

FLEUR



WE CARE DEEPLY ABOUT OUR  
MARK ON THE LANDSCAPE



—  
**Kimberley**  
BLAKENEY  
—

AS IN HER DAYS OF POWER AND STATE,  
THE GREAT CHURCH STANDS, UPLIFTING HIGH  
HER LANTERN – LONG THE GUIDING EYE  
OF COMMERCE – SURELY THEY WERE GREAT  
WHO COULD SO BUILD, AND DAY BY DAY,  
FROM SHELTERED HOMES COULD VALIANTLY  
GO FORTH TO MEET SO WILD A SEA  
AS THAT WHICH BOOMS BEYOND THE BAY

An extract from 'Blakeney' by Thomas Thorneley







## A lovely place to call home

Set within the coastal village of Blakeney and walking distance from the quayside, Kimberley is a collection of 7 beautiful new homes.

Offering a mix of 2, 3 & 4 bedrooms, the site encompasses 5 detached homes and 2 attached properties. With traditional exteriors that sit in stunning contrast to Fleur's stylish, contemporary interiors, these light-filled and luxurious homes offer the perfect coastal retreat.







NATIONAL TRUST NATURE RESERVE

BLAKENEY HARBOUR

Kimberley  
BLAKENEY

◀ BURNHAM MARKET 14 MILES

HOLT 5 MILES ▶

CLEY-NEXT-THE-SEA 2 MILES ▶



## Blakeney An active life

A 10-minute walk from Blakeney's busy quayside and its lovely mix of shops, cafes and delicatessens, Kimberley is well-placed for enjoying all aspects of village life. An Area of Outstanding Natural Beauty, Blakeney's pretty flint cottages, narrow streets and hidden lokes are endlessly charming.

For families, there is a wealth of local diversions; from sailing and crabbing to seal trips and canoeing, there is much to enjoy. When the day is done, Blakeney's pubs and restaurants offer a warm welcome and locally produced food. With its panoramic views across the estuary, big skies and tranquil walkways, Blakeney is simply a delight.







Explore the stunning  
North Norfolk coastline





Blakeney is well served for  
lovely places to meet and dine

## — Coastal Norfolk —

Along from Blakeney, the North Norfolk coast is packed with treasures to explore. Neighbouring Cley enjoys one of the country's oldest nature reserves and is a haven for bird watchers, while Morston's busy sailing community, Michelin starred Morston Hall and the convivial Anchor pub are all part of coastal life. Looking for sandy beaches? Nearby Wells and Holkham offer sweeping coastlines and colourful beach huts. If you fancy something a little different, Wiveton Hall Café and Glandford's Art Café are the essence of Norfolk quirkiness - serving not just excellent food, but art and music too. With nearby Wiveton Bell and The Dun Cow in Salhouse, as well as The Kings Head and Back to the Garden in Letheringsett - Blakeney is well served for lovely places to meet and dine.







## — Historic Holt —

Only 10 minutes from Blakeney, the pretty Georgian town of Holt has long attracted stylish, independent shops. Much of the town's character is influenced by the presence of Gresham's School; established in 1510, children from 3-18 years attend the school and add to Holt's lively feel. The ideal place to spend the day, Holt's assortment of shops, cafés and galleries even includes a 'Fortnum & Mason' style food hall at Bakers & Larners. With a variety of stylish home interiors outlets, including Neptune and The House and Garden Shop, designer clothes and shoes at Anna, Francois Bouttier and Fairfax & Favour, plus the 'higgledy piggledy' Byfords café all to choose from – Holt is no ordinary shopping experience.



The charming Georgian town of Holt has long attracted stylish, independent shops



## — Perfectly Located —

Located off the coast road and surrounded by a green hedge, the entrance to Kimberley gives way to 7 homes all set behind a paved driveway. Built in a traditional style, the properties are a charming mix of brick and flint, with generous brick detailing and front doors finished with elegant porches or porticos. Designed to incorporate lots of light, bright spaces, the 2, 3 and 4 bedroom homes are generously proportioned and enjoy at least 2 parking spaces, with plot 4 including a double garage. Pretty specimen trees feature throughout the site, while each property enjoys a sizeable garden, with a south or west-facing aspect and a sense of seclusion in the heart of Blakeney.







*"A small, friendly and professional company.  
 Fleur made moving home so much less stressful."*

Cornelia and Michael Coates ~ Lady Fishers Field, Risby, Suffolk

## — Design for Living —

These welcoming homes offer open plan living, where family and friends can gather in generous kitchen/dining rooms. With sizeable sitting rooms to plots 2,3, 4 and 7, the properties also include the privacy of a separate snug/study. Filled with cool, contemporary design, the interiors feature beautiful oak flooring, luxurious bathrooms and a wood burner to plots 1,2,3,4 & 7. In addition, Plot 2's hallway features attractive tongue and groove painted panelling. All homes enjoy at least one set of French doors, leading out to natural stone terraces and the gardens beyond.





# Specification

## CONSTRUCTION

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

Tuscan red clay pantiles to plots plots 1,2,3 & 4. house roofs, with Charcoal roofs for plots 5, 6 & 7. Terracotta plain tiles to plots 2, 4 & 7 porch roofs, the remaining plots having lead finished porticos.

Black metal guttering.

## KITCHEN AND UTILITY

Stylish, contemporary kitchen units in light grey.

Opal quartz carrera worktops in Kitchens and Duropal worktops with 100mm up-stand in the Utility Rooms.

