

NORTON RISE





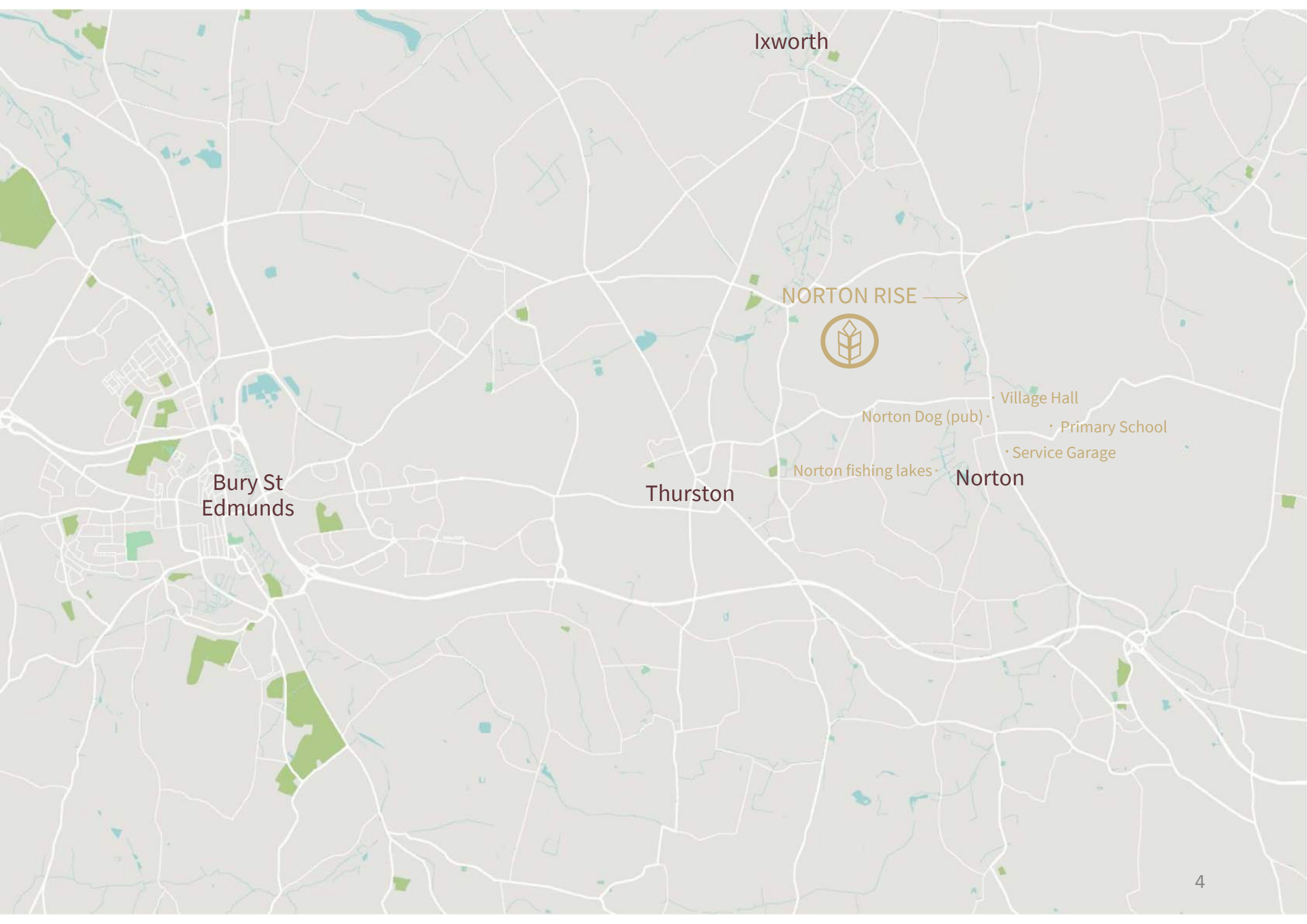


Bespoke Country Living



Introducing Norton Rise, a collection of 12 homes with the choice between four house types and providing the opportunity to build a personalised dream home.

A greenfield site located in a sought after village, with the charming town of Bury St Edmunds on its door step.



