



CRINGLEFORD
HEIGHTS

NORFOLK

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

CRINGLEFORD HEIGHTS

A LOCATION LIKE NO OTHER



Settling down at Cringleford Heights means you can enjoy a traditional village location with a welcoming atmosphere. Six-time winner of the Norfolk Village of the Year competition, Cringleford is home to a wide range of amenities to keep you well connected in a semi-rural setting.

The growing community showcases a distinctive charm and ensures a range of essential and recreational facilities are close by, including a doctor's surgery, supermarkets, a veterinary clinic, two pubs and the Willow Centre – a social hub hosting an array of classes in the heart of the village at Round House Park. Our collection of high-quality properties is set to provide the chance to call this sought-after location home.

An established neighbourhood awaits and there are plenty of opportunities for commuting to towns and cities further afield, as Cringleford sits just three miles southwest of the thriving city of Norwich. What's more, the A11, A47 and A140 are in close proximity, which brings the University of East Anglia, Norwich University Hospital and Norwich Research Park within comfortable reach.

Parents can rest assured knowing the Ofsted-rated 'Outstanding' Cringleford CE VA Primary School is on the doorstep, while Marston Marshes and Eaton Park are close to home for perfect family outings.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Meeting modern demands, the versatile designs of our properties at Cringleford Heights will help you find a home to perfectly suit your every need. Quality and flexibility are top priorities and open-plan layouts present the opportunity for you to personalise your home to your own unique tastes.

Whether it's for home working or entertaining guests, the adaptability of our properties with spare bedrooms and

dedicated studies ensures all of your new-found priorities are accommodated. Meanwhile, the right balance between comfortable family living and private space is achieved through touches such as an en suite bathroom to the main bedroom.

Our goal is to provide you with a home that fills you with pride from the moment you open the front door. Welcoming hallways lead to bright and airy living areas, each of which are tailored to meet the desire

for convenience, warmth and relaxation. The living rooms, kitchens and dining areas make up the heart of a traditional family home, while French doors leading to a rear garden invite natural light and make the summer months even more enjoyable.

Our properties are crafted with quality and energy efficiency in mind, helping you to achieve contemporary living in a new home.



CRINGLEFORD HEIGHTS

NORFOLK



- **The Kennett**
3 Bedroom Home
Plots: 563 & 564
 - **The Hadley**
3 Bedroom Home
Plots: 590 & 628
 - **The Chelworth**
4 Bedroom Home
Plots: 567, 575, 581, 618 & 623
 - **The Winstone**
4 Bedroom Home
Plots: 576, 589, 591, 617, 619 & 627
 - **The Layton**
4 Bedroom Home
Plots: 559, 573, 577, 579, 583, 588, 594, 599, 614, 624 & 625
 - **The Holden**
4 Bedroom Home
Plots: 558, 560, 561, 562, 568, 569, 570, 572, 574, 578, 580, 582, 584, 586, 593, 595, 596, 597, 620, 626 & 629
 - **The Hollinwood**
4 Bedroom Home
Plots: 557, 566, 585, 587, 592, 621 & 622
 - **The Hertford**
4 Bedroom Home
Plots: 565 & 571
 - **The Drummond**
4 Bedroom Home
Plots: 615 & 616
 - **The Shenton**
4 Bedroom Home
Plot: 598
-
- SH Show Home
 - MS Marketing Suite
 - BCP Bin Collection Point
 - V Visitors Parking Space
 - Street Light



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DAVID WILSON HOMES

WHERE QUALITY LIVES



CRINGLEFORD HEIGHTS

NORFOLK

- **The Chelworth**
4 Bedroom Home
Plots: 15, 32 & 36
- **The Winstone**
4 Bedroom Home
Plots: 2, 24 & 41
- **The Layton**
4 Bedroom Home
Plots: 3, 7, 9, 14, 23, 25, 35
- **The Holden**
4 Bedroom Home
Plots: 5, 6, 8, 16, 26, 27, 28, 31, 33, 37, 38, 39 & 40
- **The Hollinwood**
4 Bedroom Home
Plots: 1, 29, 30 & 34
- **The Drummond**
4 Bedroom Home
Plots: 4, 10, 11 & 12
- AH **Affordable Housing**
- POS **Public Open Space**
- L.E.A.P. **Local Equipped Area of Play**
- BCP **Bin Collection Point**
- V **Visitors Parking Space**
- SS **Sub Station**
- Street Light**



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DAVID WILSON HOMES

WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Cringleford Heights is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

THE HADLEY

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden

give the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large principal bedroom with en suite, a single bedroom and a family bathroom.