800mm wide Bosch ceramic induction hob, 900mm Bosch island cooker hood and Bosch double oven to plot 1, 2, 3, 4, & 7. 600mm wide Bosch ceramic induction hob, 600mm Bosch chimney cooker hood, Bosch washer dryer and single Bosch oven to plot 5 & 6. All with a fully integrated Bosch fridge/freezer and Bosch dishwasher.

Saneux 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 to plots 1, 2, 3, 4 & 7.

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.

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 control panel and secondary hand-held hose in Master En-Suite. All other Showers on riser rail.

Saneux 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 walls and floors.

Fitted mirrors in some bathrooms and En-Suites.

## LIGHTING, ELECTRICAL AND BROADBAND

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

Wall lighting to all main Bathrooms.

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.

Garage electric, up and over roller doors and electric socket for car charging point to plot 4.

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 of plot 1, 2, 3, 4 & 7.

External tap to rear of each property.

## WINDOWS AND DOORS

Bespoke, double-glazed casement windows. With plots 1, 2, 3 & 7 also having centre pivot roof windows.

Painted horizontal panelled front door and glass side panel.

Fully finished Suffolk Oak internal doors, with chrome contemporary handles and hinges, some of which will be half glazed.

French Patio doors to all plots.

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

Fitted 'walk-in' wardrobes to Master Bedroom of plot 1.

## STAIRS

Plot 4 will have a hardwood and glass staircase in lime white wax, while the remaining plots will have a timber staircase with painted balustrade handrails with spindles.

## FLOOR COVERING

Engineered soft grey stained oak floorboards to Hallway and Kitchen/Dining Rooms and Sitting Rooms to plots 5 & 6.

'Limestone' effect 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 'Tottington White'.

Walls and ceilings in emulsion, skirtings and architraves in satin finish.

## GARDENS AND BOUNDARIES

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

Boundaries are a mix of closeboard fencing, hand woven willow fencing, hedges and brick retaining walls.

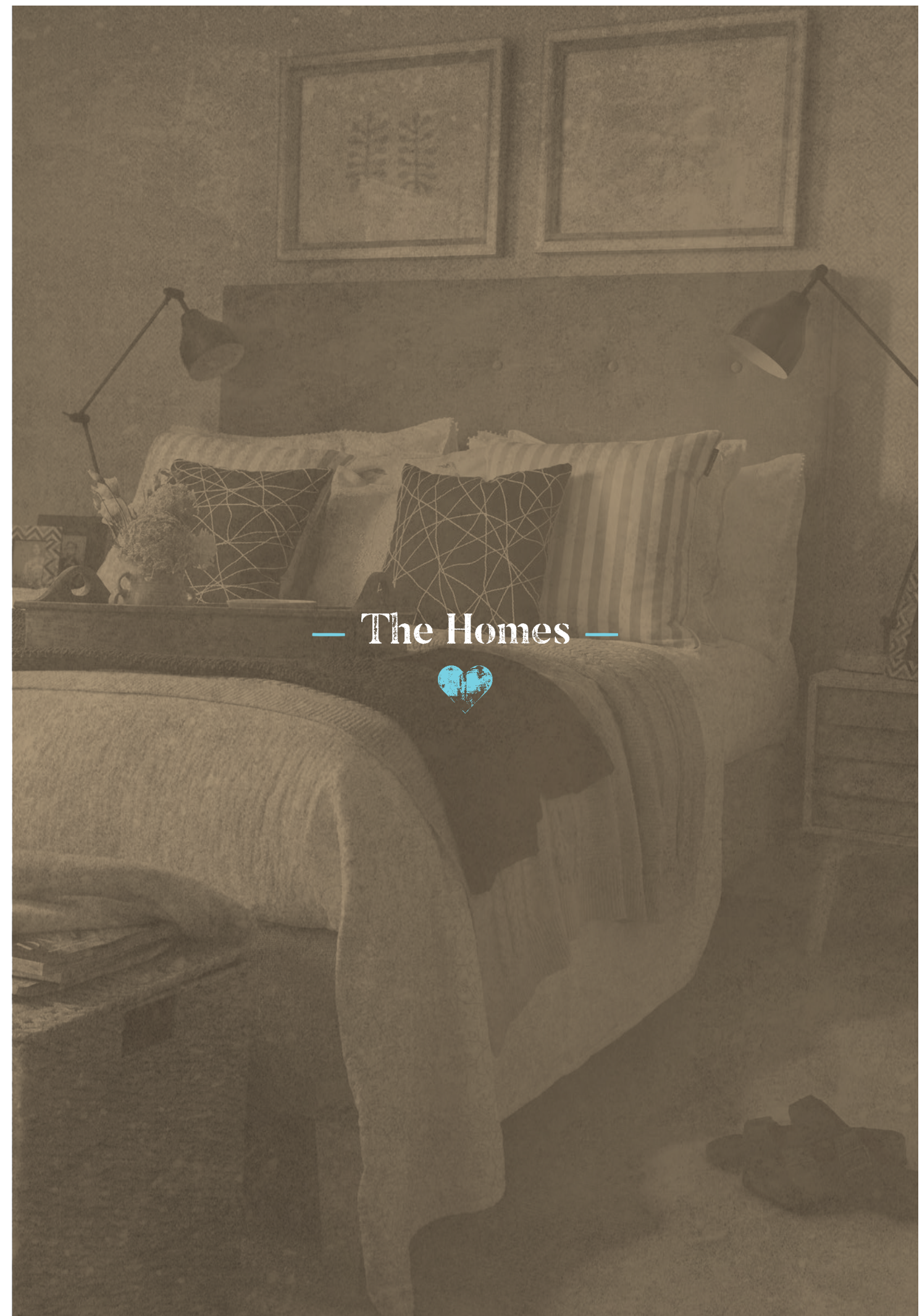
Large format 'Sahara' multi sandstone terracing and paths to each garden. Bracken Tobermore driveways.

