



**THE GABLES**  
ATTLEBOROUGH



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# WELCOME TO **THE GABLES**

**SITUATED IN THE PEACEFUL MARKET TOWN OF ATTLEBOROUGH,  
THE GABLES IS A NEW COLLECTION OF 2, 3 AND 4 BEDROOM HOMES.**

Characterful details and materials reflect the architecture of the local area, while attractive green spaces, trees and hedgerows create a natural setting.

Living here offers everything you want to enjoy life: modern, comfortable and sustainable homes, a friendly community, and an appealing range of shops and amenities close at hand. Combined with good road and rail links, and beautiful countryside to explore, there are plenty of excellent reasons to make The Gables your new home.

# DISCOVER THE LOCAL AREA

WIDE OPEN SPACES, A VAST FOREST, CHARMING VILLAGES AND HISTORIC TOWNS  
- THIS LOCATION HAS SO MUCH TO OFFER.

Surrounding Norfolk countryside

The Gables is just a 15-minute walk to the centre of Attleborough, a bustling market town with a history tracing back to Saxon times. This charming town has everything you need for day-to-day life, from shops and parks to a rail station, two primary schools and a secondary school. There's also a nearby prep school, plus local nurseries and a forest school where children can learn about nature through outdoor adventures.

Just north of The Gables is Hall Farm, a traditional farm shop selling cheeses, meat, eggs, fruit and veg, dairy, baked goods and preserves, with a café serving breakfast, lunch and tea. Wymondham is an attractive town six miles to the north-east, with a grand abbey and heritage museum plus inviting medieval streets.

Thetford Forest, a 18,000 hectare patchwork of woods and tranquil heathland is just 15 miles away, with hiking and mountain biking trails, play areas and picnic spots.

Enjoy a day out at Snetterton Speedway, one of the UK's top motor racing circuits, for races or driving experiences. Another nearby attraction is Old Buckenham Aerodrome, with a fascinating museum of aviation memorabilia. Or head to the award-winning Banham Zoological Gardens, set in 50 acres of peaceful countryside, for extraordinary wildlife encounters: tigers, monkeys, meerkats and more.

For a trip to the sea, head for the stunning beaches and dramatic cliffs of the Norfolk and Suffolk coastline, from just over an hour's drive away.



St Mary's Church, Attleborough



Wymondham



Snetterton Speedway

# FROM BOUTIQUES TO EVENING DRINKS



Church Street, Attleborough



Sculpt interiors, Attleborough



Dunstan Hall

Attleborough high street is lined with appealing shops, cafés, restaurants and pubs. There are two large supermarkets, Sainsbury's and Lidl, plus several smaller convenience stores. For those keen on keeping fit, the leisure centre offers a gym, football, basketball, badminton and summer tennis courts. There are health and fitness clubs, plus outdoor gym equipment and junior football pitches in Gaymers Park. There's even an athletics academy with family-friendly sessions in track and field or cross country running.

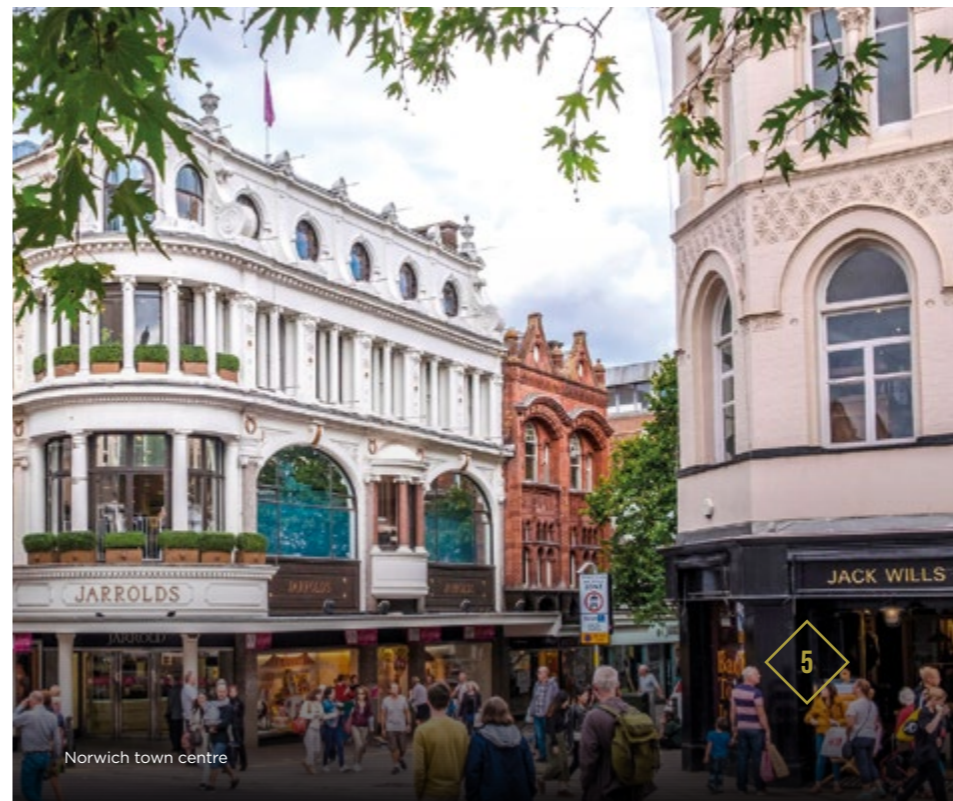
Wymondham also has its own selection of attractive independent shops, restaurants and tea rooms, as well as Waitrose and Morrisons supermarkets. For more extensive shopping, dining and cultural

amenities, Norwich is the place to go — a 31-minute drive\* or train ride away. Its winding, pedestrianised streets are full of fashion brands, smart restaurants, family-friendly chains and lively pubs and bars. There are also three cinemas, four theatres and several live music venues. The city is host to a rich programme of classical concerts, ballet and opera at its various performance venues, while the cathedral and castle are magnificent historic sites.

There are several golf courses in the surrounding countryside, including at Dunstan Hall. This luxury hotel also has a spa, perfect for when you want to relax and recharge.



Travel times are approximate. Source: Google Maps



Norwich town centre

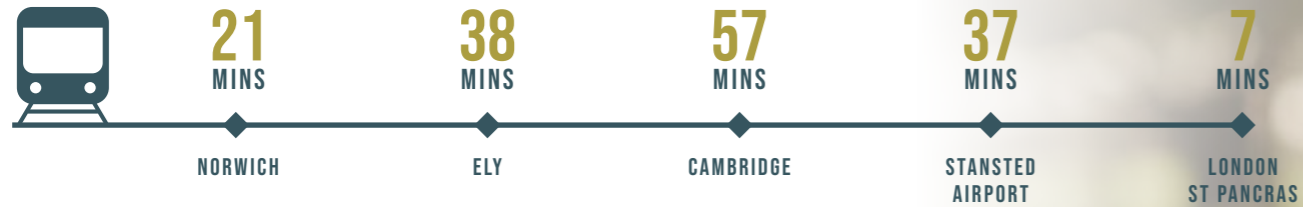


Attleborough town sign

# TRAVEL WITH EASE

The Gables is conveniently located for both road and rail links. You can quickly reach the A11 for car travel, while Attleborough rail station is just a five-minute drive or 18-minute walk away. From here, you can access train services to Norwich, Cambridge, Ely and London. There is also a bus stop on the Number 13 route to Norwich right next to The Gables. For international travel, Stansted Airport is just over one-and-a-half hours away by train or by car.

BY TRAIN FROM  
ATTLEBOROUGH  
STATION



BY CAR FROM THE  
GABLES



BY BUS FROM THE  
GABLES



BY BICYCLE FROM THE  
GABLES



# A NEW PLACE TO CALL HOME



The Gables has been thoughtfully designed to create a welcoming and sociable environment where neighbours can gather and children can play. With handsome exteriors, featuring attractive architectural details, these are homes to be proud of, delighting you every time you return to them. Inside, the energy efficiency, modern comfort and stylish finish make them a joy to live in.

The outside surroundings have been equally well considered, with trees and hedgerows creating leafy streets and outlooks. This uplifting natural setting will be enhanced by open green spaces and an attenuation pond to encourage wildlife. Once completed, The Gables is designed to feature allotments, a larger landscaped green, a playground and a multi-use games area. So you will be able to enjoy plenty of outdoor space right on your doorstep, with footpaths and a cycle way offering active and enjoyable ways to move around.



# MODERN DESIGNS

## BEAUTIFUL FINISHES

The houses draw inspiration from the local architecture, with interiors designed for modern living. The considered specification throughout matches the quality and high standards of the build, with many features that will help you live comfortably, sustainably and with lower energy bills.

Layouts offer a mix of open-plan living spaces to share and separate rooms that offer privacy when you want it. This flexibility allows you to switch effortlessly from work to relaxation to social occasions.

With the neutral palette, you can either add your own personal touches of colour, or allow the simple sophistication of the design to be a calm backdrop to your life. The Gables offers everything you're looking for in a modern home.