Ixworth

NORTON RISE →



Bury St
Edmunds

Thurston

Norton fishing lakes

Norton

Norton Dog (pub)

• Village Hall

• Primary School

• Service Garage

NORTON



Situated in the appealing village of Norton and only 7 miles East of vibrant market town Bury St Edmunds. This village offers a number of amenities including a primary school, a playing field, a village pub, a local shop and a garage. Norton offers a sense of community with unique landscape of woodland and open countryside, it boasts an abundance of wildlife and is perfect dog walking and cycling country.

Situated close to two market towns Bury St Edmunds and Stowmarket via the A14 means Norton offers commuter service to both Cambridge and London Liverpool St.

- BURY ST EDMUNDS
7 miles / 10 mins
- STOWMARKET
8 miles / 10 mins
- SUFFOLK COAST
30 miles / 40mins
- CAMBRIDGE
40 miles / 45mins
- STANSTEAD AIRPORT
57 miles / 1 hr
- LONDON
90 miles / 2 hrs.



Bury St. Edmunds ⇨

Great Barton

A14

Thurston ⇨

Pakenham

NORTON RISE

Norton



Above
Historic town of Bury St Edmunds, one of many quaint towns and villages in the area.

Left
People socialising- there are many pubs and restaurants in the area to meet up with friends or enjoy with the family

Left
Shopping in Bury St Edmunds – There are a number of towns within 20 minutes of Norton. Bury St Edmunds is on Norton’s doorstep which is a great shopping destination. It has a number of high street stores, local boutiques, a cinema and theatre.

Above
Top: Woodland walks in Norton area
Bottom: Peloton in Suffolk country side

Left
Family enjoying the countryside sunshine

Above (from the top)
- Michelin recommended Maison Bleue Restaurant, one of many awarding wining restaurants and gastro pubs in the area
- Wrights café (one of many specialty coffee and independent cafes in the area)
- Wyken Vineyards
- Michelin Star local restaurant- Pea Porridge

Sustainable Luxury

Norton Rise has a number of details to ensure an energy efficient and sustainable home is achieved.



1. Insulation

Passivhaus triple glazed windows and doors

Triple glazed passivhaus approved windows dramatically reduce the energy consumption of a home. Whilst minimising cold draughts, keeping a more consistent room temperature and providing the benefits of solar gain and heat loss throughout the year. These thermal benefits are further improved by highly insulated flooring and full cavity wall insulation.

2. Energy

Energy efficient Air Source heat pump and Underfloor heating on ground and first floor

The benefits of an air source heat pump are not only related to lower carbon footprint this energy system provides. Air source heat pumps have a longer life span, lower maintenance and eliminate the use of fossil fuels in your home. This system is compatible with the underfloor heating that will be installed throughout the property therefore eliminating unattractive and space consuming radiators.

3. Water

Water softener

All properties will have a water softener installed as standard ensuring the best tasting and quality water. Water softeners also provide longevity to appliances and pipework.

High end finishes and details as standard, whilst still enabling the choice to add personal touches.