Bin storage area to each plot.

Kimberley  
BLAKENEY







— The Homes —







This illustration is an artistic interpretation and for indicative purposes only

# Plot 01

THREE BEDROOM DETACHED HOUSE  
WITH PARKING

## GROUND FLOOR

Kitchen/Dining (combined)  
7.1m x 4.7m

Sitting Room  
5.8m x 3.4m

Utility  
2.4m x 1.7m

## FIRST FLOOR

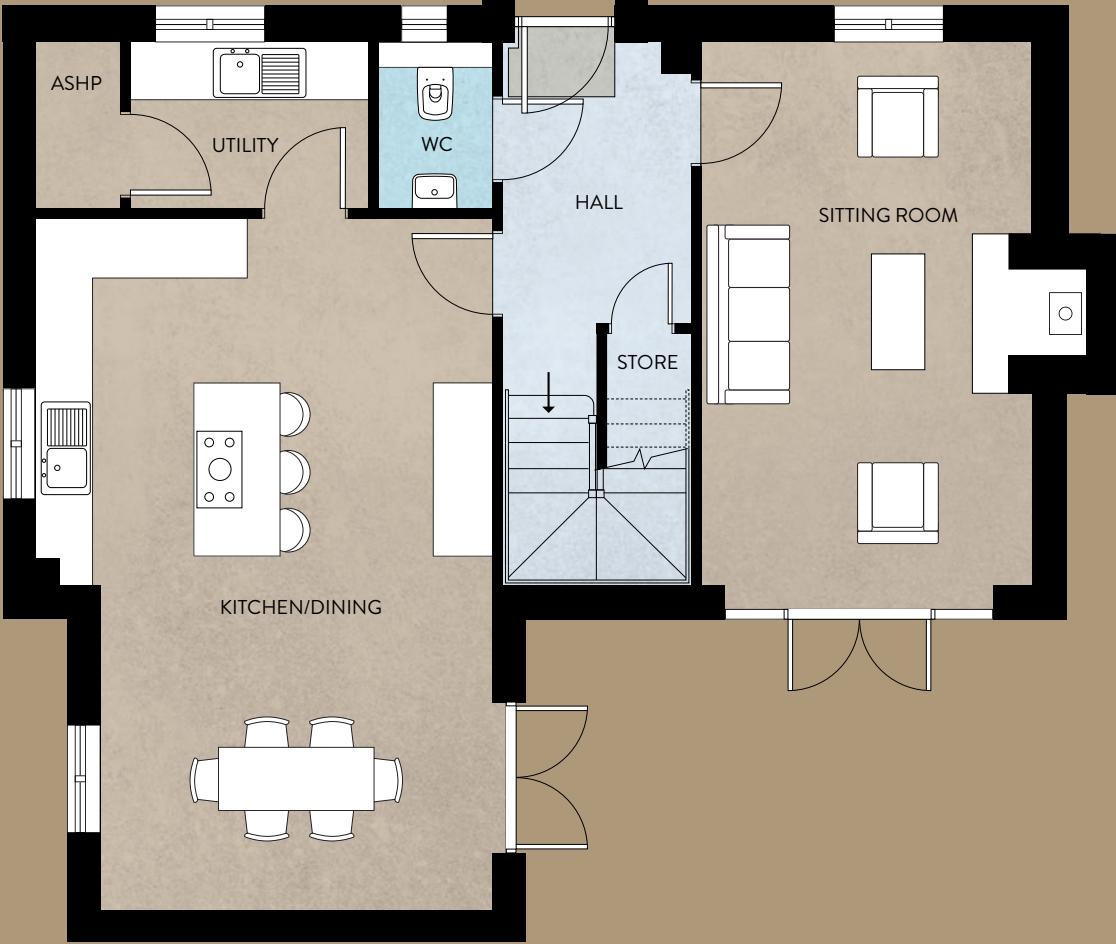
Master Bedroom  
3.5m x 3.4m

Bedroom 2  
3.3m x 3.2m

Bedroom 3  
3.7m x 3.2m



FIRST FLOOR



GROUND FLOOR





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## Plot 02

THREE BEDROOM DETACHED HOUSE  
