



MORE THAN JUST A HOME



ST GILES PARK
CRINGLEFORD



CONTENTS

INTRODUCTION	3	YELVERTON	14
SITE PLAN	4	ALDEBY	15
OUR CUSTOMER PROMISE	5	CARLETON	16
SHELTON	6	COLNEY	17
TIBENHAM	7	HINGHAM	18
DEOPHAM	8	BROOKE	19
BIXLEY	9	SPECIFICATIONS	20
CLAXTON	10	OUR STORY	21
DENTON	11	OUR VALUES	22
MORLEY	12	AFTER SALES CARE	23
ROCKLAND	13	DIRECTIONS	24

The floorplans depict typical layouts for each house type. The measurements quoted are approximate. For exact plot specifications, details of internal and external finishes, dimensions and floorplan differences please consult your Sales Advisor. The kitchen layouts and furniture positions are for indicative purposes only.

Computer generated images (CGIs), photographs and site plans used in this brochure are for illustrative purposes only and are intended to give you a good idea of the feel of the development and houses built on it but should not be regarded as being an accurate representation. They do not infer that items shown are included in the sale, they may include optional upgrades at additional cost. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built as a mirror image of the layout shown (known as handed). Please ask for further details.

Whilst we have endeavoured to ensure all details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only.



ST GILES PARK, CRINGLEFORD

St Giles Park, Cringleford has been designed with community as one of its priorities.

The layout, features and proximity of properties to each other have all been carefully considered to provide the ideal environment.

All our homes offer you that extra bit of room and window space, are built to a higher specification than you'd expect and have been designed to marry the characteristics of traditional architecture with the benefits of modern building techniques. That means your home will look great, be efficient to run and enjoyable to live in. Residents of St Giles Park will also benefit from fibre optic broadband being connected direct to their homes. We offer a choice of broadband carriers, something unique to new developments in Norfolk.

Cringleford itself is a perfect location for you to enjoy the attractions that a city like Norwich offers and the ability to get out and about to explore the beautiful countryside and coastline of Norfolk. St Giles Park, Cringleford adjoins the old village, which is one of the most desirable locations in Norwich to live. There's a Tesco Express close by and a Waitrose just a mile away in Eaton where you'll also find two very popular pubs. Being close to the main A11 and A47 intersection means you can quickly travel further afield to London, the Midlands, the North, the airports or the ferry crossings. The Cringleford bus interchange is just a couple of minutes' walk away making it really convenient to hop on a bus into Norwich city centre or further afield.

It's also just a mile away from Norwich Research Park, Norfolk & Norwich University Hospital and the University of East Anglia, so if you work at or attend any of these organisations your commute time will be minimal. In addition, there's a cycle path to enable you to travel safely to all three.

St Giles Park, Cringleford is well served by great schools. In the village, Cringleford Primary School is rated 'Outstanding' by Ofsted, as is Hethersett Academy which is only 2½ miles away. The leading independent Norwich High School for Girls and the City of Norwich School with an 'Outstanding' ranking from Ofsted are just two miles away.

Our first homes are due to be ready to move into in early 2021. There will be a variety of apartments, bungalows and houses with 1 to 5 bedrooms. In total, 350 new homes will be built here.

We look forward to welcoming you to St Giles Park.

MORE THAN JUST A HOME

St Giles Park, Cringleford has been designed to provide an environment for residents that combines stylish and spacious homes with a location and amenities that make it a great lifestyle choice. The properties are well spaced out and there are numerous green spaces. There are also sports facilities such as football pitches and play areas for children.

The first homes to be built are on the eastern side of the development, outlined on the site plan.



KEY

- ◆ 1 bedroom apartment
- ◆ 1 bedroom house
- ◆ 2 bedroom apartment
- ◆ 2 bedroom house
- ◆ 3 bedroom bungalow
- ◆ 3 bedroom house
- ◆ 4 bedroom house
- ◆ 5 bedroom house



OUR CUSTOMER PROMISE

When you buy a home from us, we promise to deliver on five key things:

1. Expect more

We'll deliver a home that has a higher quality finish and spec than you'd expect from the more conventional developers, with bigger rooms and windows (with directly comparable sized homes). Each home and development will be well designed to suit its environment.

2. Caring for our customers

From the moment you walk through the showroom door or pick up the phone, to the point we hand you the keys to your new home, we'll do everything that is feasibly possible to make it a hassle-free and enjoyable experience.