Quartz stone worktop



Custom built oak stair case



Detached double garage



Full height tiled bathrooms



En suite to second bedroom



High quality kitchen



Large light filled open plan living

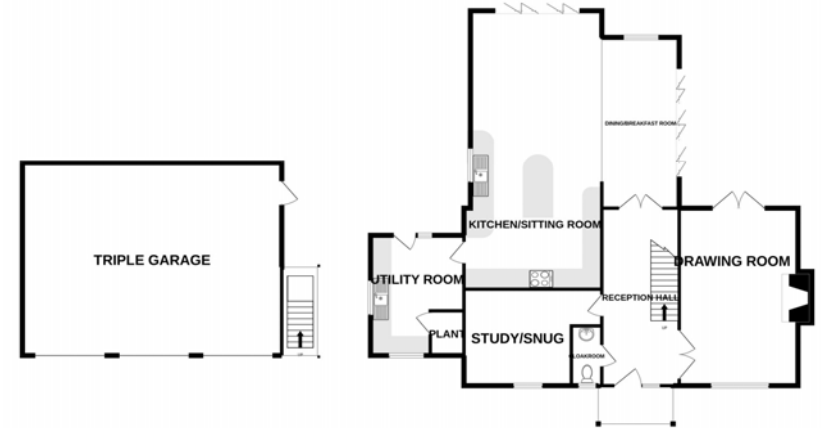


House Type A

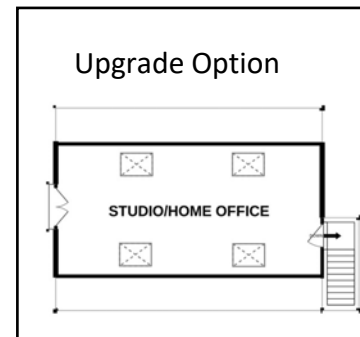


A four bedroom two storey home with two en-suites and separate study. Large open plan kitchen living with two sets of bi-fold doors opening onto large private garden. Separate dining, drawings room, utility, cloak room and detached triple garage. An option to upgrade to additional office or studio over the garage.

GROUND FLOOR



1ST FLOOR



GROUND FLOOR

Kitchen/ Sitting Room: 4.56m x 10.07m (15' x 33')
 Dining Room: 2.67m x 6.05m (8'9" x 19'10")

Utility Room: 3.24m x 4.23m (10'6" x 13'9")
 Drawing Room: 4.12m x 6.36m (13'6" x 20'10")
 Snug/ Study: 3.64m x 3.40m (12' x 11' 2")

Garage/ Cycle Store: 9m x 6.8m (29'5" x 22'3")
 Studio/Home Office: 9m x 6.8m (29'5" x 22'3")

Target SAP Rating - High B/A

FIRST FLOOR

Principal Bedroom: 4.56m x 3.87m (15' x 12'7")
 Wardrobe: 3.64m x 1.40m (12' x 9'4")
 En-suite: 3.64m x 1.85m (12' x 6'1")

Guest Bedroom: 4.12m x 4.45m (13'6" x 14' 7")
 En-suite: 2.66m x 1.80m (8'8" x 6")
 Wardrobe: 1.36m x 1.80m (4'5" x 6')

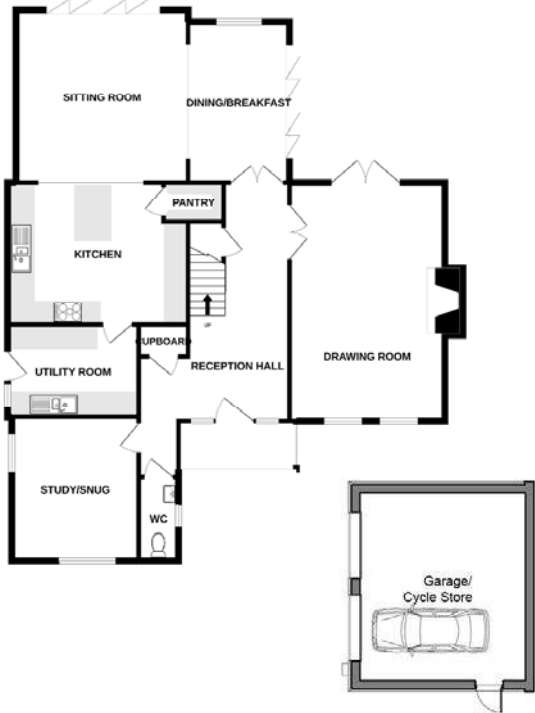
Bedroom 3: 3.64m x 3.80m (12' x 12'6")
 Bedroom 4: 4.08m x 3.80m (13' x 12'6")
 Family Bathroom: 3.64m x 2.10m (12' x 6'9")

House Type B



A four bedroom two storey home with two en-suites and separate study. Large open plan kitchen living with two sets of bi-fold doors opening onto large private garden. Separate drawing room, utility, cloak room and detached double garage.

GROUND FLOOR



1ST FLOOR



GROUND FLOOR

Kitchen: 4.6m x 3.8m (15' x 12'6")
 Sitting Room : 4.6m x 4.5m (15' x 10")
 Dining / Breakfast Area: 2.67 x 4.25 (8'9" x 14')

Utility Room: 3.45 x 2.46 (11'4" x 8'x1")
 Drawing Room: 4.12m x 6.73m (13'6" x 22'2")
 Snug/ Study: 3.35m x 3.81m (11'x 12'6")

Garage/ Cycle Store: 6.3m x 6.7m (20'7" x 21'98")

FIRST FLOOR

Principal Bedroom: 4.56m x 3.97m (15' x 13')
 Wardrobe: 3.54m x 2.00m (11'7" x 6'6")
 En-suite: 2.49m x 2.60m (8'3" x 8'6")