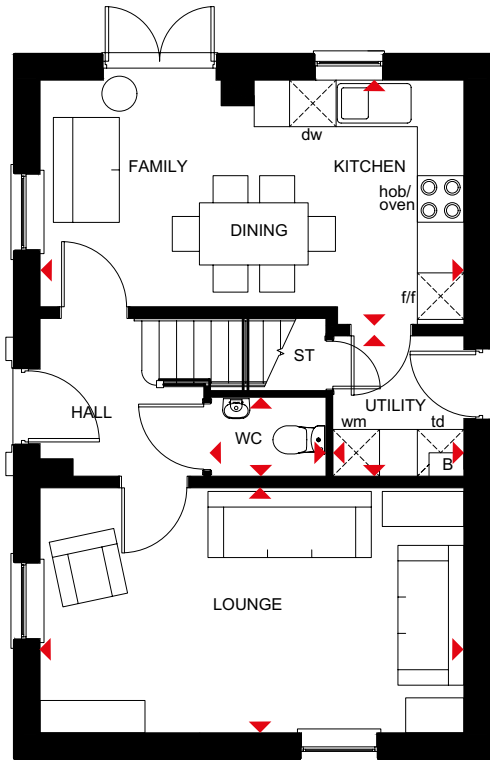


THE HADLEY

THREE BEDROOM DETACHED HOME

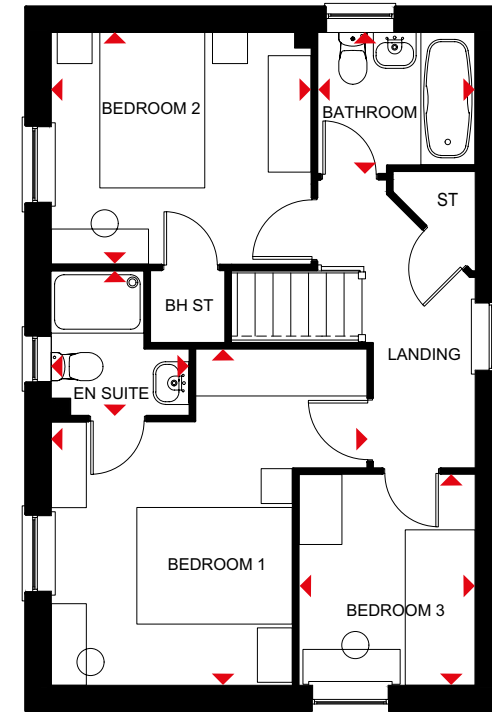
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
BH ST	Bulkhead Store	dw	Dishwasher space		



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/Dining	5455 x 3143 mm	17'11" x 10'4"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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THE LAYTON

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Layton's intelligent use of space and light make for a beautiful family home. Large French doors in the triple-aspect lounge lead to the rear garden, as do those from the bright, walk-in glazed bay in the kitchen/breakfast area. A separate

dining area and a utility room adjoin the stylishly fitted kitchen, and a study completes the ground floor. On the first floor are four double bedrooms, the expansive principal bedroom with en suite. The fitted family bathroom includes a separate shower.