WITH PARKING

### GROUND FLOOR

Kitchen/Dining (combined)  
6.0m x 3.8m

Sitting Room  
4.8m x 2.7m

Snug/Study  
4.1m x 3.9m

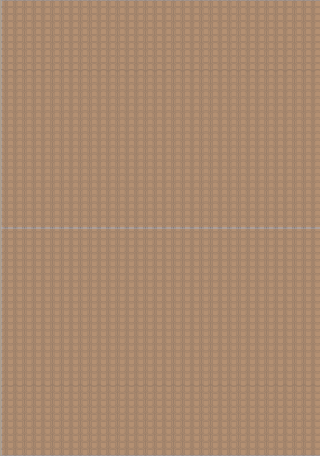
Utility  
3.4m x 1.8m

### FIRST FLOOR

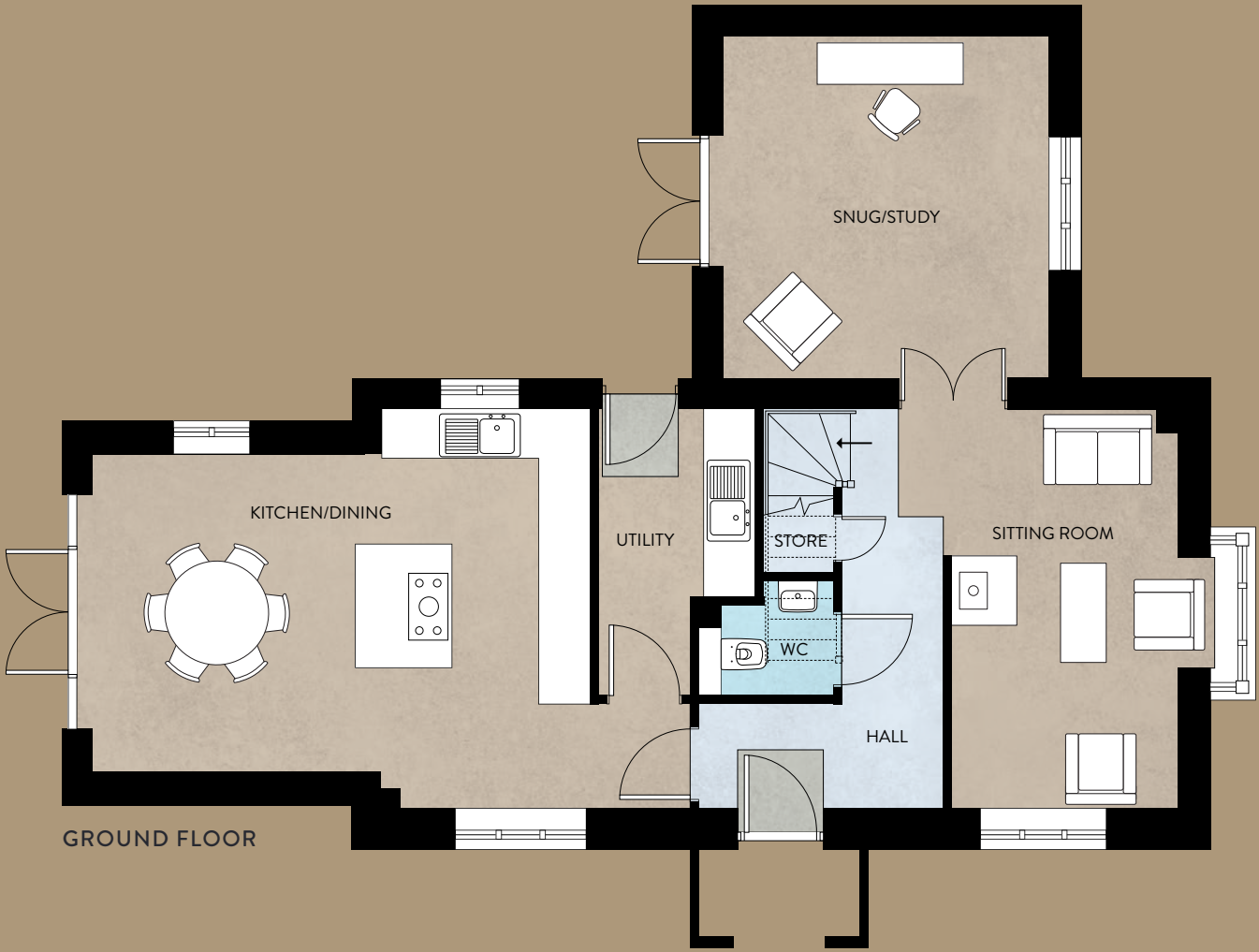
Master Bedroom  
4.1m x 3.1m

Bedroom 2  
4.5m x 2.7m

Bedroom 3  
3.2m x 2.7m



FIRST FLOOR







## Plot 03

FOUR BEDROOM DETACHED HOUSE  
WITH PARKING

### GROUND FLOOR

Kitchen/Dining  
(combined)  
5.9m x 3.7m

Sitting Room  
5.6m x 3.6m

Snug/Study  
3.0m x 2.7m

Utility  
2.7m x 1.9m