Guest Bedroom: 4.50m x 3.80m (14'9" x 12'6")
 En-suite: 1.79 X 2.32 5'10" x 7'7"
 Wardrobe: 1.65m x 2.32m (13'6" x 7'7")

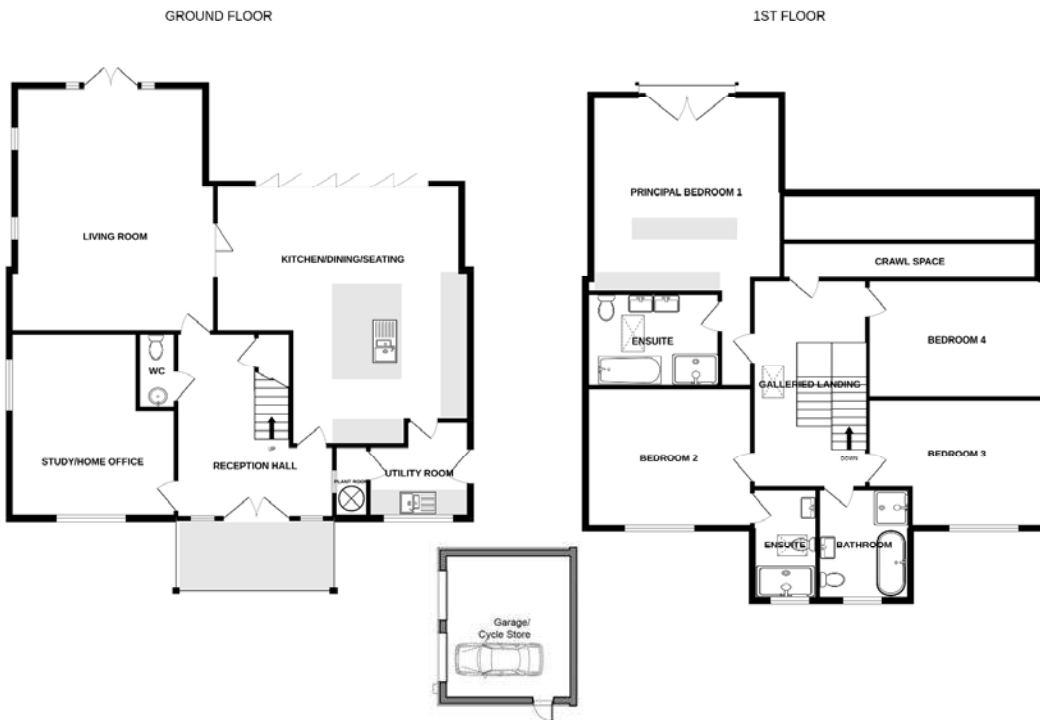
Bedroom 3: 4.12m x 3.13m (13.'6" x 10'3")
 Bedroom 4: 4.12m x 3.13m (13.'6" x 10'3")
 Family Bathroom: 4.12m x 2.32m (13'6" x 7'7")

Target SAP Rating - High B/A

House Type C



A four bedroom two storey home with two en-suites and separate study. Large open plan kitchen living with two sets of doors opening onto large private garden. Separate utility, cloak room, front porch and detached double garage.



GROUND FLOOR

Kitchen: 4.6m x 4.14m (15' x 13'6")
 Dining/ Seating Room: 6.4m x 2.6m (21' x 8'5")
 Living Room: 6.4m x 5m (21' x 16'4")

Utility Room: 3.5m x 1.9m (11'15" x 6'2")
 Snug/ Study: 4.8m x 4.36m (12' x 12' 6")

Garage/ Cycle Store: 6.3m x 6.7m (20'7" x 21'98")

FIRST FLOOR

Principal Bedroom: 5.24m x 4.98m (17' x 16'3")
 Wardrobe: included above
 En-suite: 2.3m x 3.5m (7'5" x 11'5")

Guest Bedroom: 3.98m x 4.44m (13'x 14' 6")
 En-suite: 3m x 1.62m (9'8" x 5'3")

Bedroom 3: 4.66m x 3.36m(15' x 11')

Bedroom 4: 4.66m x 3.10m (15' x 10')