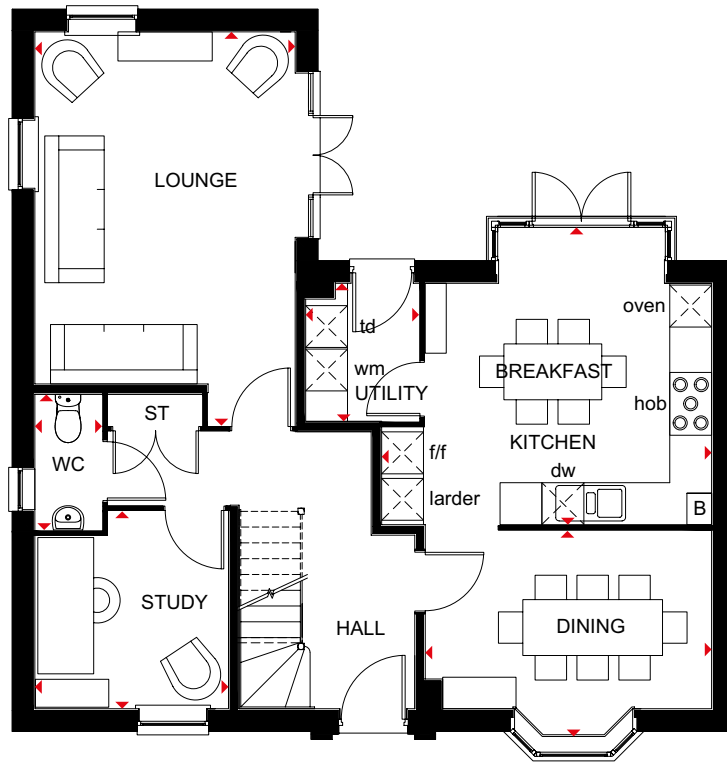


THE LAYTON

FOUR BEDROOM HOME

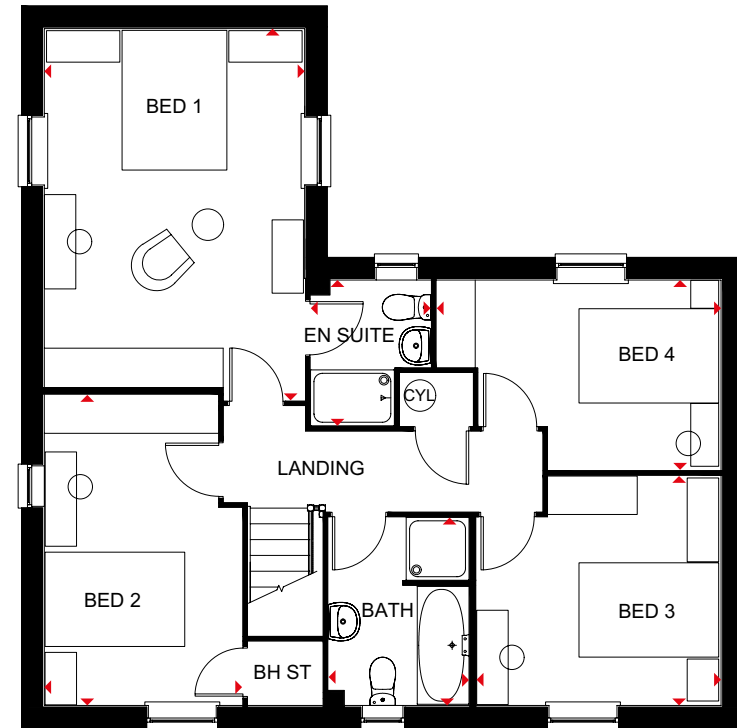
Key

B Boiler	CYL Cylinder	dw Dishwasher space
ST Store	f/f Fridge/freezer space	td Tumble dryer space
BH ST Bulkhead store	wm Washing machine space	◀▶ Dimension location



Ground Floor

Lounge	5637 x 3727 mm	18'5" x 12'2"
Utility	1975 x 1624 mm	6'5" x 5'4"
Kitchen/Breakfast	4255 x 4725 mm	14'0" x 15'6"
Dining	4100 x 2943 mm	13'5" x 9'7"
Study	2772 x 2826 mm	9'1" x 9'3"
WC	1942 x 961 mm	6'4" x 3'2"



First Floor

Bedroom 1	5321 x 3727 mm	17'5" x 12'3"
En Suite	1715 x 2085 mm	5'8" x 6'10"
Bedroom 2	4443 x 2833 mm	14'7" x 9'4"
Bedroom 3	3500 x 3285 mm	11'6" x 10'9"
Bedroom 4	4070 x 2716 mm	13'4" x 8'11"
Bathroom	2689 x 2010 mm	8'10" x 6'7"

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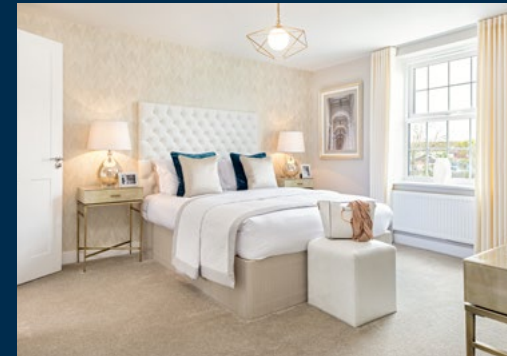


THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and

airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are four double bedrooms, the principal bedroom with en suite, and a family bathroom with shower.