# SUSTAINABILITY BUILT IN

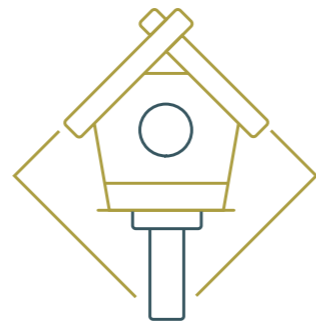
THE GABLES HAS BEEN DESIGNED TO HELP YOU LIVE MORE SUSTAINABLY, NOT ONLY TO PROTECT THE ENVIRONMENT BUT ALSO TO HELP YOU REDUCE YOUR ENERGY USAGE AND ENJOY LOWER FUEL BILLS.

All homes are completely gas free; instead, they are heated by efficient air-source heat pumps, which transfer heat from the outside air to water, heating your rooms via radiators or underfloor heating. They can also heat water stored in a hot water cylinder for your hot taps, showers and baths. In addition, high levels of insulation including full cavity wall insulation, energy efficient appliances and double glazing keep the homes warm and comfortable as well as making them cheaper to run.

Outside, there are Electric Vehicle charging points on each home, giving you the opportunity to use a cleaner form of transport while light pollution around the development is also reduced.

## BAT AND BIRD BOXES\*

to encourage and retain wildlife



## 5 ATTENUATION PONDS\*

designed to support aquatic vegetation

## RICH MIX OF PLANTING\*

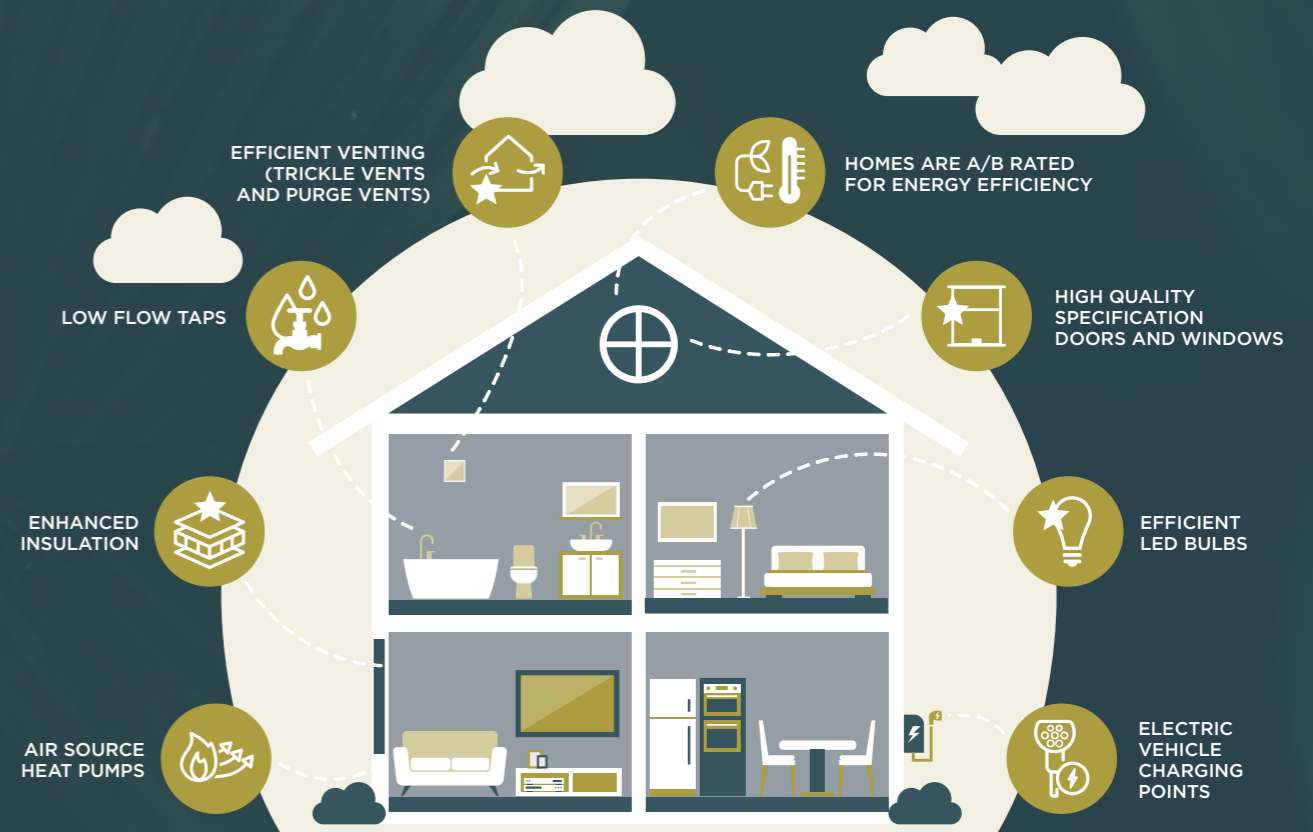
to enhance local ecology and attract bees and butterflies



\*This applies to the entire scheme at The Gables and is subject to change.

# SAVE EVEN MORE WITH A NEW HOME

WITH THEIR HIGHER LEVELS OF INSULATION AND ENERGY EFFICIENT FEATURES, A NEW HOME AT THE GABLES COULD SAVE YOU A SIGNIFICANT AMOUNT ON YOUR FUEL BILLS WHEN COMPARED TO OLDER PROPERTIES, MAKING THEM A SMART MOVE.



Save up to

## 44% IN CARBON EMISSIONS\*

with air source heat pumps

\*nextenergyuk.co.uk/air-source-heat-pump/



# SPECIFICATION

## KITCHEN

- Matt finish shaker-style kitchen units with soft-close doors and drawers
- Slimline laminate worktop with matching upstand and splashback behind hob
- Ceramic hob
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

## EN-SUITE

- Low profile shower tray with glass shower door
- Framed feature mirror to match vanity top (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

## BATHROOM

- Bath with shower over and glass screen
- Framed feature mirror (where layout allows)
- Bath panel to match vanity top
- Large format wall and floor tiles
- Heated chrome towel rail

## DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landing, upper floor study and all bedrooms
- Large format tiles to bathroom and en-suite

## DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows, with matching patio doors
- Up and over garage door, colour to match front door where applicable

## HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suite
- Air-source heat pump
- Hot water storage tank

## ELECTRICAL

- Downlights to entrance hall, kitchen, open-plan kitchen/living/dining area, bathroom, en-suite and WC
- Pendant fittings to separate living room, living/dining room, study, landing and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- BT and Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage where applicable
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point to all plots

## EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patio
- External tap

## CONSTRUCTION

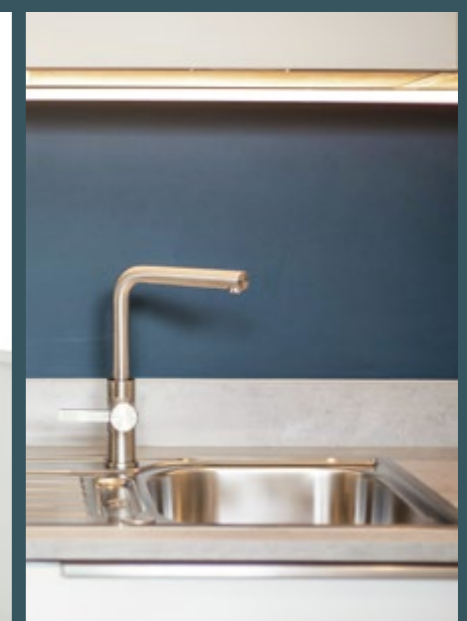
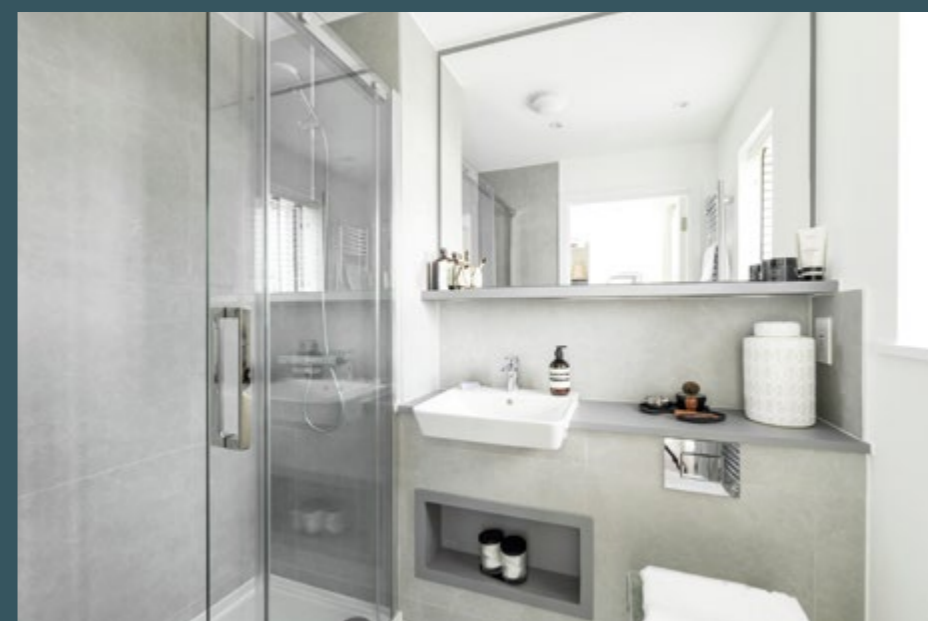
- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of red, buff and brown facing bricks, with wood effect cladding to selected properties, and red, grey or black roof tiles
- uPVC rain-water goods