Family Bathroom: 3m x 2.4m (9'8" x 7' 9")

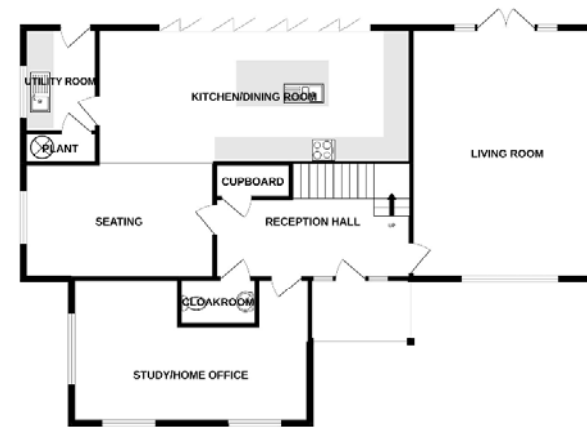
Target SAP Rating - High B/A



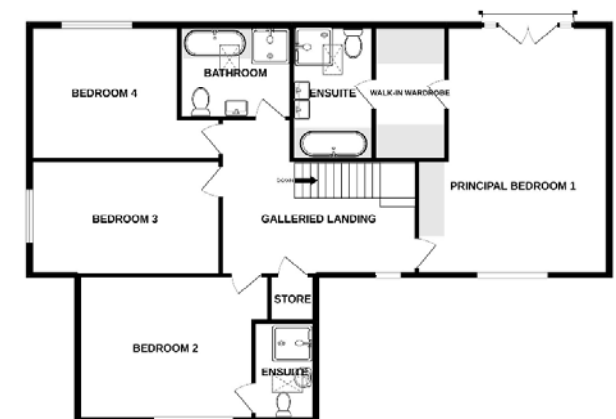
House Type D

A four bedroom two storey home with two en-suites and separate study. Large open plan kitchen living with two sets of doors opening onto large private garden. Separate utility, cloak room, front porch and detached double garage.

GROUND FLOOR



1ST FLOOR



GROUND FLOOR

Kitchen/ Dining: 8.07m x 3.5m (26'4" x 11'4")

Sitting Room: 4.91m x 2.96m (16' x 9'7")

Living Room: 6.56m x 4.94m (21'5" x 16'2")

Utility Room: 1.9m x 3.5m (11'5")

Snug/ Study: 6.11m x 3.72m (20' x 12' 2")

Garage/ Cycle Store: 6.3m x 6.7m (20'7" x 21'98")

FIRST FLOOR

Principal Bedroom: 6.56m x 4.94m (21'5" x 16'2")

Wardrobe: 1.85m x 3.5m (6' x 11'5")

En-suite: 2m x 3.5m (6'5" x 11'5")

Guest Bedroom: 4.41m x 3.72m (14'4" x 12' 1")

En-suite: 1.6m x 2.5m (5'2" x 8'2")

Bedroom 3: 4.91m x 2.96m (16'1" x 9'7")

Bedroom 4: 4.91m x 3.50m (16'1" x 11'4")

Family Bathroom: 2.9m x 2.4m (9'5" x 7'8")

Target SAP Rating - High B/A

Specification -House Type A and B

ENTRANCE HALL AND STAIRCASE

- FLOORING BY **PURCHASER**
- OAK STAIRCASE

KITCHEN & DINING

- CERAMIC TILE FLOORING
- FITTED KITCHEN WITH POLYURETHANE CUPBOARDS AND WHITE MELAMINE INTERIOR
- QUARTZ STONE BENCHTOP AND UPSTAND
- WHITE PORCELAIN OVERMOUNT BOWL AND A HALF SINK
- RANGER MASTER COOKER
- PAINTED WALLS

LIVING ROOM

- FLOORING BY **PURCHASER**
- PAINTED WALLS

WC

- CERAMIC TILE FLOORING
- PAINTED WALLS
- FREE STANDING VANITY
- WHITE FLOOR MOUNTED PAN WITH SOFT CLOSE SEAT AND DUAL FLUSH CISTERN
- CHROME TAPWARE

UTILITY

- CERAMIC TILE FLOORING
- POLYURETHANE CUPBOARDS
- WHITE MELAMINE INTERIOR
- QUARTZ STONE BENCHTOP WITH UPSTAND
- OVERMOUNT PORCELAIN SINGLE SINK
- WATER SOFTENER