DAVID WILSON HOMES

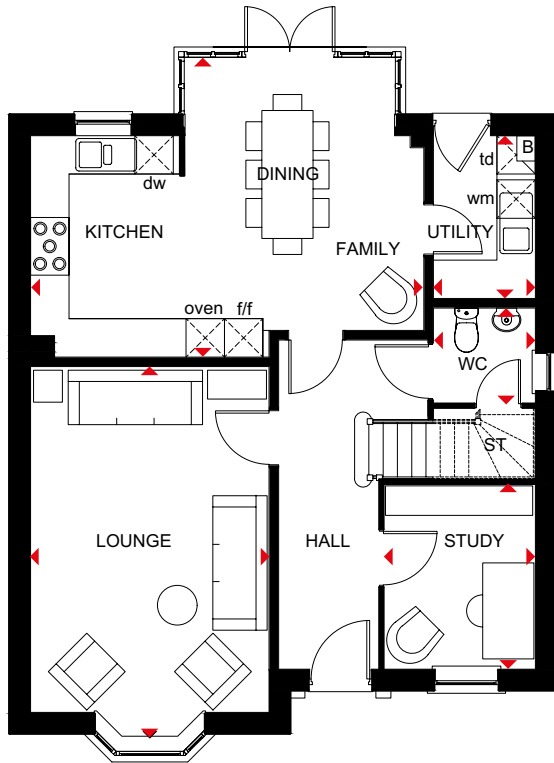
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME

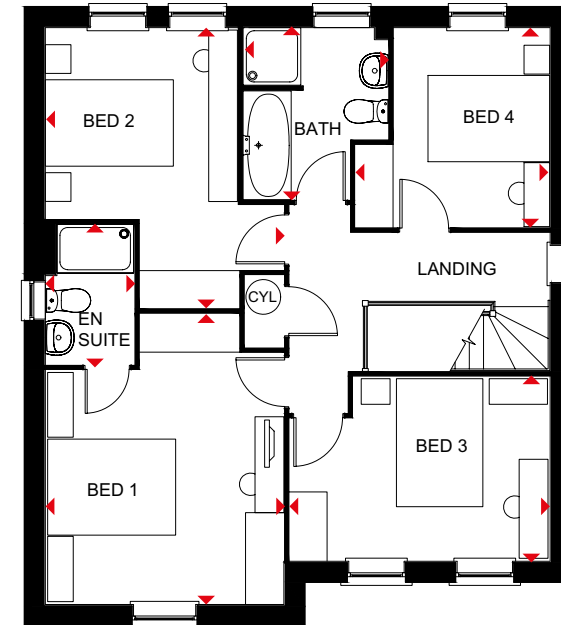
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ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1506 x 1593 mm	4'11" x 5'3"



First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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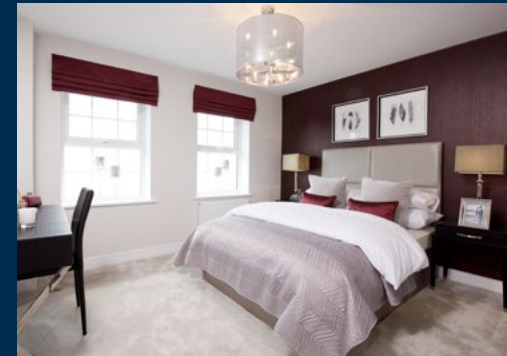


THE CHELWORTH

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Chelworth has a traditional look that disguises the modern design of an exceptionally spacious family home inside. The open-plan kitchen, flowing into breakfast and family areas, and the separate dining room both lead to the garden via French doors. The attractive lounge is perfect for relaxing in and entertaining,

while the study and utility room provide practical space for working. Upstairs are four double bedrooms, the spacious principle bedroom with full en suite, and a family bathroom complete with separate shower.