3. Keeping you informed every step of the way

We'll provide you with precise and timely communications. We'll aim to be as proactive as possible and also provide speedy responses to your enquiries. We will set expectations of when you can expect to hear back from us.

4. Staying true to Norfolk quality

Whatever we do we will be sensitive to our surroundings and our neighbours and bring the best of Norfolk quality and craftsmanship to our developments and the houses we build.

5. Being innovative

We're forward-thinking. If there is a better way of doing something, we'll do it. We're in-tune with the trends of the day but don't lose sight of the traditional values that people look for when buying a home. We're able to create the relevant mix for our customers.

All homes are covered by the LABC 10-year warranty.
You can use the government-funded scheme Help to Buy Scheme to buy one of our homes with a deposit of just 5%.



1 BEDROOM



SHELTON

1 BEDROOM COACH HOUSE WITH GARAGE

The Shelton is a modern light and airy apartment which has been sympathetically designed to maximise the use of space.

A private entrance lobby leads to a main hall with direct access to the garage and stairs to the first floor. The landing, which houses a useful built-in cupboard, leads to a spacious dual aspect kitchen/diner and lounge area and a well-planned master bedroom. There's also a well laid out bathroom.

In addition to the garage, this unique home comes with a driveway.

First Floor	width	length	width	length
Lounge/Kitchen/Diner	3.71m	6.86m	12' 2"	22' 6"
Bedroom 1	3.73m	3.71m	12' 3"	12' 2"

Total area: 60m² (645 ft²)

Specification and dimensions are subject to change.
For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.



Ground floor



First floor



1 BEDROOM

TIBENHAM

1 BEDROOM SEMI-DETACHED WITH PARKING

The Tibenham is a distinctive home that delivers modern independence.

A contemporary entrance hall provides access to the cloakroom and lounge with stairs to the first floor. Off the lounge, a modern kitchen/diner awaits with French doors to the rear garden. On the first floor, the landing houses a useful built-in cupboard and provides access to a separate well-planned bathroom and generous bedroom benefitting from a built-in wardrobe.

This attractive home also comes with driveway parking to the front and those with southerly facing roofs are fitted with solar panels.

Ground Floor	width	length	width	length
Lounge	4.47m	4.90m	14' 8"	16' 1"
Kitchen/Diner	4.45m	2.96m	14' 7"	9' 9"
First Floor	width	length	width	length
Bedroom 1	3.46m	3.86m	11' 4"	12' 8"

Total area: 58m² (624 ft²)

Specification and dimensions are subject to change.
For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.

Plot 41 is a mirror image of these layouts.



Ground floor



First floor

2 BEDROOMS



DEOPHAM

2 BEDROOM APARTMENT WITH 2 PARKING SPACES

The Deopham is a spectacular 2-bedroom apartment located in the striking three-story building overlooking the central green.

Each apartment has been imaginatively designed to provide the ultimate in modern living. From the impressive entrance hall, you can access the dual aspect master bedroom and second bedroom, the well-appointed bathroom and finally the generous open plan kitchen/diner and lounge area.

Impressively, each property comes with two allocated parking spaces as standard.

	width	length	width	length
Lounge/Kitchen/Diner	4.23m	6.32m	13' 11"	20' 9"
Bedroom 1	3.80m	3.15m	12' 6"	10' 4"
Bedroom 2	2.97m	3.05m	9' 9"	10' 0"

Total area: 63m² (678 ft²)

Specification and dimensions are subject to change.
For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.





2 BEDROOMS

BIXLEY

2 BEDROOM SEMI-DETACHED OR TERRACE WITH 2 PARKING SPACES

The Bixley is a superb modern home that embraces contemporary design whilst delivering spacious accommodation.

A well-appointed home with an entrance hall and cloakroom leads to a spacious and airy open plan kitchen/diner and lounge area with French doors to the garden. On the first floor you'll find two good-sized bedrooms and a sleek modern bathroom.

This home is finished off with a landscaped garden to the front, two parking spaces and solar panels.

Ground Floor	width	length	width	length
Lounge/Kitchen/Diner	4.85m	7.22m	15' 11"	23' 8"
First Floor	width	length	width	length
Bedroom 1	4.86m	3.62m	15' 11"	11' 11"
Bedroom 2	2.65m	3.50m	8' 8"	11' 6"

Total area: 70m² (753 ft²)

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.

Plot 10 is a mirror image of these layouts.



Ground floor



First floor

2 BEDROOMS



CLAXTON

2 BEDROOM APARTMENT WITH TWO PARKING SPACES

The Claxton is an exemplary two-bedroom apartment overlooking the central green in an impressive three story building.