### FIRST FLOOR

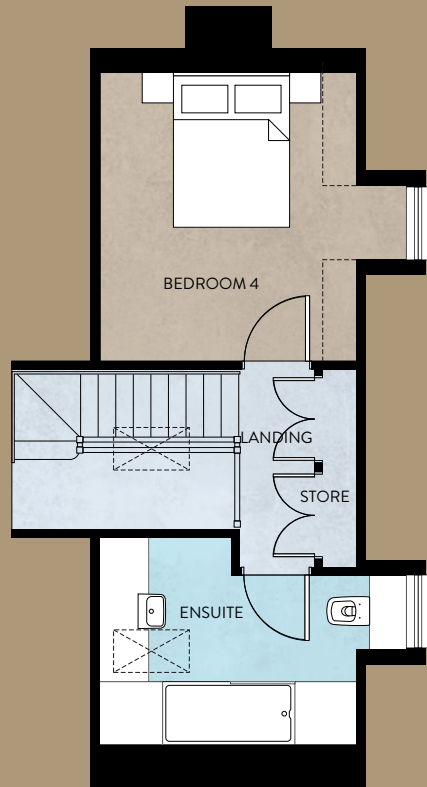
Master Bedroom  
3.7m x 3.7m

Bedroom 2  
3.6m x 3.1m

Bedroom 3  
2.9m x 2.8m

### SECOND FLOOR

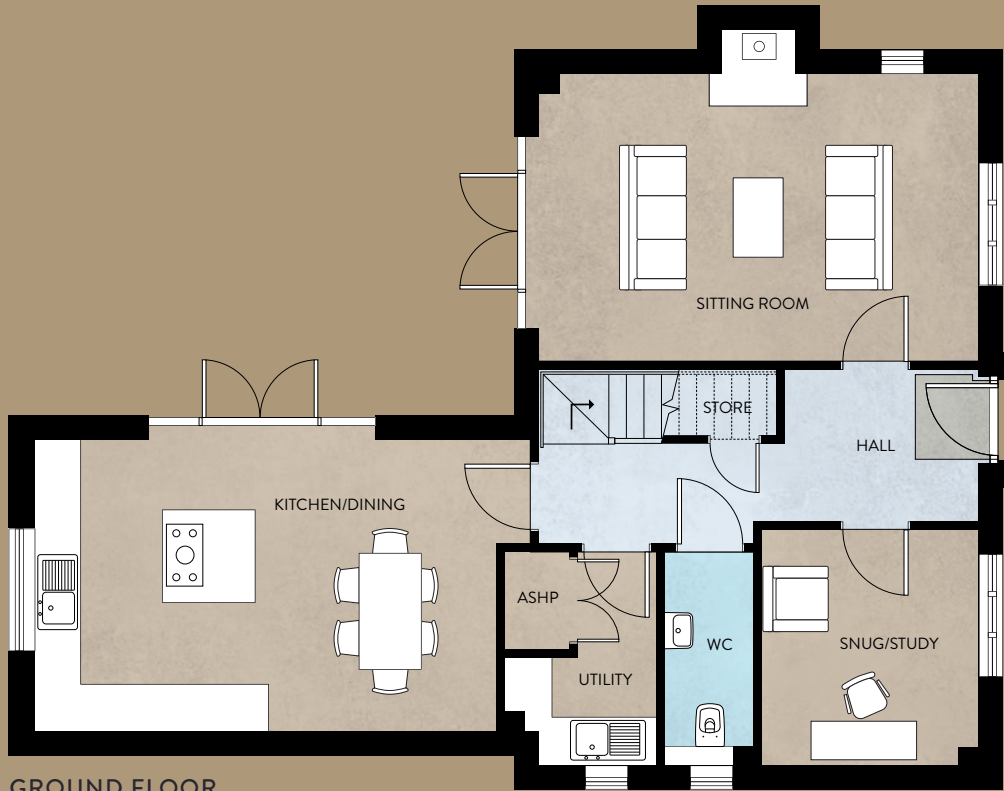
Bedroom 4  
3.6m x 3.3m



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





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## Plot 04

FOUR BEDROOM DETACHED HOUSE  
WITH DOUBLE GARAGE

### GROUND FLOOR

Kitchen/Dining (combined)  
10.0m x 4.4m

Sitting Room  
6.3m x 3.7m

Snug/Study  
4.7m x 3.4m

Utility  
2.4m x 1.6m

### FIRST FLOOR

Master Bedroom  
3.3m x 3.4m

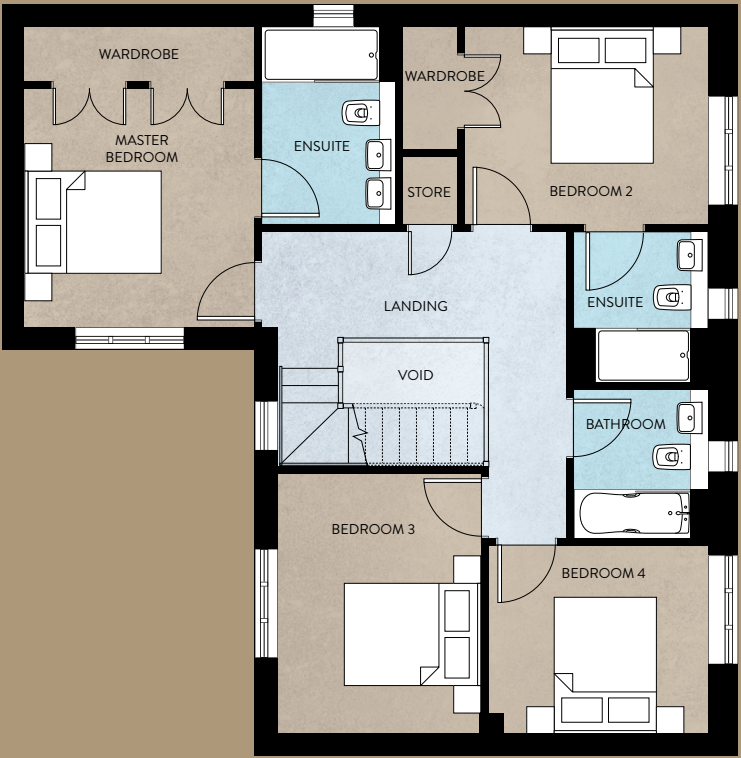
