



# Hawthorns

NECTON, NORFOLK



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**Nestled in Norfolk's idyllic countryside and located just off the A47, our Hawthorns development is an exquisite collection of three and four bedroom homes that blends modern living with rural charm.**

Coming home to the Hawthorns, you'll find yourself in a harmonious blend of modern design and traditional architecture.

Enjoy the high specification interiors, exquisite craftsmanship, and open-plan design that make modern living, modern. With eco-friendly features like EV charging points and air source heat pumps, you can lower your carbon footprint and future-proof your home for multi-generational living.





● **The Wensum**  
PLOTS 4 & 5

● **The Thurne**  
PLOTS 1 & 9

● **The Yare**  
PLOTS 2, 6 & 8

● **The Wissey**  
PLOTS 3 & 7



# The Wensum

PLOTS 4 & 5

## Plot 4

4 BEDROOM HOME

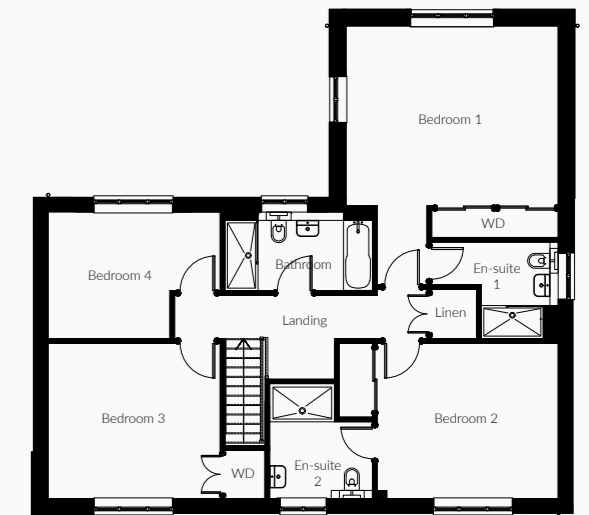
- En-suite to master bedroom and bedroom 2
- Kitchen/dining/family area
- Ground floor study
- Utility room
- Triple aspect sitting room
- Double garage



## Plot 5

4 BEDROOM HOME

- En-suite to master bedroom and bedroom 2
- Kitchen/dining/family area
- Ground floor study
- Utility room
- Triple aspect sitting room
- South-facing garden
- Double garage



### Ground Floor

Kitchen/Dining	7.31m x 5.20m	24' (max) x 17'1"
Family Area	3.20m x 2.48m	10'6" x 8'2"
Living room	4.16m x 6.88m	13'8" x 22'7"
Study	4.14m x 2.26m	13'7" x 7'5"

### First Floor

Bedroom 1	5.20m x 4.39m	17'1" x 14'5"
Bedroom 2	4.39m x 3.78m	14'5" x 12'5"
Bedroom 3	4.16m x 3.65m	13'8" x 12'
Bedroom 4	4.16m x 3.09m	13'8" (max) x 10'2"

KEY: WD – WARDROBE K/D/F – KITCHEN/DINING/FAMILY



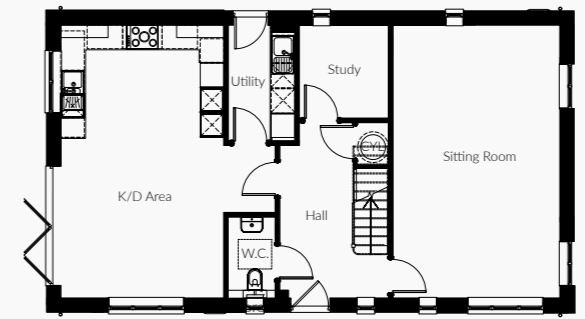
# The Thurne

## PLOTS 1 & 9

### Plot 1

#### 4 BEDROOM HOME

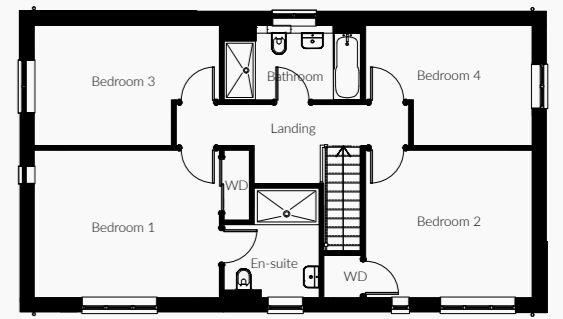
- En-suite to master bedroom
- Kitchen/dining area
- Ground floor study
- Utility room
- Triple aspect sitting room



### Plot 9

#### 4 BEDROOM HOME

- En-suite to master bedroom
- Kitchen/dining area
- Ground floor study
- Utility room
- Triple aspect sitting room
- South-facing garden



#### Ground Floor

Kitchen/Dining	7.01m x 4.16m	23' x 13'8"
Sitting Room	7.01m x 2.49m	23' x 14'1"
Study	2.36m x 2.26m	7'9" x 7'5"