Designed to maximise space from the impressive entrance hall, it has two generous double bedrooms, a well-appointed bathroom and a 26' 9" open plan kitchen/diner and lounge area.

Two allocated parking spaces come as standard.

	width	length	width	length
Lounge/Kitchen/Diner	8.16m	3.84m	26' 9"	12' 7"
Bedroom 1	2.99m	4.79m	9' 10"	15' 9"
Bedroom 2	2.82m	4.18m	9' 3"	13' 9"

Total area: 71m² (764 ft²)

Specification and dimensions are subject to change.
For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.



2 BEDROOMS



DENTON

2 BEDROOM SEMI-DETACHED WITH 2 CAR DRIVEWAY

The Denton embodies the finest mix of a traditional layout with a contemporary finish.

This attractive semi-detached house has a large hallway, cloakroom, modern kitchen and substantial lounge/diner with French doors overlooking the garden. On the first floor, a central bathroom serves two large family bedrooms.

This home is nicely set off by a landscaped front garden and has the luxury of a two car driveway.

Ground Floor

	width	length	width	length
Lounge/Diner	4.92m	4.51m	16' 2"	14' 10"
Kitchen	2.20m	3.46m	7' 3"	11' 4"

First Floor

	width	length	width	length
Bedroom 1	3.85m	3.33m	12' 8"	10' 11"
Bedroom 2	4.92m	2.42m	16' 2"	7' 11"

Total area: 80m² (861 ft²)

Specification and dimensions are subject to change.
For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.

Plots 22 and 24 are mirror images of these layouts.



Ground floor



First floor

2 BEDROOMS



MORLEY

2 BEDROOM DETACHED WITH EN-SUITE BATHROOM

The Morley delivers style, contemporary living and carefully considered accommodation in a sleek detached design.

A welcoming entrance hall with cloakroom leads to a generous lounge with French doors to the rear garden plus a dual aspect family kitchen/diner. Upstairs there are two double bedrooms, the master having an en-suite, a modern bathroom and a cupboard on the landing.

With an enclosed garden and its own driveway parking for two cars, this is a great family home.

Ground Floor

	width	length	width	length
Lounge	2.84m	5.19m	9' 4"	17' 0"
Kitchen/Diner	3.00m	5.19m	9' 10"	17' 0"

First Floor

	width	length	width	length
Bedroom 1	2.84m	3.90m	9' 4"	12' 10"
Bedroom 2	4.09m	3.19m	13' 5"	10' 6"

Total area: 85m² (914 ft²)

Specification and dimensions are subject to change.
For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.



Ground floor



First floor



2 BEDROOMS

ROCKLAND

2 BEDROOM TERRACE/END TERRACE WITH TWO BATHROOMS

The Rockland is a spacious house with a surprisingly pleasing interior.

A cleverly designed house, the entrance hall provides access to a cloakroom, an open plan spacious L-shaped lounge area and a kitchen/diner with French doors to the garden. On the first floor, this home continues to impress with two generous double bedrooms, a good-sized bathroom an en-suite shower room.

Two parking spaces complete a fabulous home.

Ground Floor	width	length	width	length
Lounge/Kitchen/Diner	5.51m	7.69m	18' 1"	25' 3"
First Floor	width	length	width	length
Bedroom 1	3.26m	3.72m	10' 8"	12' 2"
Bedroom 2	3.26m	3.84m	10' 8"	12' 7"

Total area: 84m² (904 ft²)

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.

Plots 17 and 18 are mirror images of these layouts.



Ground floor



First floor

3 BEDROOMS



YELVERTON

3 BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE

The Yelverton is the epitome of modern, single-storey living and provides impressive accommodation.

It offers a spacious entrance hall, open plan living with a kitchen/diner and lounge area plus an additional family room with views across the garden. The master bedroom has a generous en-suite bathroom. Two single bedrooms, a contemporary bathroom and a cloakroom complete the impressive layout of this stunning home.

Externally the property continues to impress with ample driveway parking and a detached double garage plus solar panels.

	width	length	width	length
Lounge/Kitchen/Diner	6.98m	7.53m	22' 11"	24' 8"
Family Room	3.16m	3.44m	10' 4"	11' 3"
Bedroom 1	3.87m	3.29m	12' 9"	10' 9"
Bedroom 2	2.66m	3.75m	8' 9"	12' 4"
Bedroom 3	2.91m	3.04m	9' 6"	9' 12"

Total area: 100m² (1,076 ft²)

Specification and dimensions are subject to change.
For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.