DAVID WILSON HOMES

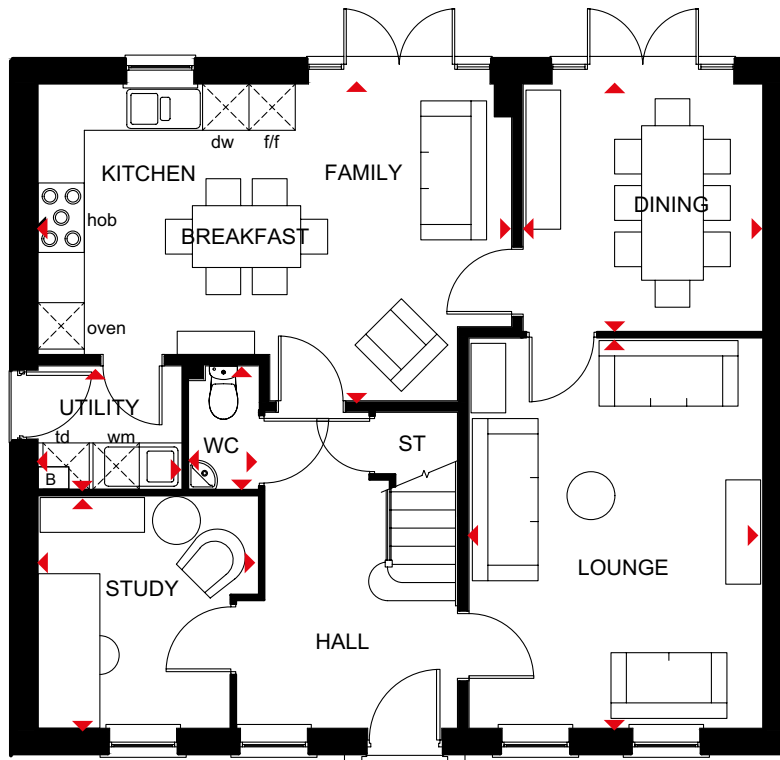
WHERE QUALITY LIVES

THE CHELWORTH

FOUR BEDROOM DETACHED HOME

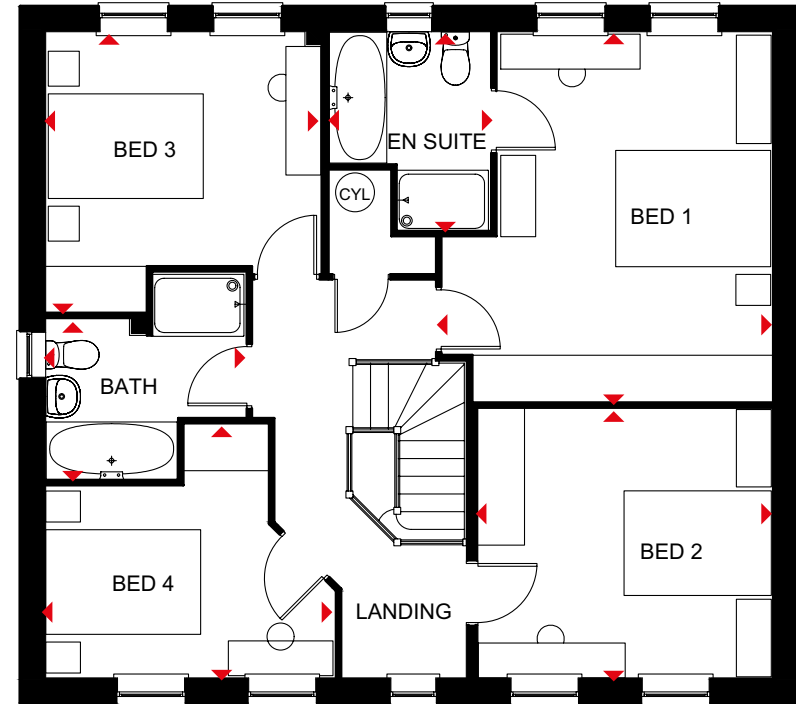
Key

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ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Kitchen/Family/Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Lounge	3800 x 5050 mm	12'6" x 16'7"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" x 2'11"



First Floor

Bedroom 1	4775 x 4261 mm	15'8" x 14'0"
En suite	2077 x 2561 mm	6'10" x 8'5"
Bedroom 2	3476 x 3800 mm	11'5" x 12'6"
Bedroom 3	3552 x 3616 mm	11'8" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2071 mm	8'6" x 6'10"

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THE DRUMMOND

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A generously sized family home with an intelligent use of space, The Drummond is bright and airy. The large open-plan kitchen provides dining space and a family area and has an elegant, full-glazed walk-in bay with French doors leading to the garden. The

spacious bay-fronted lounge, where all the family can relax, the separate utility room and the integral garage complete the ground floor. Upstairs are four double bedrooms, the spacious principle bedroom with en suite, and a family bathroom with shower.