## WARRANTY

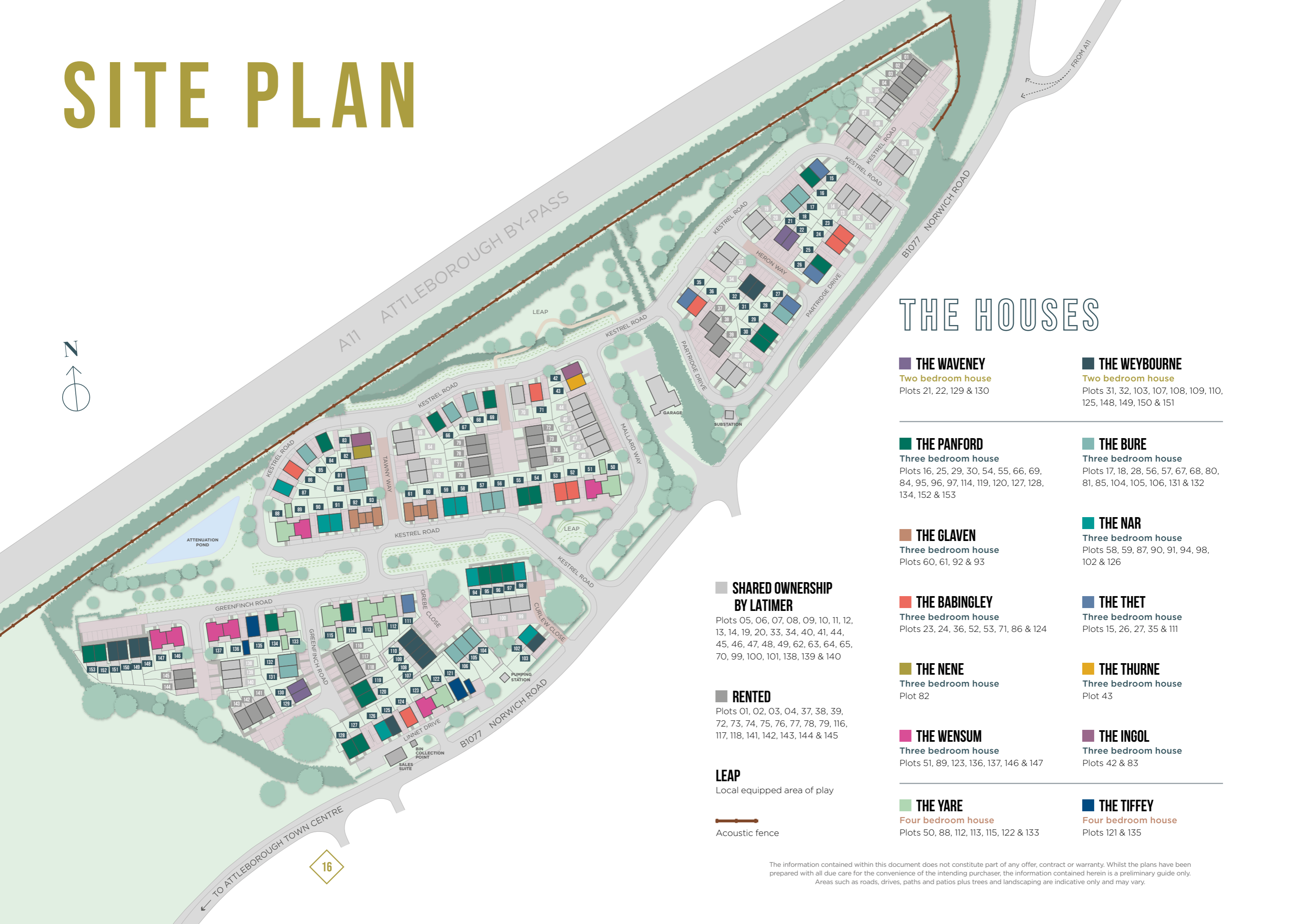
- 10 year NHBC warranty

A Management Company has been formed at The Gables and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at The Gables. A managing agent has been appointed on behalf of the Management Company and will take on the day to day management and maintenance responsibilities.

All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.



# SITE PLAN



## THE HOUSES

### THE WAVENEY

Two bedroom house  
Plots 21, 22, 129 & 130

### THE WEYBOURNE

Two bedroom house  
Plots 31, 32, 103, 107, 108, 109, 110, 125, 148, 149, 150 & 151

### THE PANFORD

Three bedroom house  
Plots 16, 25, 29, 30, 54, 55, 66, 69, 84, 95, 96, 97, 114, 119, 120, 127, 128, 134, 152 & 153

### THE BURE

Three bedroom house  
Plots 17, 18, 28, 56, 57, 67, 68, 80, 81, 85, 104, 105, 106, 131 & 132

### THE GLAVEN

Three bedroom house  
Plots 60, 61, 92 & 93

### THE NAR

Three bedroom house  
Plots 58, 59, 87, 90, 91, 94, 98, 102 & 126

### SHARED OWNERSHIP BY LATIMER

Plots 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 19, 20, 33, 34, 40, 41, 44, 45, 46, 47, 48, 49, 62, 63, 64, 65, 70, 99, 100, 101, 138, 139 & 140

### THE BABINGLEY

Three bedroom house  
Plots 23, 24, 36, 52, 53, 71, 86 & 124

### THE THET

Three bedroom house  
Plots 15, 26, 27, 35 & 111

### RENTED

Plots 01, 02, 03, 04, 37, 38, 39, 72, 73, 74, 75, 76, 77, 78, 79, 116, 117, 118, 141, 142, 143, 144 & 145

### THE NENE

Three bedroom house  
Plot 82

### THE THURNE

Three bedroom house  
Plot 43

### THE WENSUM

Three bedroom house  
Plots 51, 89, 123, 136, 137, 146 & 147

### THE INGOL

Three bedroom house  
Plots 42 & 83

### LEAP

Local equipped area of play



Acoustic fence

### THE YARE

Four bedroom house  
Plots 50, 88, 112, 113, 115, 122 & 133

### THE TIFFEY

Four bedroom house  
Plots 121 & 135

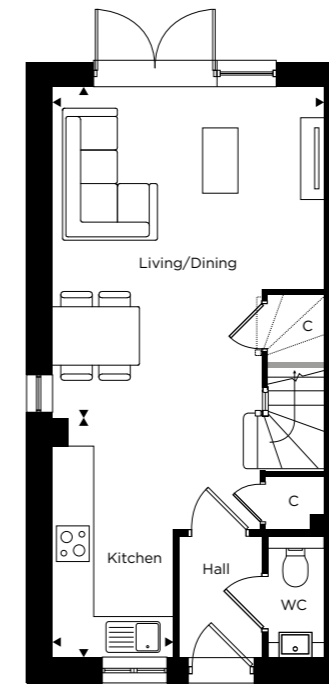


Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plots 129 & 130 The Waveney is indicative only.

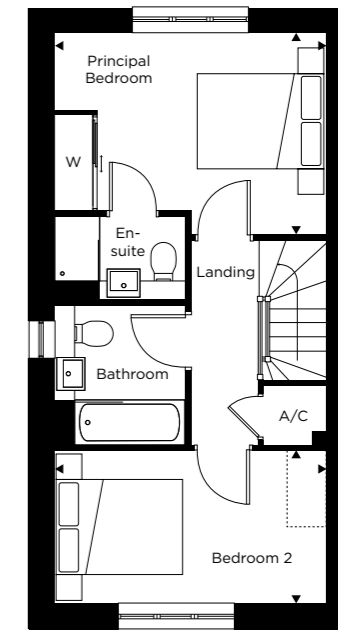
# THE WAVENEY

## TWO BEDROOM HOUSE

SEMI-DETACHED: PLOTS 21, 22\*, 129 & 130\*



GROUND FLOOR



FIRST FLOOR

### Ground Floor

Living/Dining  
4.15m x 5.10m    13'7" x 16'8"

Kitchen  
1.85m x 3.65m    6'0" x 11'11"

### First Floor

Principal Bedroom  
4.15m x 3.10m    13'7" x 10'2"

Bedroom 2  
4.15m x 2.30m    13'7" x 7'6"

\*Handed to floorplan shown

C = Cupboard    W = Wardrobe    A/C = Airing Cupboard    □ = Indicative wardrobe position

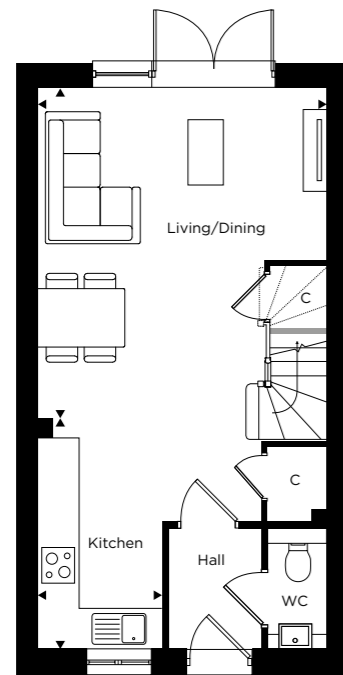
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# THE WEYBOURNE

