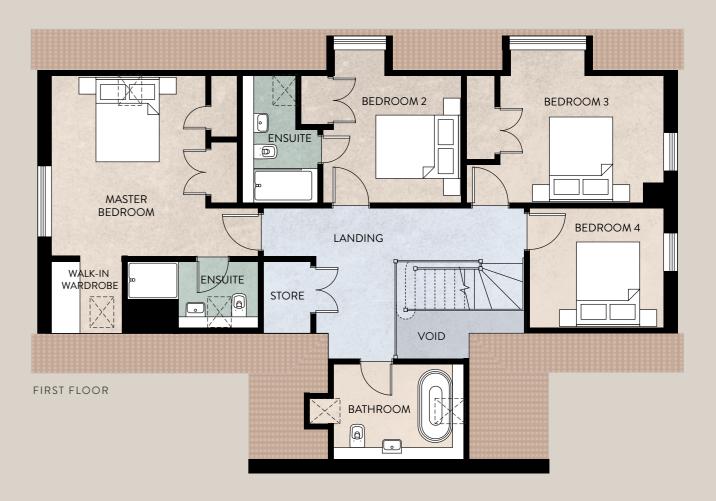
Master Bedroom 4.2m x 3.6m max

Bedroom 2 3.6m x 3.2m max

Bedroom 3 3.8m x 3.6m max

Bedroom 4
3.1m x 2.8m max









Plot 05 Clement House

FOUR BEDROOM ATTACHED HOUSE WITH PRIVATE PARKING FOR 3 CARS

GROUND FLOOR

Combined (Kitchen/Dining)

8.0m x 4.0m

Sitting Room 5.7m x 5.2m

Study 3.0 m x 2.6 m

FIRST FLOOR

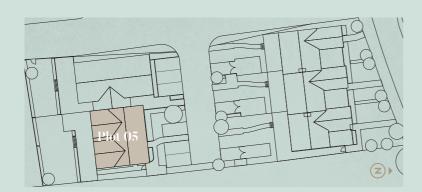
Bedroom 1

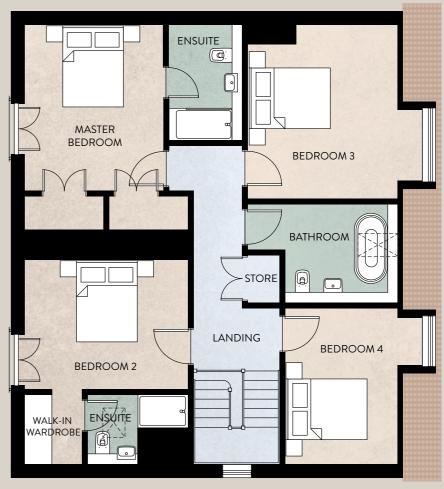
4.1m x 3.4m

Bedroom 2 4.0m x 3.2m

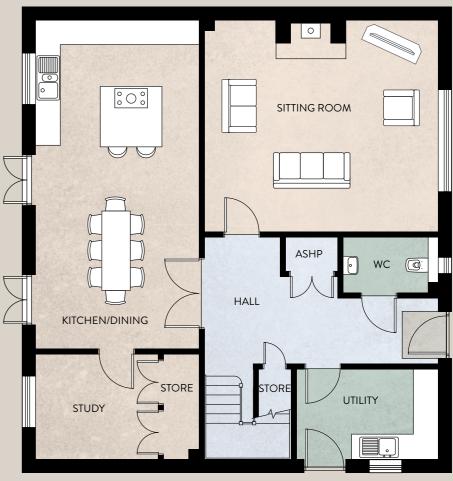
Bedroom 3 4.3m x 4.2m max

Bedroom 4 3.8m x 3.4m max





FIRST FLOOR



GROUND FLOOR

2





Founded in 2007, Fleur specialise in creating distinctive new homes and exclusive collections in some of Norfolk and Suffolk's most attractive locations. Our approach is to re-imagine traditional architecture for the 21st century and combine it with modern and luxurious interiors. With good design at the heart of everything we do, when combined with use of local resources and established construction methods, we can achieve our vision.

FLEURHOMES.COM











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For enquiries



"We absolutely love our Fleur home. We want to congratulate and thank the entire team for creating a home that surpassed our expectations."

Carol Evans and Bhu Singh ~ Lady Fishers Field, Risby, Suffolk

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