3 BEDROOMS

ALDEBY

3 BEDROOM SEMI-DETACHED WITH TWO CAR DRIVEWAY

The Aldeby embraces modern living with a sleek contemporary design and generous living space.

From the welcoming entrance hall, you'll find a neatly designed cloakroom, a stunning fitted kitchen and, to the rear, a lounge/diner with access to a good-sized garden. On the first floor, this aspirational home continues to impress with two double bedrooms and one single, plus a modern bathroom off the landing.

A high standard build with fibre optic broadband to the door and a two-car driveway, this home offers you a bright future.

Ground Floor

	width	length	width	length
Lounge/Diner	5.71m	5.32m	18' 9"	17' 5"
Kitchen	3.33m	3.38m	10' 11"	11' 1"

First Floor

	width	length	width	length
Bedroom 1	3.48m	4.27m	11' 5"	14' 0"
Bedroom 2	3.48m	4.41m	11' 5"	14' 6"
Bedroom 3	3.05m	2.76m	10' 0"	9' 1"

Total area: 102m² (1,098 ft²)

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.

Plots 30 and 38 are mirror images of these layouts.



Ground floor



First floor

3 BEDROOMS



CARLETON

3 BEDROOM DETACHED/ SEMI DETACHED HOUSE

The Carleton is an impressive and well-designed three bedroom house offering versatility and space.

Available as either a detached or a semi-detached house and with either two parking spaces or a garage, you'll have the flexibility to suit your budget.

On the ground floor, there's an entrance lobby, cloakroom, spacious lounge with bay window and that vital important kitchen/diner for modern living complete with French doors to the garden. On the first floor, off the spacious landing you have two double bedrooms and a good-sized third bedroom plus a well-appointed bathroom and built-in cupboard.

Ground Floor	width	length	width	length
Lounge	4.35m	4.88m	14' 3"	16' 0"
Kitchen/Diner	5.40m	3.78m	17' 9"	12' 5"
First Floor	width	length	width	length
Bedroom 1	3.90m	2.73m	12' 10"	8' 11"
Bedroom 2	2.64m	3.82m	8' 8"	12' 6"
Bedroom 3	2.66m	2.53m	8' 9"	8' 4"
Bedroom 1 (Shared Eq)	5.42m	2.73m	17' 9"	8' 11"

Total area: 97m² (1,044 ft²)

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.

Plots 12, 32 and 59 are mirror images of these layouts.



Ground floor



First floor



4 BEDROOMS

COLNEY

4 BEDROOM DETACHED WITH DOUBLE GARAGE

The Colney is the true family home with a sleek, contemporary finish and room to grow.

This distinct detached house provides a more traditional layout with a contemporary twist, offering a generous entrance hall, cloakroom, cupboard, spacious lounge with distinctive bay window to the front and French doors to the well-proportioned kitchen/diner. On the first floor, your comfort is assured with two double and two single bedrooms, an en-suite off one of the doubles and a central bathroom.

Finished with fibre optic broadband direct to the property, solar panels, a generous driveway and double garage, this house has it all.

Ground Floor

	width	length	width	length
Lounge	3.22m	6.48m	10' 7"	21' 3"
Kitchen/Diner	5.40m	3.98m	17' 9"	13' 1"

First Floor

	width	length	width	length
Bedroom 1	3.26m	3.96m	10' 8"	12' 12"
Bedroom 2	2.82m	4.00m	9' 3"	13' 1"
Bedroom 3	2.36m	3.53m	7' 9"	11' 7"
Bedroom 4	2.48m	2.88m	8' 2"	9' 5"

Total area: 117m² (1,259 ft²)

Specification and dimensions are subject to change.
For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.



Ground floor



First floor

4 BEDROOMS



HINGHAM

4 BEDROOM DETACHED WITH DOUBLE GARAGE

The Hingham a beautifully designed home that sets the bar high for quality family living.

With an abundance of light and space, this home delivers the essence of modern living. From the welcoming entrance hall, you'll discover a contemporary open plan lounge area with kitchen/diner and family area which enjoys a distinguished bay window overlooking the garden. There's also the luxury of a utility room and cloakroom. On the first floor there are two doubles bedrooms and two good sized single bedrooms, all with built-in wardrobes. The master bedroom also enjoys a compact en-suite bathroom.

Completing this impressive home is fibre optic broadband direct to the property, solar panels, a driveway and double garage. The Hingham is sure to be a popular choice.