STUDY

- FLOORING BY **PURCHASER**
- PAINTED WALLS

PRINCIPLE BEDROOM

- **FLOORING BY PURCHASER**
- HANGING RAIL TO WALK-IN ROBE
- PAINTED WALLS

OTHER BEDROOMS

- **FLOORING BY PURCHASER**
- **PAINTED WALLS**

ENSUITES

- CERAMIC TILE FLOORING
- FULL HEIGHT CERAMIC TILED WALLS
- WALL HUNG VANITY WITH INTEGRATED SINK
- WHITE FLOOR MOUNTED PAN WITH SOFT CLOSE SEAT AND DUAL FLUSH CISTERN
- CHROME TAPWARE
- FIXED GLASS SHOWER ENCLOSURE
- FREE STANDING FIBRE GLASS BATH (ONLY TO PRINCIPLE ENSUITE)
- ELECTRIC HEATED TOWEL RAIL
- CHROME TOILET ROLL HOLDER

BATHROOMS

- CERAMIC TILE FLOORING
- FULL HEIGHT CERAMIC TILED WALLS
- WALL HUNG VANITY WITH INTEGRATED SINK
- WHITE FLOOR MOUNTED PAN WITH SOFT CLOSE SEAT AND DUAL FLUSH CISTERN
- CHROME TAPWARE
- FIXED GLASS SHOWER ENCLOSURE
- INTEGRATED FIBRE GLASS BATH
- ELECTRIC HEATED TOWEL RAIL
- CHROME TOILET ROLL HOLDER

LIGHTING

- MATT WHITE LED RECESSED DOWNLIGHTS TO ALL ROOMS
- LED FEATURE LIGHT TO KITCHEN OVER HEAD UNITS AND KICKBOARDS

COMMUNICATION

- TELEPHONE / DATA OUTLETS TO LIVING, DINNING, BEDROOMS AND STUDY
- TV OUTLETS TO LIVING, DINNING, BEDROOMS AND STUDY

HEATING

- UNDERFLOOR HEATING TO GROUND FLOOR AND FIRST FLOOR WITH EACH ROOM BEING ZONE CONTROLLED
- AIR SOURCE HEAT PUMP
- PRESSURISED HOT WATER CYLINDER

GENERAL INTERIOR

- WHITE 35M DOORS
- WHITE SKIRTING AND ARCHITRAVES
- LOFT HATCH AND LADDER PROVIDED ON FIRST FLOOR HALL

EXTERIOR

REAR GARDEN

- OUTSIDE TAP
- SANDSTONE PAVING TO REAR OF PROPERTY
- SANDSTONE PATH DOWN SIDE
- TOP SOIL LEVELLED

GARAGE

- AUTOMATIC GARAGE DOOR
- FEATHER EDGE CLADDING





Above

A + B Sample spec, kitchen

Left

Image A (far left)- A + B Sample spec, bathroom

Image B (left)- A + B Sample spec, entrance and stairs



Above

Image A (top)- A + B Sample spec, bathroom

Image B (middle)- A + B Sample spec, stair and landing

Image C (bottom)- A + B Sample spec, kitchen/ dining

Specification -House Type C and D

ENTRANCE HALL AND STAIRCASE

- FLOORING BY **PURCHASER**
- OAK STAIRCASE

KITCHEN & DINING

- CERAMIC TILE FLOORING
- FITTED KITCHEN WITH POLYURETHANE CUPBOARDS AND WHITE MELAMINE INTERIOR
- QUARTZ STONE BENCHTOP AND UPSTAND
- UNDERMOUNT STAINLESS STEEL DOUBLE SINK
- INTEGRATED APPLIANCES INCLUDING FRIDGE FREEZER
- PAINTED WALLS

LIVING ROOM

- FLOORING BY **PURCHASER**
- PAINTED WALLS

WC

- CERAMIC TILE FLOORING
- FULL HEIGHT CERAMIC TILED WALLS
- FREE STANDING VANITY
- WHITE FLOOR MOUNTED PAN WITH SOFT CLOSE SEAT AND DUAL FLUSH CONCEALED CISTERN
- CHROME TAPWARE