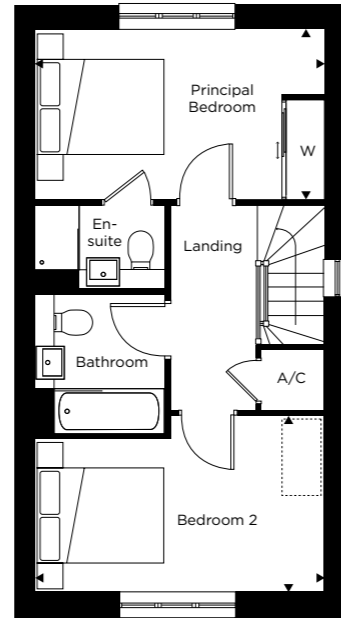
## TWO BEDROOM HOUSE

SEMI-DETACHED: PLOTS 31\*, 32, 103\*, 107, 110, 125, 148\*, 149, 150\* & 151

TERRACED: PLOTS 108 & 109



GROUND FLOOR



FIRST FLOOR

### Ground Floor

Living/Dining  
4.35m x 5.05m 14'3" x 16'6"

Kitchen  
1.90m x 3.55m 6'2" x 11'7"

### First Floor

Principal Bedroom  
4.35m x 2.60m 14'3" x 8'6"

Bedroom 2  
4.35m x 2.70m 14'3" x 8'10"

\*Handed to floorplan shown

C = Cupboard W = Wardrobe A/C = Airing Cupboard [ ] = Indicative wardrobe position

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Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plots 150 & 151 The Weybourne is indicative only.



Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plot 69 The Panford is indicative only.

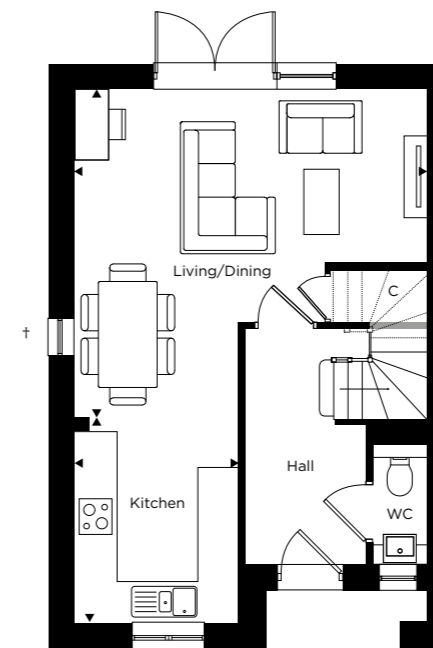
# THE PANFORD

## THREE BEDROOM HOUSE

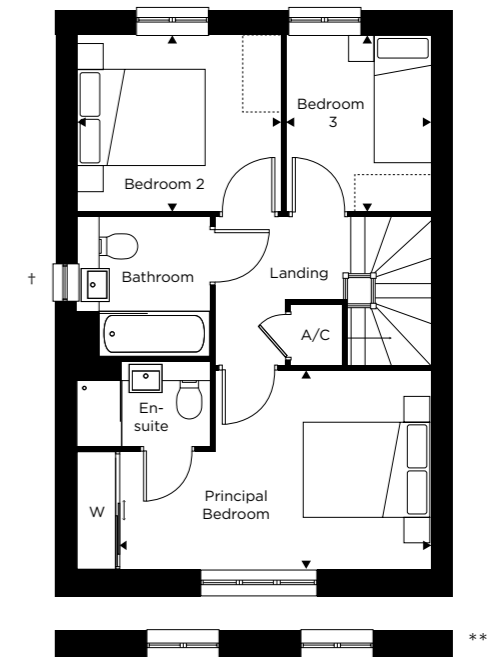
DETACHED: PLOTS 66, 69 & 84\*

SEMI-DETACHED: PLOTS 16\*, 25\*, 29\*, 30, 54\*, 55, 114, 119, 120\*, 127\*, 128, 134\*, 152 & 153\*

TERRACED: PLOTS 95, 96 & 97



GROUND FLOOR



FIRST FLOOR

### Ground Floor

Living/Dining  
5.40m x 5.05m 17'8" x 16'6"

Kitchen  
2.50m x 3.15m 8'2" x 10'4"

### First Floor

Principal Bedroom  
4.75m x 3.05m 15'7" x 10'0"

Bedroom 2  
3.10m x 2.70m 10'2" x 8'10"

Bedroom 3  
2.15m x 2.70m 7'0" x 8'10"

\*Handed to floorplan shown. \*\*Alternative 2 window layout to Plots 16, 25, 29, 30, 54, 55, 95, 96, 97, 120, 127 & 153  
†No side elevation windows to plots 95, 96 & 97

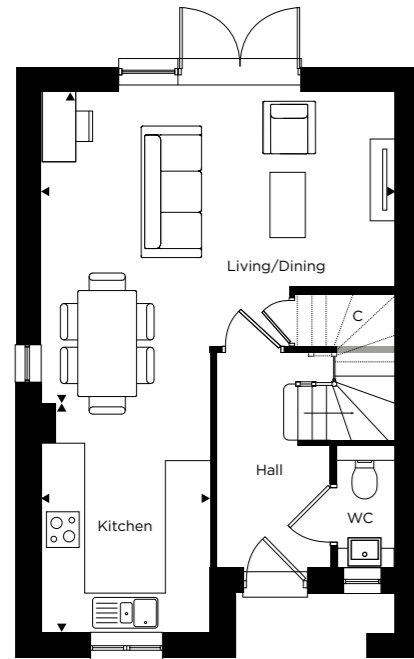
C = Cupboard W = Wardrobe A/C = Airing Cupboard □ = Indicative wardrobe position

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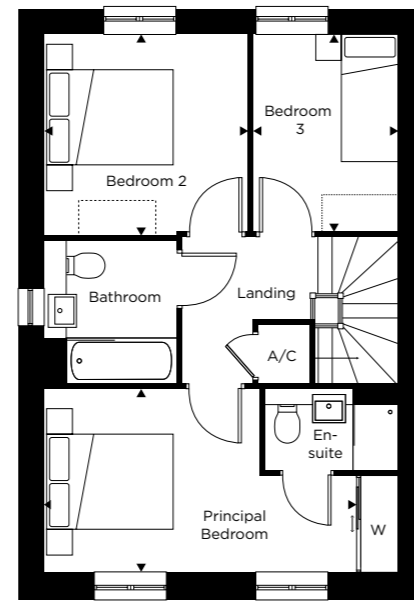
# THE BURE

## THREE BEDROOM HOUSE

DETACHED: PLOTS 67, 68 & 85\*  
 SEMI-DETACHED: PLOTS 17, 18\*, 28, 56\*, 57, 80, 81\*, 104, 106, 131 & 132\*  
 TERRACED: PLOT 105



GROUND FLOOR



FIRST FLOOR

### Ground Floor

Living/Dining  
 5.40m x 4.80m 17'8" x 15'8"

Kitchen  
 2.60m x 3.40m 8'6" x 11'1"

### First Floor


Principal Bedroom  
 4.70m x 2.80m 15'5" x 9'2"

Bedroom 2  
 3.05m x 3.10m 10'0" x 10'2"

Bedroom 3  
 2.15m x 3.00m 7'0" x 9'10"

\*Handed to floorplan shown

\*\*Alternative single window layout to Plots 67, 68 & 85

C = Cupboard W = Wardrobe A/C = Airing Cupboard  = Indicative wardrobe position

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Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plots 80 & 81 The Bure is indicative only.