Bedroom 2  
3.5m x 2.8m

Bedroom 3  
3.7m x 3.0m

Bedroom 4  
3.2m x 2.7m



### FIRST FLOOR



### GROUND FLOOR







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# Plot 05-06

TWO BEDROOM ATTACHED HOUSE  
WITH PARKING

## GROUND FLOOR

Kitchen/Dining (combined)  
7.7m x 5.4m

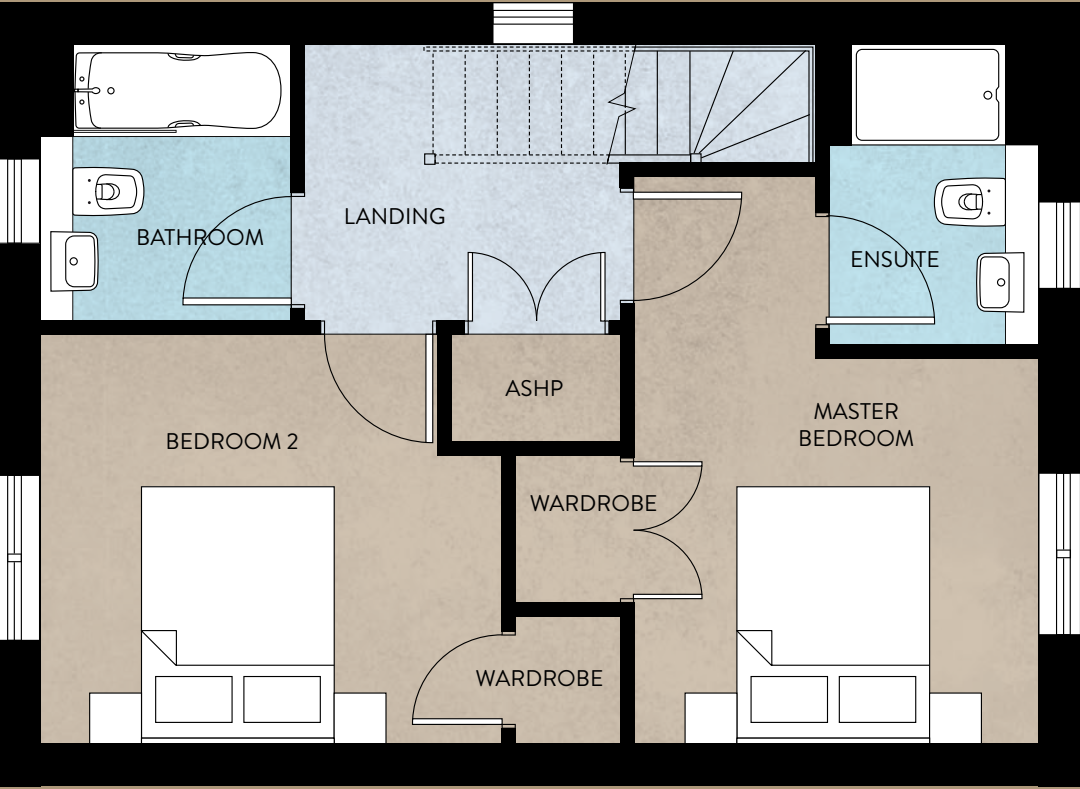
## FIRST FLOOR

Master Bedroom  
3.1m x 3.0m

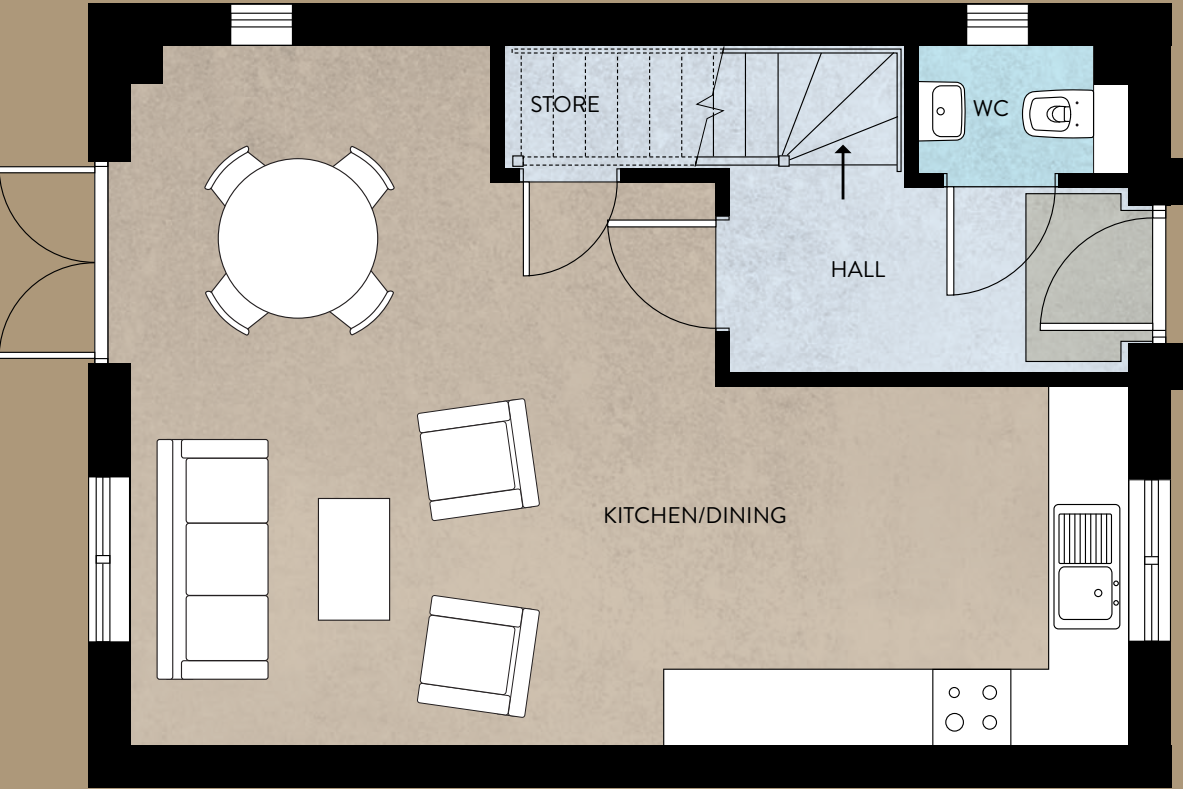
Bedroom 2  
3.5m x 3.1m



## FIRST FLOOR



## GROUND FLOOR







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# Plot 07

THREE BEDROOM DETACHED HOUSE  