Ground Floor	width	length	width	length
Lounge/Kitchen/Diner	9.01m	6.98m	29' 7"	22' 11"
Study	3.41m	2.07m	11' 2"	6' 9"

First Floor	width	length	width	length
Bedroom 1	3.43m	3.86m	11' 3"	12' 8"
Bedroom 2	3.38m	3.86m	11' 1"	12' 8"
Bedroom 3	3.38m	3.00m	11' 1"	9' 10"
Bedroom 4	2.85m	2.99m	9' 4"	9' 10"

Total area: 130m² (1,399 ft²)

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.



Ground floor



First floor



BROOKE

5 BEDROOM EXECUTIVE DETACHED WITH DOUBLE GARAGE

This is the most prestigious home on St Giles Park. The Brooke is an exemplary executive home designed to exacting standards that provides the very best of modern contemporary living.

The accommodation comprises a spacious open entrance hall, traditional lounge with a distinctive bay window and double doors to a contemporary kitchen/diner/family area with a bay window to enjoy the spacious rear garden. It also offers the benefits of a good-sized utility room, generous study and cloakroom. On the first floor there is a galleried landing with built-in cupboard, four double bedrooms and one generous single bedroom. The master bedroom has a full en-suite bathroom with the second bedroom enjoying an en-suite shower room. A contemporary family bathroom completes this exceptional home.

Situated on a generous plot, with fibre optic broadband direct to the property, solar panels plus a spacious driveway and double garage, the Brooke offers the very best in contemporary living.

Ground Floor	width	length	width	length
Lounge	3.97m	5.76m	13' 0"	18' 11"
Kitchen/Diner/Family	10.57m	4.58m	34' 8"	15' 0"
Utility	3.58m	1.75m	11' 9"	5' 9"
Study	3.59m	2.41m	11' 9"	7' 11"

First Floor	width	length	width	length
Bedroom 1	4.58m	3.97m	15' 0"	13' 0"
Bedroom 2	3.16m	4.06m	10' 4"	13' 4"
Bedroom 3	3.15m	3.61m	10' 4"	11' 10"
Bedroom 4	3.84m	3.46m	12' 7"	11' 4"
Bedroom 5	2.91m	2.51m	9' 7"	8' 3"

Total area: 182m² (1,959 ft²)

Specification and dimensions are subject to change. For irregular shaped rooms the widest/longest dimensions are given. They were correct at 1 September 2020.

Plots 3 and 4 are mirror images of these layouts.



SUPERB QUALITY THROUGHOUT

At St Giles Park it is all about delivering quality, with all homes finished to exacting standards with contemporary touches.

Interior finishes

- ♦ Matt emulsion painted walls and ceilings
- ♦ Matt finish to skirtings and architraves
- ♦ Brick faced timber frame construction with a variety of brick colours/cladding
- ♦ Quality uPVC casement windows
- ♦ 'A' rated gas boiler central heating systems
- ♦ White moulded doors as standard
- ♦ Oak Range doors to the 4 and 5 bedroom houses and bungalows

Kitchens

- ♦ Choice of style of kitchen units and work surfaces (subject to the stage of construction)
- ♦ Range of coloured or tiled back boards/splash backs
- ♦ 1.5 sink and drainer units
- ♦ Oven with extractor and splash backs
- ♦ 4 ring ceramic hob or 4 zone induction hob in larger houses and bungalows
- ♦ Upgrades available (subject to the stage of construction)

Bathrooms

- ♦ High quality bathroom suites
- ♦ Showers to en-suites
- ♦ Wall tiling to full height around baths and showers
- ♦ Spotlights to all bathrooms and ensuites

Home entertainment

- ♦ Fitted with TV aerial points
- ♦ Fibre direct to homes (speeds of up to 1Gbps)
- ♦ Phone points to all habitable rooms

Outside

- ♦ Paved patio areas to rear
- ♦ Exterior wall lights to front entrance doors
- ♦ Lights and power to garages with up-and-over doors
- ♦ Landscaped front gardens





OUR STORY

The Big Sky Group was established in 2014 and is wholly owned by South Norfolk Council (SNC), which was one of the first local authorities to recognise that if the country was to meet the demand for new homes it could not just leave it to the traditional housing market.

From small beginnings, we are now well established in the Norfolk housing market, with a good reputation and the backing of partners to continue to grow and make a difference.

We are focused on delivering growth and enhancing the quality of life in South Norfolk and beyond, if you like, building the right housing in the right places.