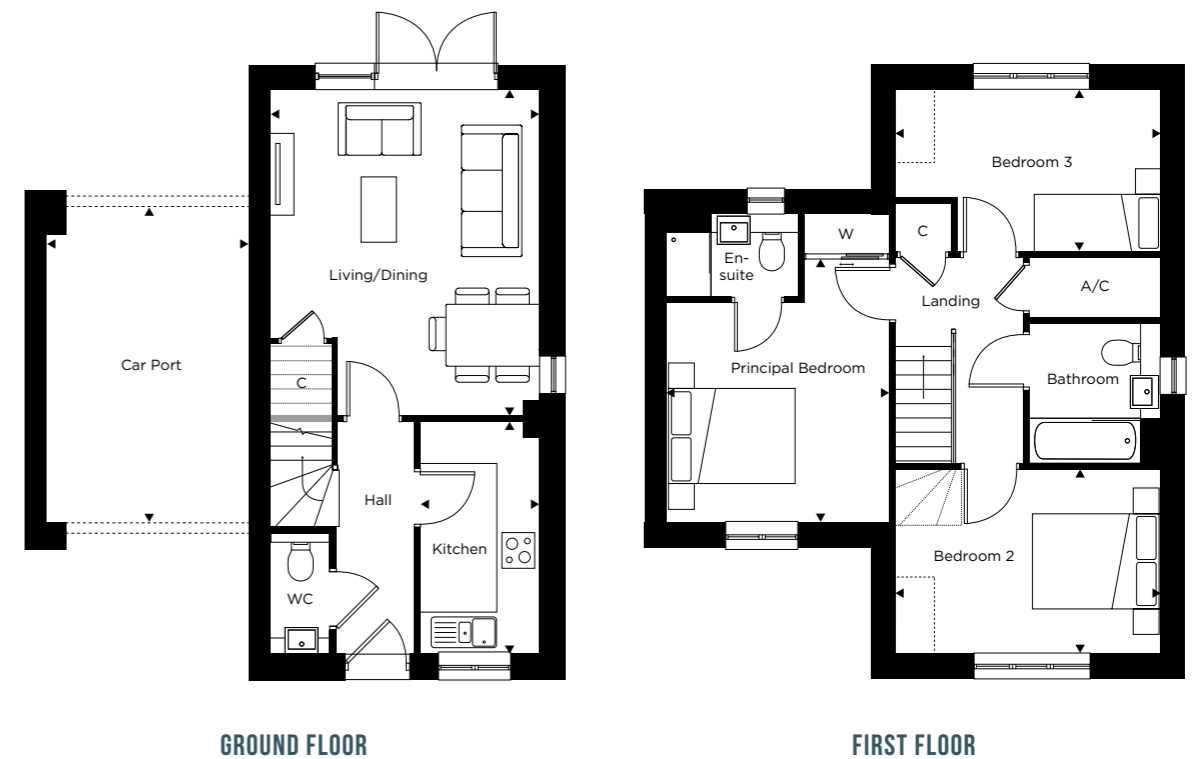


Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plot 60 The Glaven is indicative only.

# THE GLAVEN

## THREE BEDROOM HOUSE

LINK-DETACHED: PLOTS 60, 61\*, 92\* & 93



### Ground Floor

Living/Dining  
4.05m x 4.95m 13'3" x 16'2"

Kitchen  
1.80m x 3.50m 5'10" x 11'5"

Car Port  
3.15m x 4.80m 10'4" x 15'8"


### First Floor

Principal Bedroom  
3.40m x 4.05m 11'1" x 13'3"

Bedroom 2  
4.05m x 2.80m 13'3" x 9'2"

Bedroom 3  
4.05m x 2.45m 13'3" x 8'0"

\*Handed to floorplan shown

C = Cupboard W = Wardrobe A/C = Airing Cupboard  = Indicative wardrobe position

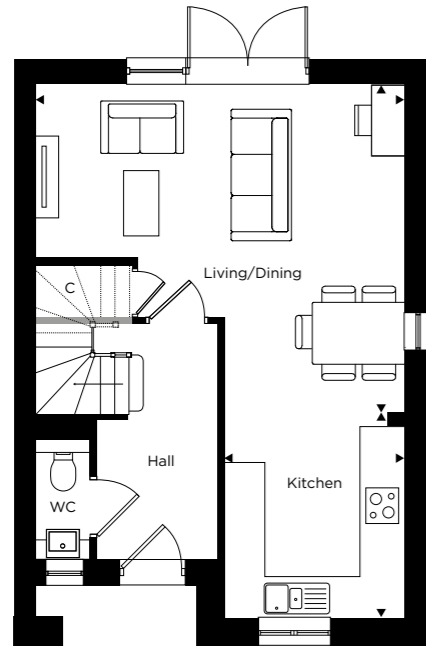
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# THE NAR

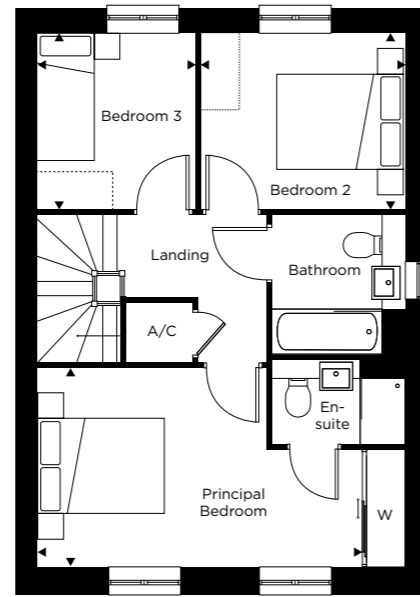
## THREE BEDROOM HOUSE

DETACHED: PLOT 87

SEMI-DETACHED: PLOTS 58, 59\*, 90\*, 91, 94\*, 98\*, 102 & 126\*



GROUND FLOOR



FIRST FLOOR

### Ground Floor

Living/Dining  
5.60m x 5.20m 18'4" x 17'0"

Kitchen  
2.70m x 3.00m 8'10" x 9'10"


### First Floor

Principal Bedroom  
5.00m x 3.05m 16'4" x 10'0"

Bedroom 2  
3.10m x 2.70m 10'2" x 8'10"

Bedroom 3  
2.40m x 2.70m 7'10" x 8'10"

\*Handed to floorplan shown

C = Cupboard W = Wardrobe A/C = Airing Cupboard  = Indicative wardrobe position

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Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plots 58 & 59 The Nar is indicative only.





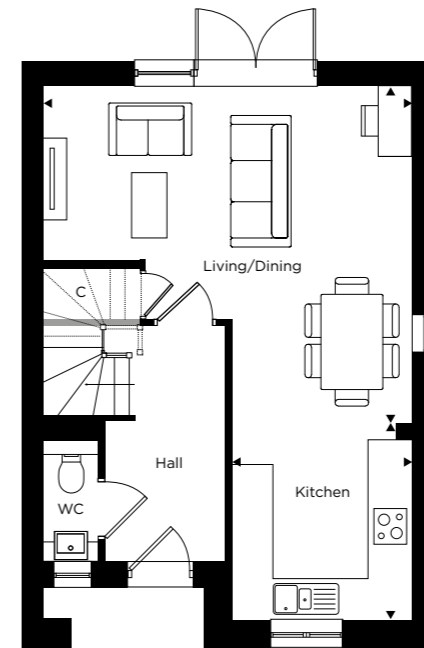
Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plot 71 The Babingley is indicative only.

# THE BABINGLEY

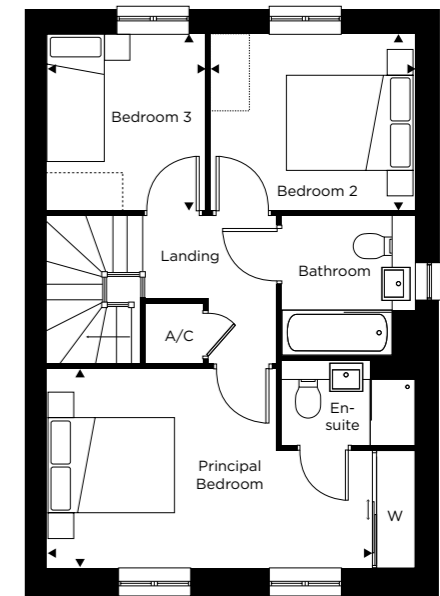
## THREE BEDROOM HOUSE

DETACHED: PLOTS 71, 86 & 124

SEMI-DETACHED: PLOTS 23, 24\*, 36, 52 & 53\*



GROUND FLOOR



FIRST FLOOR

### Ground Floor

Living/Dining  
5.60m x 5.20m 18'4" x 17'0"

Kitchen  
2.70m x 3.00m 8'10" x 9'10"

### First Floor

Principal Bedroom  
5.00m x 3.05m 16'4" x 10'0"

Bedroom 2  
3.10m x 2.70m 10'2" x 8'10"

Bedroom 3  
2.40m x 2.70m 7'10" x 8'10"

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C = Cupboard W = Wardrobe A/C = Airing Cupboard □ = Indicative wardrobe position

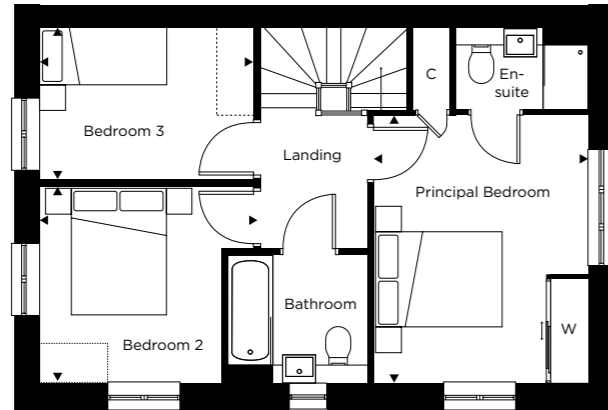
All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# THE THET

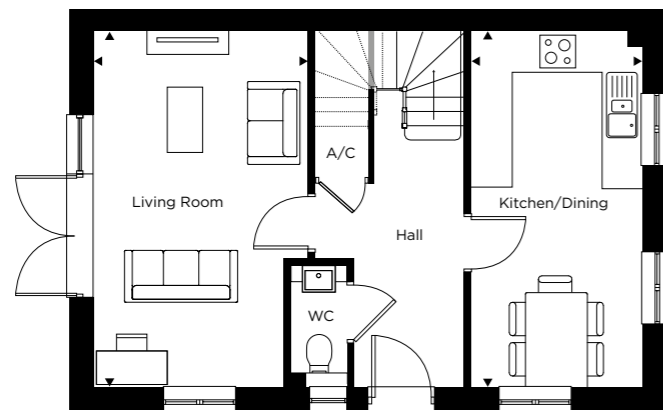
## THREE BEDROOM HOUSE

DETACHED: PLOT 111

SEMI-DETACHED: PLOTS 15, 26, 27\* & 35



FIRST FLOOR



GROUND FLOOR

### Ground Floor

Kitchen/Dining  
3.25m x 5.50m 10'7" x 18'0"

Living Room  
2.60m x 5.50m 8'6" x 18'0"

### First Floor

Principal Bedroom  
3.25m x 4.05m 10'7" x 13'3"

Bedroom 2  
3.30m x 3.05m 10'9" x 10'0"

Bedroom 3  
3.30m x 2.30m 10'9" x 7'6"

\*Handed to floorplan shown

C = Cupboard W = Wardrobe A/C = Airing Cupboard [ ] = Indicative wardrobe position

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plot 35 The Thet is indicative only.