DAVID WILSON HOMES

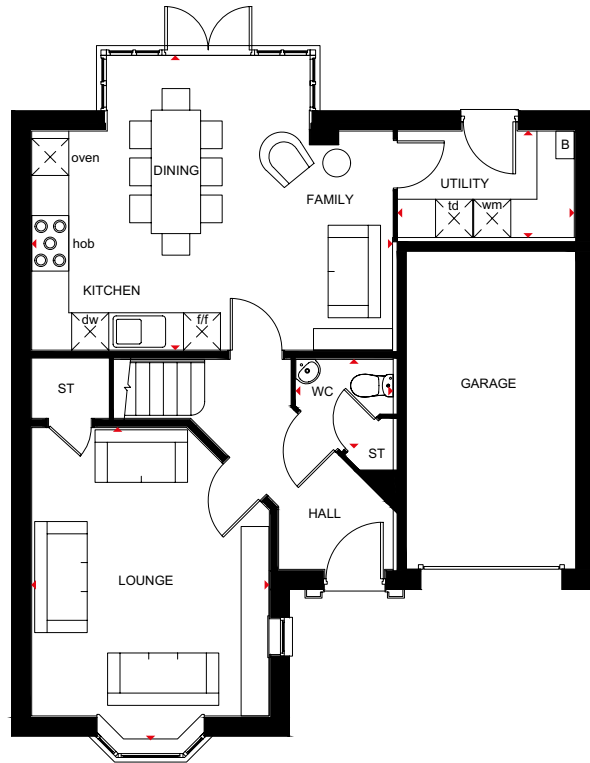
WHERE QUALITY LIVES

THE DRUMMOND

FOUR BEDROOM DETACHED HOME

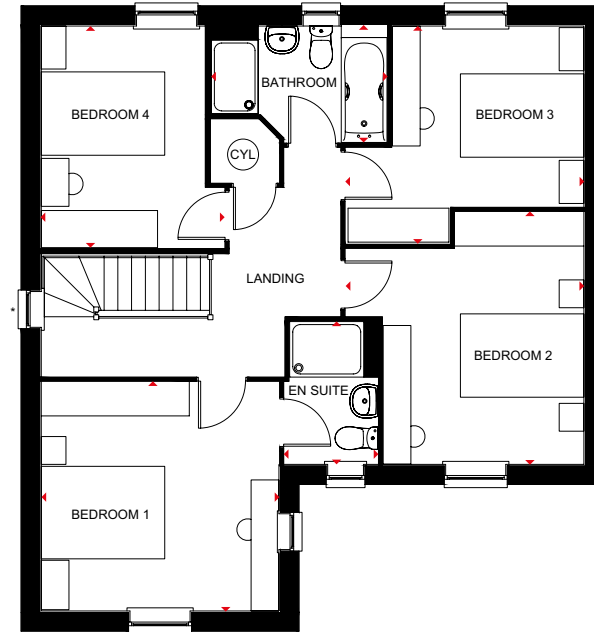
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ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5068 x 3850 mm	16'7" x 12'8"
Kitchen/Family/Dining	5845 x 4775 mm	19'2" x 15'8"
Utility	2856 x 1725 mm	9'4" x 5'7"
WC	1570 x 1428 mm	5'2" x 4'8"



First Floor

Bedroom 1	3850 x 3711 mm	12'7" x 12'2"
En suite	2315 x 1511 mm	7'7" x 4'11"
Bedroom 2	4088 x 3858 mm	13'5" x 12'8"
Bedroom 3	3858 x 3525 mm	12'8" x 11'7"
Bedroom 4	3591 x 2966 mm	11'9" x 9'9"
Bathroom	2846 x 1886 mm	9'4" x 6'2"

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



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Sash-style windows give The Hollinwood a delightful, traditional look, while inside it is designed very much for busy family life. An attractive glazed bay leading to the garden creates a light atmosphere in the open-plan kitchen with flexible dining and

family space. The kitchen also has an adjacent utility room. The dual-aspect lounge provides the perfect place for the whole family to relax. Upstairs are three double bedrooms, the principle bedroom with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