WITH PARKING

## GROUND FLOOR

Kitchen/Dining (combined)  
5.5m x 4.0m

Sitting Room  
5.5m x 3.8m

Snug/Study  
4.3m x 3.8m

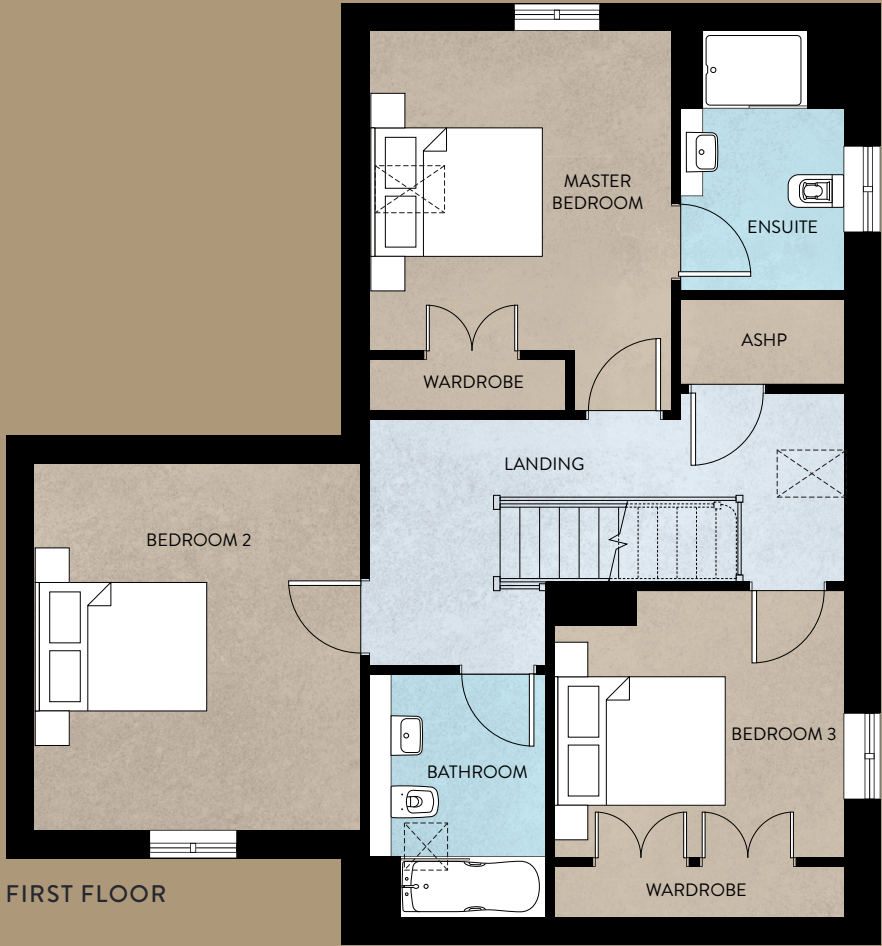
Utility  
1.8m x 1.2m

## FIRST FLOOR

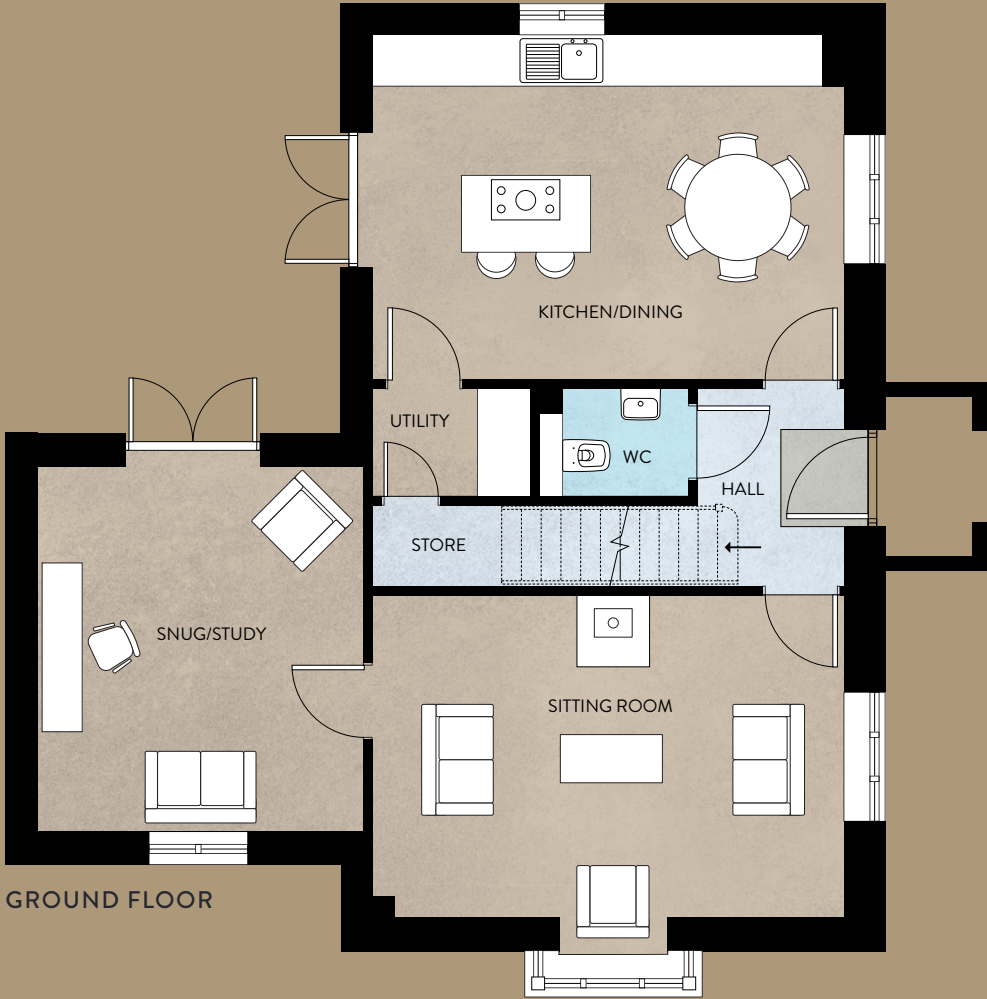
Master Bedroom  
3.7m max x 3.5m

Bedroom 2  
4.2m x 3.8m

Bedroom 3  
3.3m x 3.0m



FIRST FLOOR



GROUND FLOOR





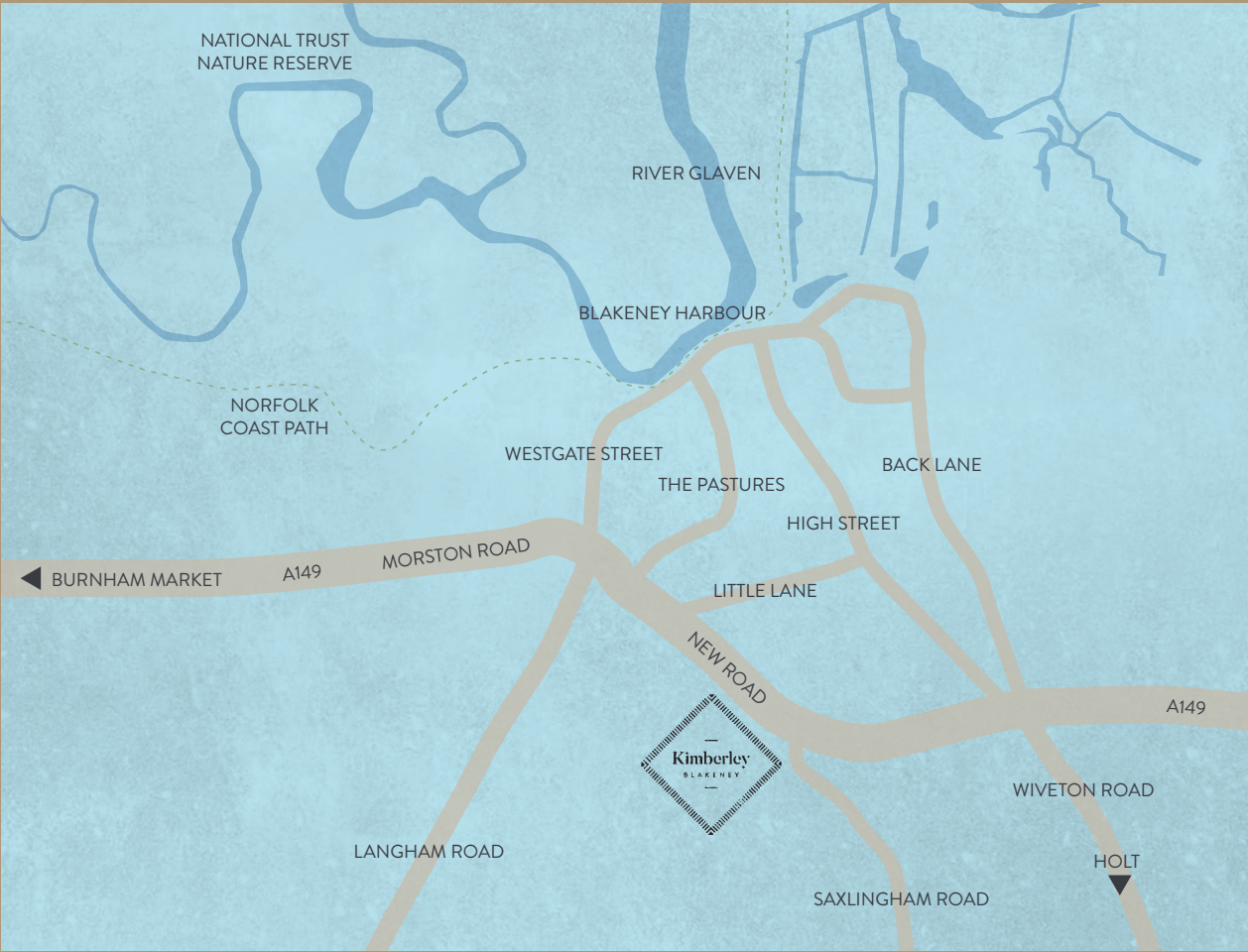
Founded in 2007, Fleur specialise in creating distinctive new homes and exclusive collections in some of Norfolk and Suffolk's most attractive locations. Our approach is to re-imagine traditional architecture for the 21st century and combine it with modern and luxurious interiors. With good design at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

[FLEURHOMES.COM](https://www.fleurhomes.com)





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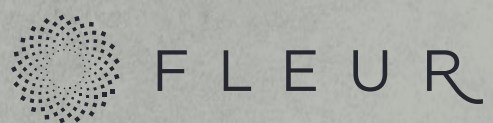
*"We absolutely love our Fleur home. We want to congratulate and thank the entire team for creating a home that surpassed our expectations."*

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

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