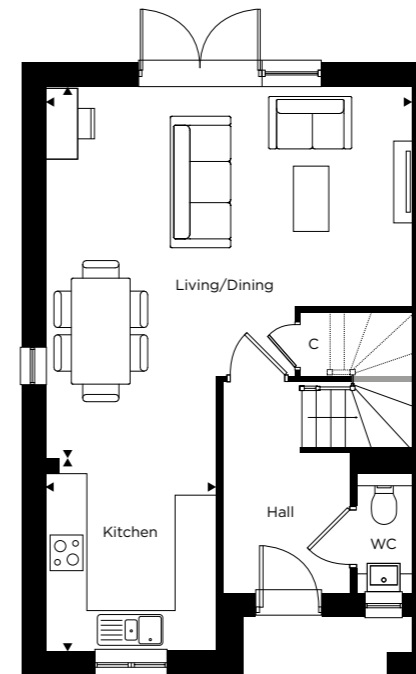


Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plot 82 The Nene is indicative only.

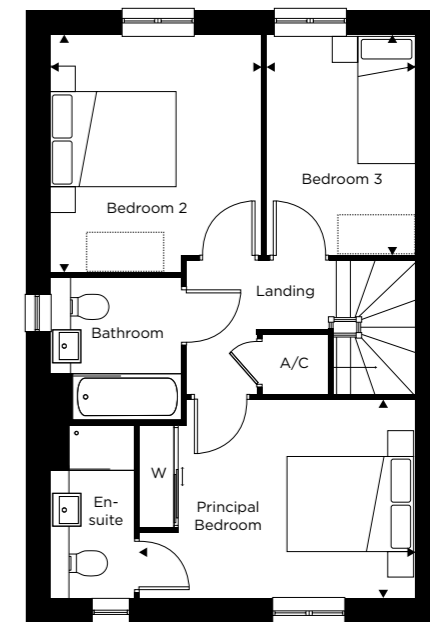
# THE NENE

## THREE BEDROOM HOUSE

### SEMI-DETACHED: PLOT 82



GROUND FLOOR



FIRST FLOOR

#### Ground Floor

Living/Dining  
5.60m x 5.70m 18'4" x 18'8"

Kitchen  
2.60m x 2.95m 8'6" x 9'8"

#### First Floor

Principal Bedroom  
4.20m x 3.00m 13'9" x 9'10"

Bedroom 2  
3.65m x 3.25m 11'11" x 10'7"

Bedroom 3  
3.35m x 2.30m 10'11" x 7'6"

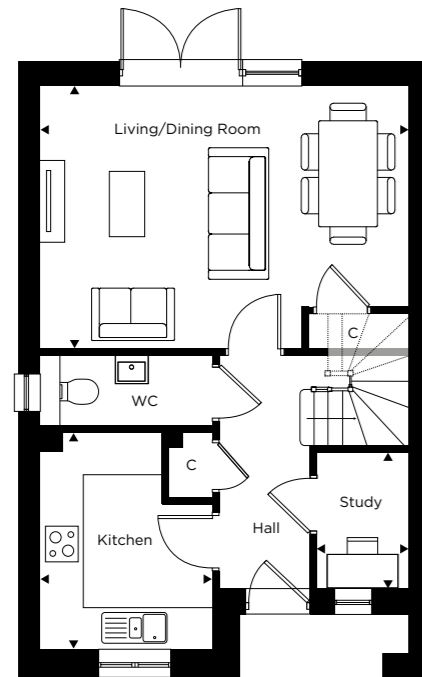
C = Cupboard W = Wardrobe A/C = Airing Cupboard = Indicative wardrobe position

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

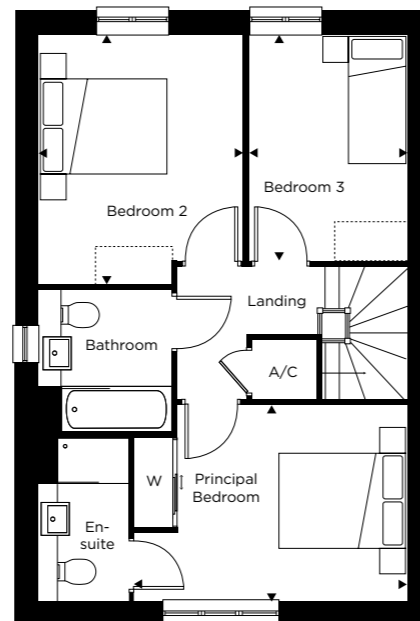
# THE THURNE

## THREE BEDROOM HOUSE

SEMI-DETACHED: PLOT 43



GROUND FLOOR



FIRST FLOOR

### Ground Floor

Kitchen  
2.60m x 3.30m 8'6" x 10'9"

Living/Dining Room  
5.60m x 3.90m 18'4" x 12'9"


Study  
1.40m x 2.10m 4'7" x 6'10"

### First Floor

Principal Bedroom  
4.15m x 3.00m 13'7" x 9'10"

Bedroom 2  
3.35m x 3.10m 10'11" x 10'2"

Bedroom 3  
2.40m x 3.40m 7'10" x 11'1"

C = Cupboard W = Wardrobe A/C = Airing Cupboard  = Indicative wardrobe position

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plot 43 The Thurne is indicative only.

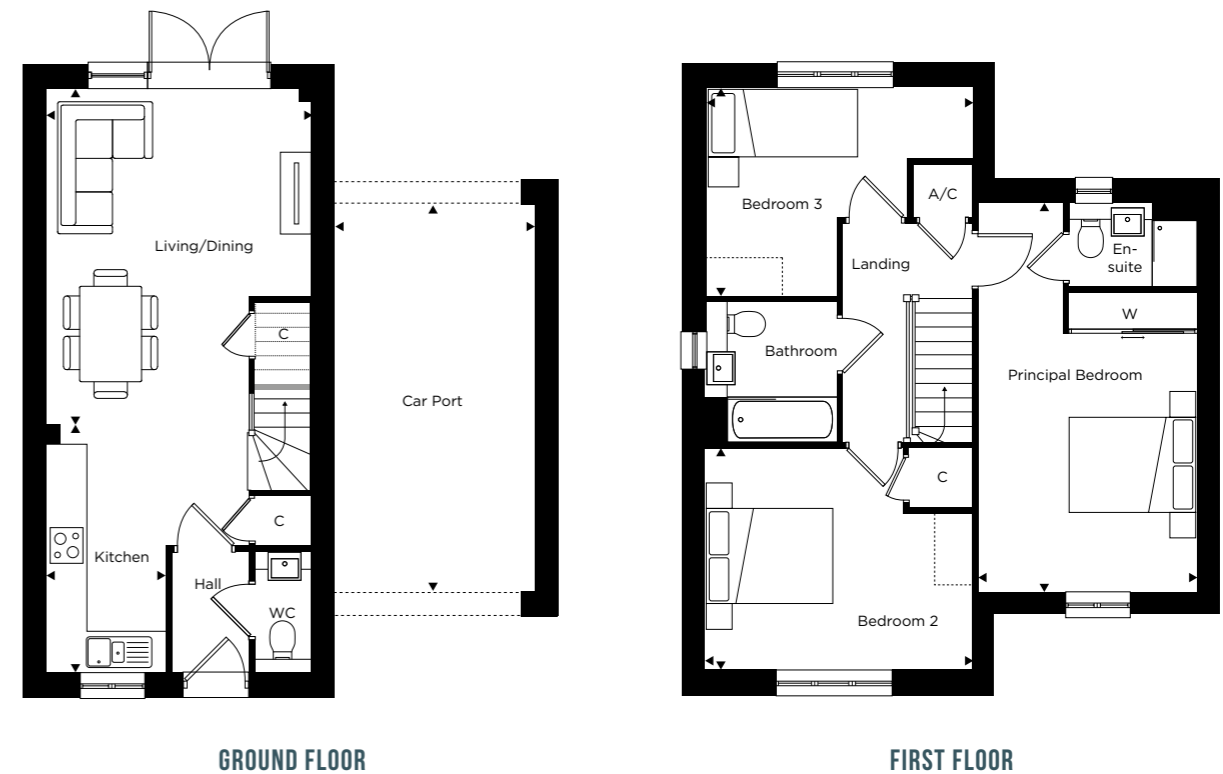


Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plot 136 The Wensum is indicative only.