UTILITY

- CERAMIC TILE FLOORING
- POLYURETHANE CUPBOARDS
- WHITE MELAMINE INTERIOR
- QUARTZ STONE BENCHTOP WITH UPSTAND
- UNDERMOUNT STAINLESS STEEL SINGLE SINK
- WATER SOFTENER

STUDY

- FLOORING BY **PURCHASER**
- PAINTED WALLS

PRINCIPLE BEDROOM

- **FLOORING BY OWNER**
- POLYURETHANE FINISH BUILT IN WARDROBES AND INTEGRATED QUARTZ STONE DRESSING TABLE
- PAINTED WALLS

OTHER BEDROOMS

- **FLOORING BY OWNER**
- **PAINTED WALLS**

ENSUITES

- CERAMIC TILE FLOORING
- FULL HEIGHT CERAMIC TILED WALLS
- WALL HUNG VANITY WITH INTEGRATED SINK
- WHITE FLOOR MOUNTED PAN WITH SOFT CLOSE SEAT AND DUAL FLUSH CONCEALED CISTERN
- CHROME TAPWARE
- FIXED GLASS SHOWER ENCLOSURE
- FREE STANDING FIBRE GLASS BATH (ONLY TO PRINCIPLE ENSUITE)
- ELECTRIC HEATED TOWEL RAIL
- CHROME TOILET ROLL HOLDER

BATHROOMS

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- AIR SOURCE HEAT PUMP
- PRESSURISED HOT WATER CYLINDER

GENERAL INTERIOR

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- WHITE SKIRTING AND ARCHITRAVES
- LOFT HATCH AND LADDER PROVIDED ON FIRST FLOOR HALL

EXTERIOR

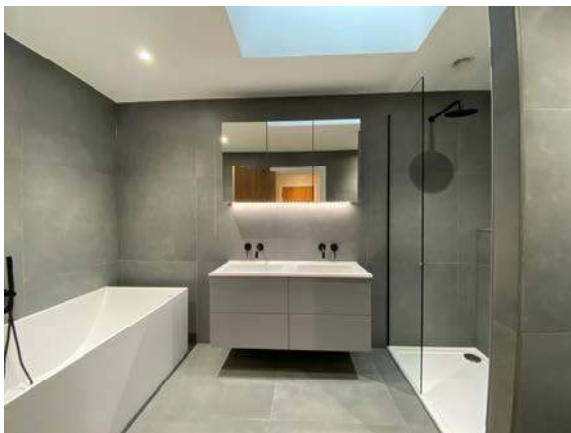
REAR GARDEN

- OUTSIDE TAP
- SANDSTONE PAVING TO REAR OF PROPERTY
- SANDSTONE PATH DOWN SIDE
- TOP SOIL LEVELLED

GARAGE

- AUTOMATIC GARAGE DOOR
- FEATHER EDGE CLADDING



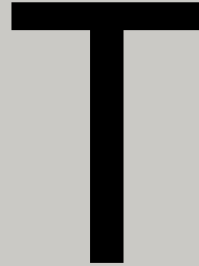


Above
 Image A (top) C + D Sample spec. principle ensuite
 Image B (middle) C + D Sample spec. principle bedroom/ dressing room
 Image C (bottom) C + D Sample spec. kitchen living area

Right
 Image A (LEFT) - C + D Sample spec. bathroom
 Image B (Right) - C + D Sample spec. Living room

Right
 C + D Sample spec kitchen
 Below
 C + D Sample spec. typical stairs





Team

Norton Rise is being delivered by East Living. Purchasers will benefit from a team of leading professionals, Adam and Emma who have a huge amount of know-how and experience delivering high-end residential developments in London, Sydney and East Anglia. They're setting a new tone, with consideration given to every detail ensuring each home is the best it can possibly be.

East Living has teamed up with NAP Anglia. As well as working for East Living, Adam is Operations Manger at NAP Anglia, his family's company and an experienced builder with 40 years building homes in the Suffolk area. NAP has built a significant number of homes and developments which are of similar specification and scale to Norton Rise.



[Cuckoo Close, Yaxley](#)



[Willow Corner, Wortham](#)



[Ferryway, Ferry Road, Southwolk](#)



[Lower Farm Drive, Ixworth](#)



[Owl Barn, Denham](#)



[Low Street, Hardingham](#)



Homes by



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This is correct as of 20/05/2022.