#### First Floor

Bedroom 1	4.74m x 3.78m	15'7" x 12'5"
Bedroom 2	4.29m x 3.78m	14'1" x 12'5"
Bedroom 3	4.74m x 3.09m	15'7" (max) x 10'2"
Bedroom 4	4.29m x 3.09m	14'1" (max) x 10'2"

KEY: WD – WARDROBE K/D – KITCHEN/DINING



# The Yare

PLOTS 2, 6 & 8

## Plot 2

3 BEDROOM HOME

- En-suite to master bedroom
- Kitchen/dining area
- Utility room
- Separate sitting room

## Plot 6

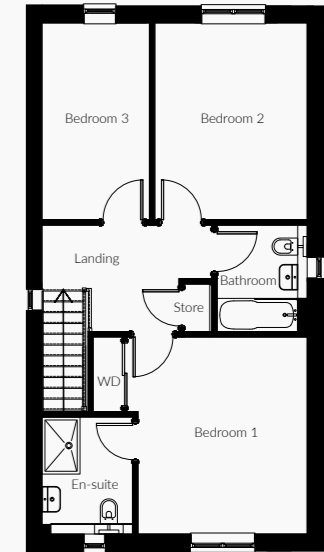
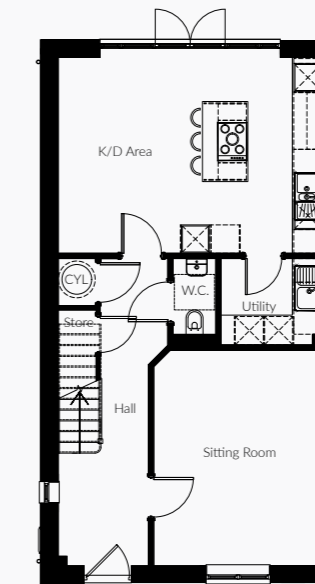
3 BEDROOM HOME

- En-suite to master bedroom
- Kitchen/dining area
- Utility room
- Separate sitting room
- South-facing rear garden

## Plot 8

3 BEDROOM HOME

- En-suite to master bedroom
- Kitchen/dining area
- Utility room
- Separate sitting room
- South-facing garden
- 2 parking spaces



### Ground Floor

Kitchen/Dining	5.63m x 4.16m	18'6" x 13'8"
Sitting Room	4.59m x 3.58m	15'1" x 11'9"

### First Floor

Bedroom 1	4.16m x 3.58m	13'8" x 11'9" (min)
Bedroom 2	4.16m x 3.22m	13'8" x 10'7"
Bedroom 3	4.16m x 2.28m	13'8" x 7'6"

KEY: WD – WARDROBE K/D – KITCHEN/DINING



# The Wissey

PLOTS 3 & 7

## Plot 3

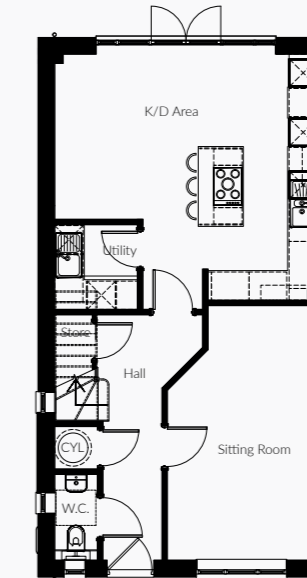
3 BEDROOM HOME

- En-suite to master bedroom
- Kitchen/dining area
- Utility room
- Separate sitting room

## Plot 7

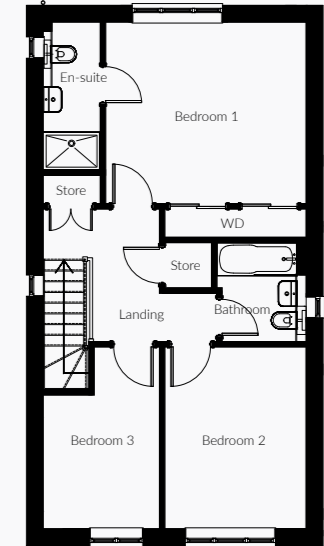
3 BEDROOM HOME

- En-suite to master bedroom
- Kitchen/dining area
- Utility room
- Separate sitting room
- South-facing garden



### Ground Floor

Kitchen/Dining	5.63m x 5.25m	18'6" x 17'3" (max)
Sitting Room	5.41m x 3.20m	17'9" x 10'6" (max)



### First Floor

Bedroom 1	4.29m x 3.86m	14'1" x 12'8"
Bedroom 2	3.86m x 3.04m	12'8" x 10'
Bedroom 3	2.87m x 2.51m	9'5" (min) x 8'