# THE WENSUM

## THREE BEDROOM HOUSE

LINK-DETACHED: PLOTS 51, 89\*, 123, 136, 137\*, 146 & 147\*



### Ground Floor

Living/Dining	4.05m x 5.50m	13'3" x 18'0"
Kitchen	1.75m x 3.50m	5'8" x 11'5"
Car Port	3.15m x 6.00m	10'4" x 19'8"

### First Floor

Principal Bedroom	3.35m x 5.60m	10'11" x 18'4"
Bedroom 2	4.05m x 3.20m	13'3" x 10'5"
Bedroom 3	4.05m x 3.40m	13'3" x 11'1"

\*Handed to floorplan shown

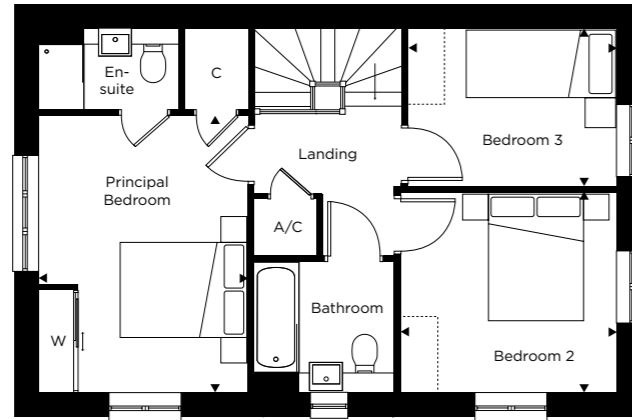
C = Cupboard    W = Wardrobe    A/C = Airing Cupboard    □ = Indicative wardrobe position

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

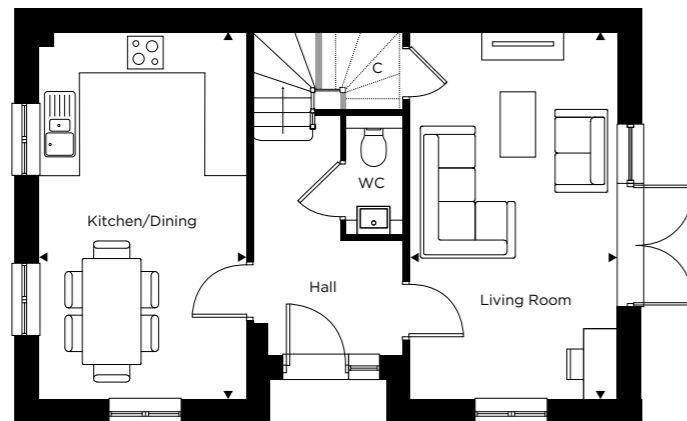
# THE INGOL

## THREE BEDROOM HOUSE

SEMI-DETACHED: PLOTS 42 & 83



FIRST FLOOR



GROUND FLOOR

### Ground Floor

Kitchen/Dining  
3.15m x 5.60m 10'4" x 18'4"


Living Room  
3.15m x 5.60m 10'4" x 18'4"

### First Floor

Principal Bedroom  
3.20m x 4.20m 10'5" x 13'9"

Bedroom 2  
3.30m x 3.05m 10'9" x 10'0"

Bedroom 3  
3.20m x 2.45m 10'5" x 8'0"

C = Cupboard W = Wardrobe A/C = Airing Cupboard  = Indicative wardrobe position

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plot 83 The Ingol is indicative only.

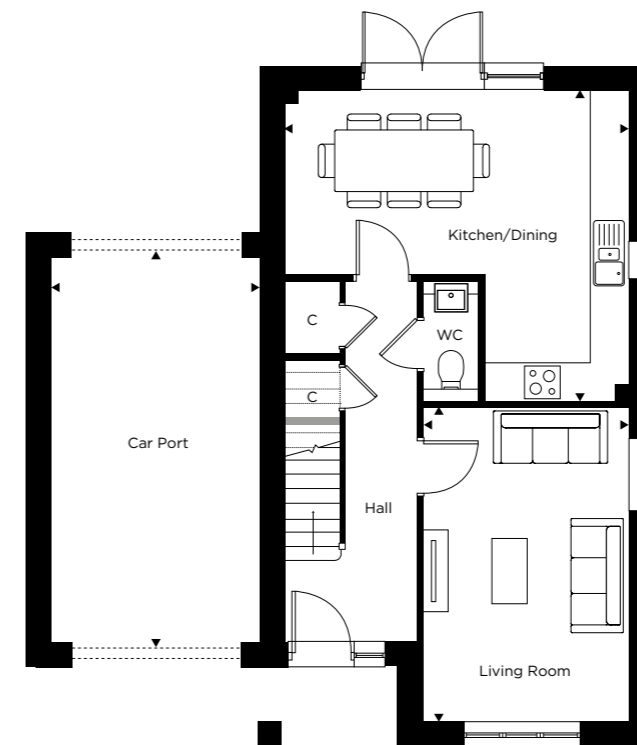


Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plot 115 The Yare is indicative only.

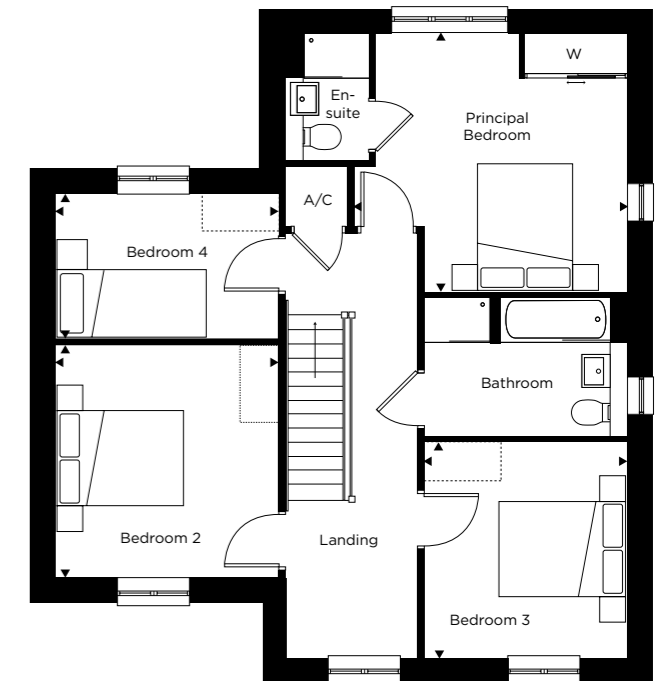
# THE YARE

## FOUR BEDROOM HOUSE

LINK-DETACHED: PLOTS 50, 88\*, 112\*, 113, 115, 122 & 133\*



GROUND FLOOR



FIRST FLOOR

### Ground Floor

Kitchen/Dining	5.30m x 4.75m	17'4" x 15'7"
Living Room	3.15m x 4.80m	10'4" x 15'8"
Car Port	3.15m x 6.00m	10'4" x 19'8"

### First Floor

Principal Bedroom	4.25m x 4.00m	13'11" x 13'1"
Bedroom 2	3.45m x 3.60m	11'3" x 11'9"
Bedroom 3	3.15m x 3.30m	10'4" x 10'9"
Bedroom 4	3.45m x 2.25m	11'3" x 7'4"