Designed to fit in with the community

Each of our developments is different and designed to fit in with the community it is located within.

We do this by:

- ♦ building and investing in high quality, attractive homes
- ♦ offering room sizes that better reflect the needs of a modern family
- ♦ providing a premium product at affordable prices
- ♦ creating vibrant communities where people enjoy living, making it easy for them to commute or work locally and to build friendships within the development.

- ♦ offering home buyers and rental tenants more than is currently available on the market
- ♦ utilising land assets to build in a way that is sympathetic both to the local and global environments and the needs of our communities

In 2017 we won the East of England Construction Excellence Award as Client of the Year.

Norfolk is our home too

We are proud to call Norfolk our home. Norfolk has so much to offer as a place to live. The city of Norwich is a thriving centre of commerce and retail. Norfolk offers beautiful countryside, lively market towns, historic architecture and an endless coastline. That combination of city and county make it, in our opinion, the perfect place to live and more than just a home.

We are so proud of our Norfolk roots that we named our house types after villages in South Norfolk.



OUR VALUES

We take a more holistic approach to our developments. For us, it's all about people enjoying the life they are living not just within the confines of their individual homes.

Yes, we build homes that offer people more than they would usually expect from traditional developers – quality of finish, specification, size of rooms, size of windows. But we also focus on building communities and landscapes – layouts, road widths, greenery, recreation spaces, commercial premises – where people build friendships and enjoy living there.

Big Sky Living stands for:

Quality craftsmanship

Higher quality build, installation, finish and bespoke design

Forward-thinking

Contemporary, modern, always looking to innovate

Expect more

Offering customers more than they'd normally expect

Caring for our customers

Committed to looking after our customers before and after the sale

True to the essence of Norfolk

Respecting the county; reflecting the inherent quality, long-term commitment to place



AFTER SALES CARE

From the moment we hand you the keys to your new home, we'll continue to look after you and your new purchase. If we get something wrong, we'll put it right.

Our staff are trained to deal with any issues you may have after you have purchased one of our properties and will be on hand to help.

You'll receive information about the after sales and emergency services that we provide for a limited period on completion day.

We will provide you with information about the 10-year LABC warranty that comes with your home. The LABC warranty is underwritten by 'A' rated global insurers, ensuring you are protected for the duration of the policy. The cover provided by the warranty is also accepted by all leading UK mortgage lenders.

Appliances and white goods included in the purchase price are covered by the manufacturers' warranties which we'll give to you when you pick up the keys.

We will tell you about our procedures for dealing with any complaints, including the availability of any services that can help resolve complaints about warranties.

Should you experience problems with your new home after moving in, our service continues after the sale has been completed. For the first 2 years, we are required under the terms of the LABC 10-year warranty to carry out works that fall within the terms of the warranty and repair defects in your home. However, we are not responsible for problems caused by wear and tear, decorating and routine maintenance, nor are we responsible for storm damage which is usually covered by your home insurers.

We will co-operate with appropriately qualified professional advisors you have appointed to help resolve disputes.



DIRECTIONS

From Norwich: leave the city on Newmarket Road heading south, staying on it as it turns into the A11 dual carriageway. At the first roundabout take the first left into Holme Avenue and you will see signposts to the sales centre.

From the A11 south of Norwich:

take the A11 to Norwich. At the Thickthorn roundabout, at the intersection with the A47 take the 4th exit towards Norwich. At the next roundabout take the 3rd exit into Holme Avenue and you will see signposts to the sales centre.

From the A47 west of Norwich:

take the A47 to the Norwich/London A11 junction. At the Thickthorn roundabout take the 2nd exit towards Norwich. At the next roundabout take the 3rd exit into Holme Avenue and you will see signposts to the sales centre.

From the A47 east of Norwich:

take the A47 to the Norwich/London A11 junction. At the Thickthorn roundabout take the 5th exit towards Norwich. At the next roundabout take the 3rd exit into Holme Avenue and you will see signposts to the sales centre.

Post code for Satnavs: **NR4 6FG**

FOR FURTHER DETAILS

Call our dedicated on-site sales team on

01603 977729

or email enquiries@hammondstratford.co.uk

MORE THAN
JUST A HOME





Disclaimer:

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Big Sky Developments Limited (or its subsidiaries) nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to these properties.



MORE THAN JUST A HOME

Big Sky Developments Limited
Trumpeter House, Trumpeter Rise
Long Stratton, Norfolk NR15 2DY

📞 01508 533916 ✉ enquiries@bigsky-living.com
www.bigsky-living.com