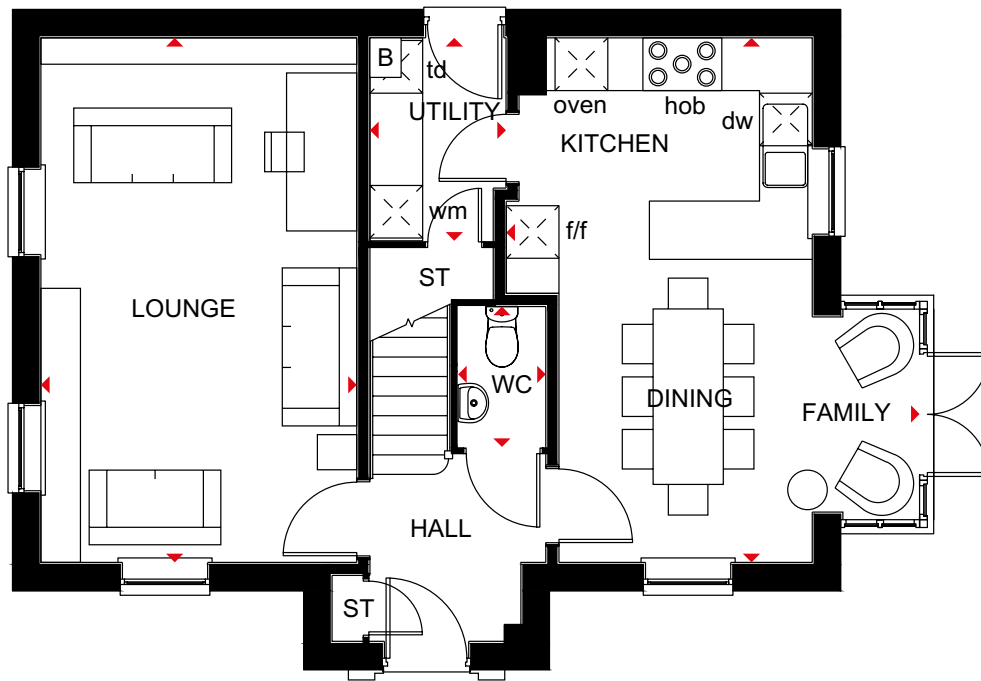
WHERE QUALITY LIVES

THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

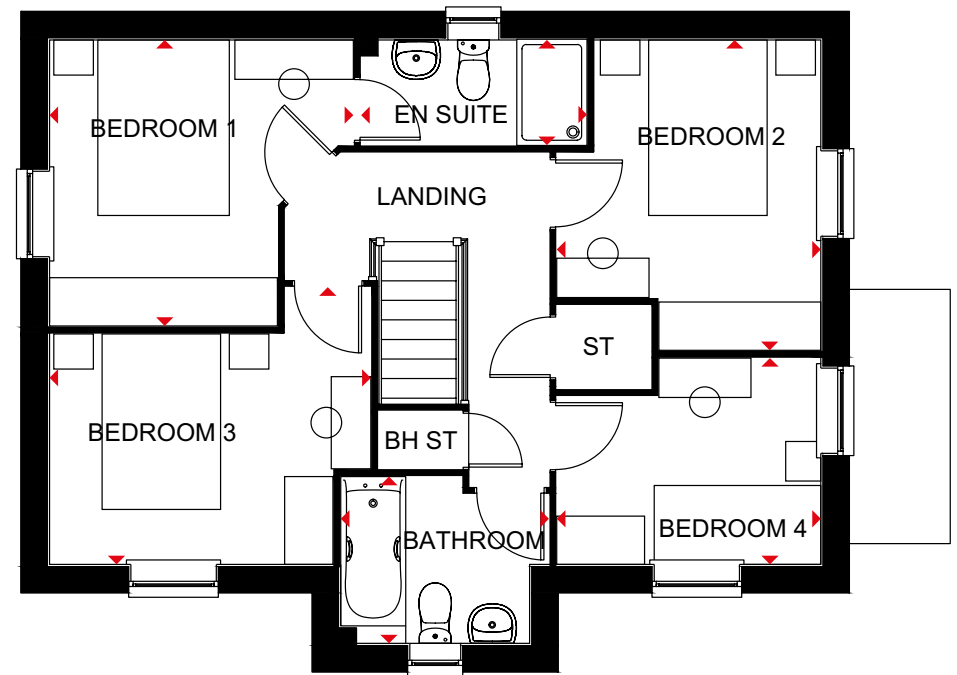
Key

B	Boiler	wm	Washing machine space	BH ST	Bulkhead store
ST	Store	dw	Dishwasher space	◀▶	Dimension location
f/f	Fridge/freezer space	td	Tumble dryer space		



Ground Floor

Lounge	3600 x 5978 mm	11'10" x 19'7"
Kitchen/Family/Dining	5978 x 4711 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1000 x 1600 mm	3'3" x 5'3"



First Floor

Bedroom 1	3462 x 3260 mm	11'4" x 10'8"
En suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3537 x 3009 mm	11'7" x 9'10"
Bedroom 3	3661 x 3159 mm	12'0" x 10'4"
Bedroom 4	3009 x 2352 mm	9'10" x 7'9"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

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THE WINSTONE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Winstone is a truly magnificent detached family home. The elegant central hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the spacious lounge. The separate dining room, study and utility room

complete the ground floor. Upstairs are four double bedrooms, the beautiful principle bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with shower provides for the rest of the family.