\*Handed to floorplan shown

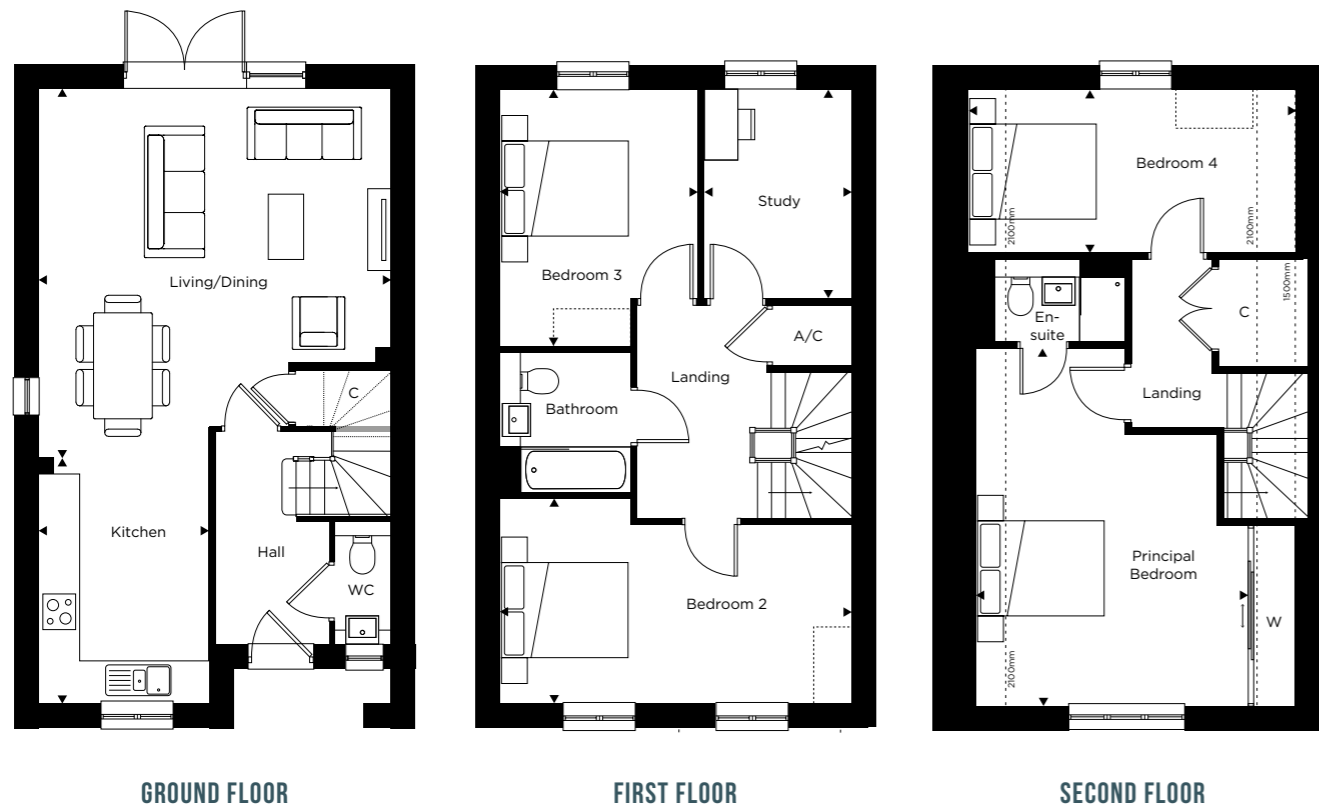
C = Cupboard W = Wardrobe A/C = Airing Cupboard = Indicative wardrobe position

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# THE TIFFEY

## FOUR BEDROOM HOUSE

DETACHED: PLOTS 121\* & 135



### Ground Floor

Living/Dining  
5.40m x 5.70m 17'8" x 18'8"

Kitchen  
2.60m x 3.75m 8'6" x 12'3"

### First Floor

Bedroom 2  
5.40m x 2.85m 17'8" x 9'4"

Bedroom 3  
3.05m x 4.25m 10'0" x 13'11"

Study  
2.25m x 3.20m 7'4" x 10'5"

### Second Floor

Principal Bedroom  
4.20m x 5.50m 13'9" x 18'0"

Bedroom 4  
5.10m x 2.50m 16'8" x 8'2"

\*Handed to floorplan shown

C = Cupboard W = Wardrobe A/C = Airing Cupboard = Indicative wardrobe position = Restricted head height (mm)

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Exterior finishes may vary, speak to the sales team for more information. Computer generated image of plot 135 The Tiffey is indicative only.



# WORKING TOGETHER TO CREATE OUTSTANDING HOMES

THE GABLES IS A COMMUNITY-FOCUSED COLLABORATION BETWEEN  
HILL AND LATIMER BY CLARION HOUSING GROUP.



Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the south of England, delivering both private for sale and affordable homes.

This family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder. It has an impressive and diverse portfolio ranging from landmark mixed-use regeneration schemes and inner-city apartments to homes in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill has been awarded a 5-star status from the Home Builders Federation's annual Customer Satisfaction Survey for five consecutive years.

Hill has won over 480 industry awards in the past 24 years, including Best Medium Housebuilder at the Housebuilder Awards for the last three years, where in 2022, Hill's commitment to creating exceptional homes and sustainable communities was recognised with the Best Community Initiative and Best Sustainability Initiative. Hill's impressive Cavendish Villas at the highly sustainable Knights Park development in Eddington, Cambridge won Best Family Home at the 2022 Evening Standard New Homes Awards, as well as Best House and Best Exterior Design at the 2022 WhatHouse? Awards.

Employing over 750 staff, the company operates from five strategically located offices across the South-East, with its head office based in Waltham Abbey, Essex.

Hill builds around 2,500 homes a year, and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20th anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £15 million pledge through its award-winning Foundation 200 social impact initiative.



Follow us on Facebook and Instagram @CreatedbyHill



**LATIMER**  
by Clarion Housing Group

Latimer is part of Clarion Housing Group, whose history can be traced back to the early 1900s. Today Clarion is a social landlord and the country's largest housing association. It owns 125,000 properties, homes for more than 350,000 people. Latimer is Clarion's development arm. It was created to ensure that Clarion has an organisation capable of building homes of all tenures, for multiple communities and locations, realising our mission to play a part in tackling Britain's housing crisis.

With nearly 300 employees, Latimer is a growing and ambitious development company, specialising in the development, project management and delivery of complex projects. We are committed to investing billions of pounds in new housing over the next decade, building at scale and creating vibrant new places to live. Profits made by Latimer go back into Clarion, giving the Group even more opportunities to build homes and create communities.

Along with these ambitions, we remain mindful of the ideals of Clarion. Social purpose is at the heart of Clarion, as is a passion for maximising the opportunities available to everyone who lives in a Clarion home and community. This is supported by Clarion Futures, the charitable foundation of Clarion Housing Group, with a mission to provide people with the tools and support they need to transform their lives and communities for the better.

Where possible we will always strive to offer over the minimum requirement for affordable homes on our developments. Shared ownership, also known as part buy, part rent and is designed to be a stepping stone to you owning your home outright. You buy a share of your home - as much as you can afford - starting from as little as 10% and rising up to 75% of the property's value. You then pay subsidised rent to us on the remaining share of your home.

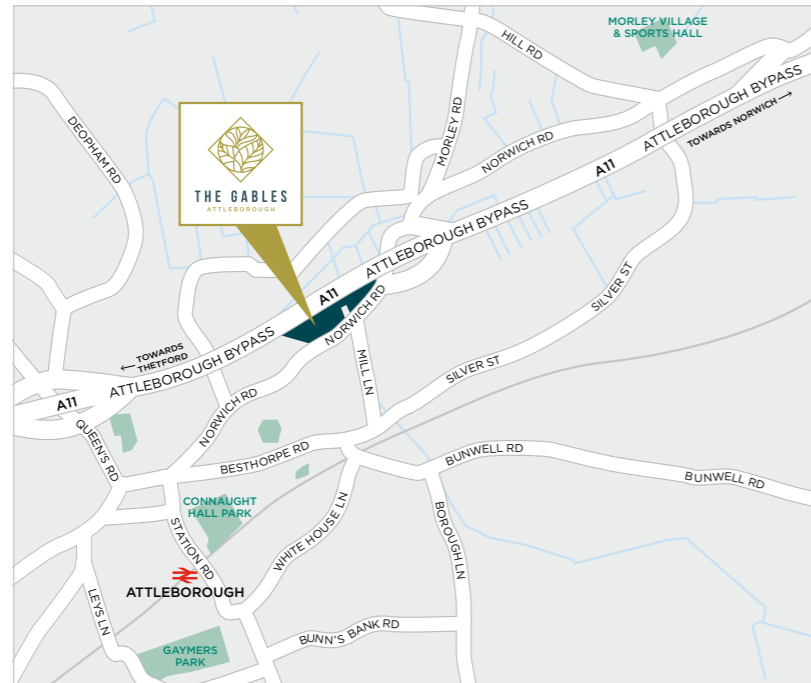


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Hill - an award-winning housebuilder



# HOW TO FIND US

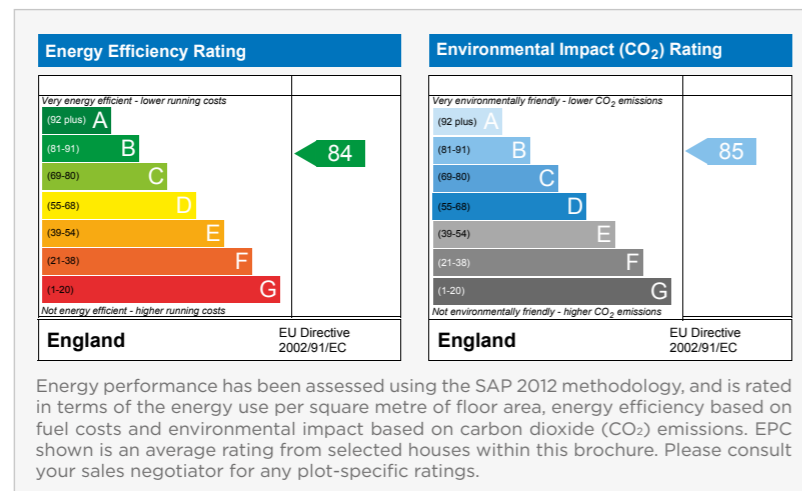


**THE GABLES**  
ATTLEBOROUGH

Norwich Road, Attleborough NR17 2JX

**01603 882420**  
[thegables-attleborough.co.uk](http://thegables-attleborough.co.uk)

## PREDICTED ENERGY ASSESSMENT CHARTS





**LATIMER**  
by Clarion Housing Group



**Hill**  
*Created for Living*