KEY: WD – WARDROBE K/D – KITCHEN/DINING

### KITCHEN & UTILITY

Handleless gloss finish units

Integrated dishwasher

Integrated fridge freezer

High level double oven

Silestone worktops

Induction hob with built-in extraction

### BATHROOMS & EN-SUITES

White sanitaryware

Chrome towel radiator

Chrome mixer taps and shower fittings

Shaver socket

Ashlar warm taupe tiling

### FLOORING

Invictus flooring to ground floor

Stain-free carpet to selected rooms

Recessed matwell to front entrance

### HEATING

Air source heat pump

Underfloor heating to ground floor

Multizone control heating

### JOINERY & DOORS

UPVC multi-point locking front door

Chrome ironmongery

UPVC double-glazed windows

Fitted wardrobes to master bedroom

UPVC double-glazed bifold doors

### ELECTRICAL

Downlighters to wet rooms, kitchen and utility

Low energy pendant lights to other rooms

Media points to selected bedrooms

TV and data point to living room and kitchen

USB sockets to all bedrooms

### EXTERNAL

EV charging point

Outside tap to rear

External double socket

Outside lighting to front and rear

Landscaped front garden

Turf to rear garden







**EDUCATION**

- 1 Necton Church of England Primary School
- 2 Oneschool Global, Swaffham Campus
- 3 Fred Nicholson School, Special Education

**RETAIL AND ESSENTIALS**

- 4 Waitrose & Partners
- 5 Tesco Superstore
- 6 Asda Express & Petrol

**FITNESS AND LEISURE**

- 7 Necton Sports and Social Club
- 8 Dereham Leisure Centre
- 9 Swaffham Golf Club
- 10 Swaffham Rugby Club

**SIGHTS AND GARDENS**

- 11 Scarning Fen
- 12 Neatherd Play Park
- 13 Battleground Airsoft
- 14 Gressenhall Farm & Workhouse

**FOOD AND DRINK**

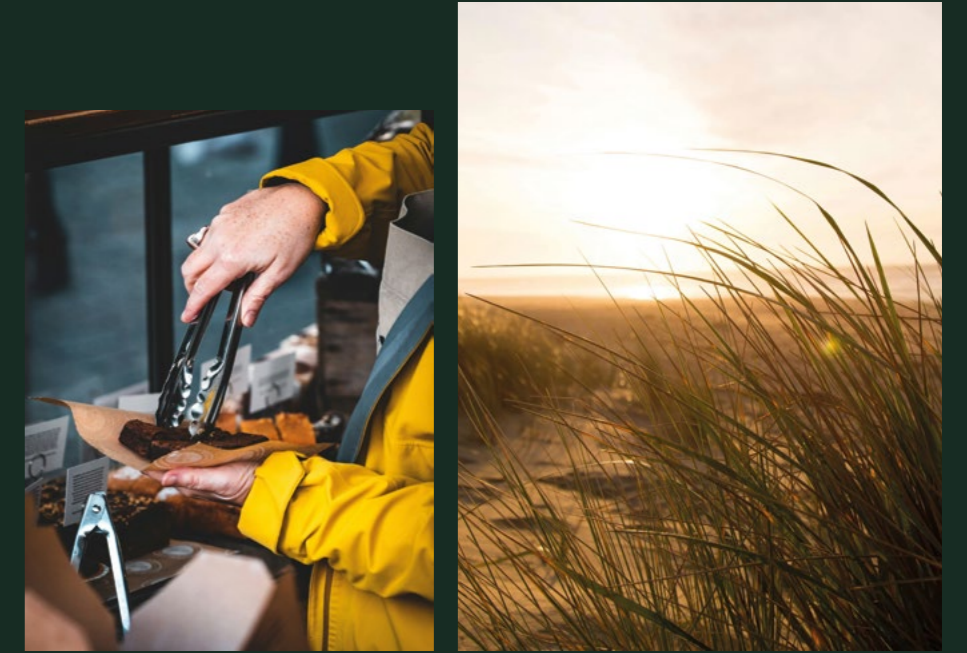
- 15 Costa Coffee
- 16 The White Horse at Longham
- 17 Greenbanks Hotel

# Local Area

Necton features the necessary daily amenities, including a local shop, butchers, medical center, church and a social club, all within walking distance from your new home. For larger food shops, there is a Tesco superstore, Waitrose, and the weekly Saturday market in nearby Swaffham.

There's no shortage of excellent education for families in Necton. Within a stone's throw of the development is Ofsted-rated Good, Necton CofE Primary School. There are also a host of schools catering to all levels and needs in under 10 miles. Students looking to pursue higher education can look to the University of East Anglia in Norwich.

Necton is well connected via by bus routes leading to Swaffham, Watton and Peterborough via King's Lynn and to Great Yarmouth via Norwich at 30-minute intervals. The nearest train station is Downham Market which is just half-an-hour away where you can hop on one of the 40 daily direct trains to King's Cross, London, in just 1.5 hours.





## THE HAWTHORNS, NECTON

School Road, Necton, Norfolk

Nestled in Norfolk's idyllic countryside and located just off the A47, Hawthorns is an exquisite collection of three and four bedroom homes that blends modern living with rural charm.

For further details, please contact

T 01760 721655 | E [swaffham@williambrown.co.uk](mailto:swaffham@williambrown.co.uk)

[www.esmera.co.uk](http://www.esmera.co.uk)

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