DAVID WILSON HOMES

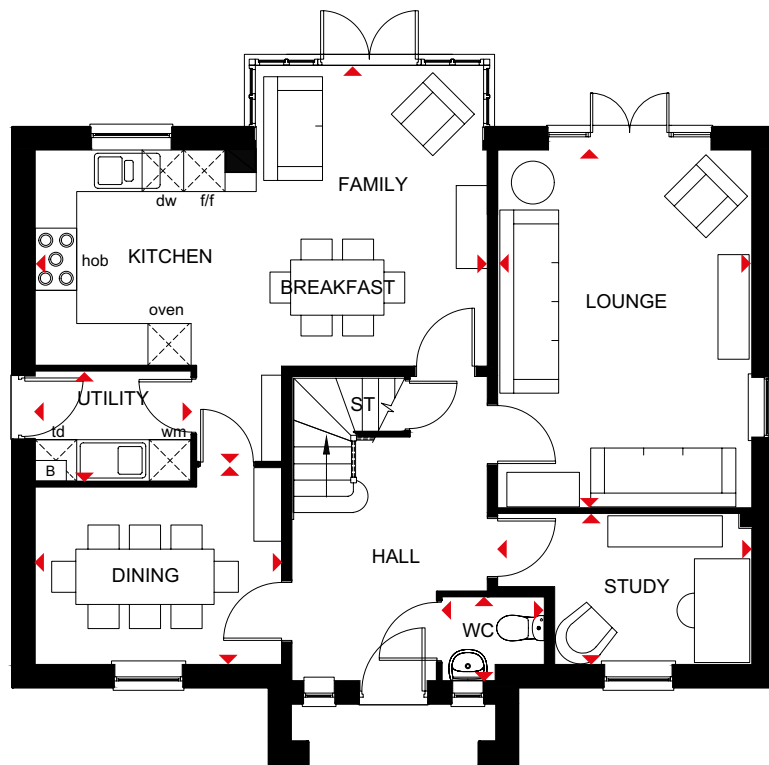
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THE WINSTONE

FOUR BEDROOM HOME

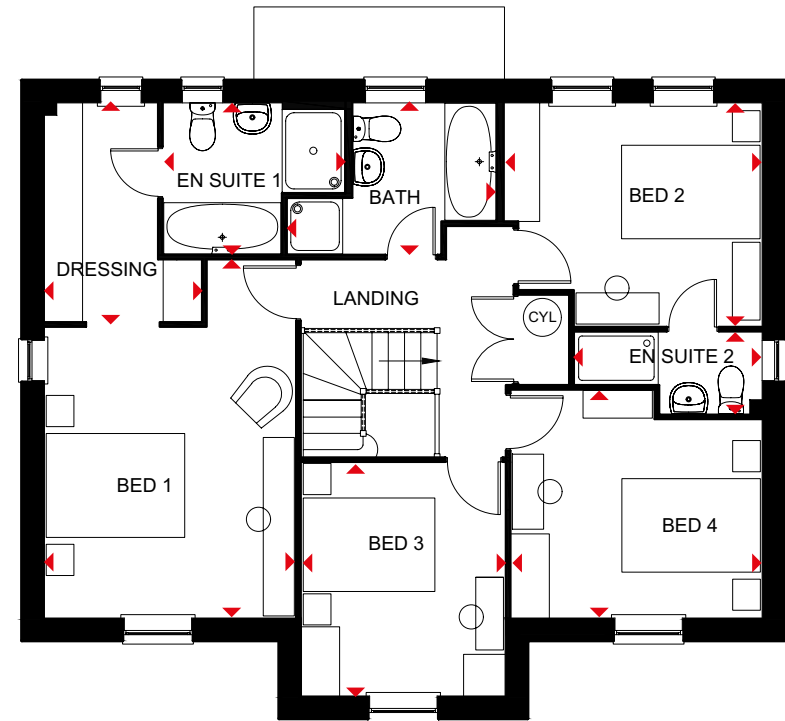
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B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◄►	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5171 x 3675 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6540 x 5725 mm	21'5" x 18'9"
Dining	3563 x 2851 mm	11'8" x 9'4"
Study	3675 x 2180 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1475 x 1210 mm	4'10" x 4'0"



First Floor

Bedroom 1	5169 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3223 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3368 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3288 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"

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YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over would recommend us to a friend, which is why we've been awarded 5 Stars[^] by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



**“We” and “us” refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3–10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

NEW HOMES

Quality Code



Housebuilders and developers who build new homes will be expected to register with the [New Homes Quality Board](#) (NHQB). As long as a house-builder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality

Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



DAVID WILSON HOMES

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