



# THE FINCHES

— WATTON NORFOLK —



ALFRED CHARLES

— HOMES —

[alfredcharleshomes.co.uk](http://alfredcharleshomes.co.uk)



**"WE DON'T JUST GIVE YOU WHAT YOU WANT, BUT WHAT YOU NEVER DREAMED YOU COULD HAVE."**



# WELCOME TO THE FINCHES

Named after the Bullfinches which are a regular sight and sound in the nearby Wayland Wood, The Finches is a delightful development of beautifully designed homes of character, combining a variety of sizes and types which blend together to form an attractive community with its own identity, whilst being a part of the wider community of Watton. There are homes to appeal to everyone from stylish apartments to spacious 3 bedroom homes.

Within easy reach of Watton's many amenities, The Finches offers an ideal environment for individuals, couples and families who wish to enjoy life in the Wayland countryside without compromising on the convenience of town life.





## ABOUT OUR HOMES

**We only build homes that we'd be happy to live in. That's why our apartments and houses are designed to provide stylish and high-quality accommodation and a real sense of space and light.**

Our properties are finished to an exceptionally high standard and our interior and exterior specifications are some of the highest you'll find.

We spend many hours with our architects designing our new developments. There is great attention to detail to ensure that they provide practical, well laid out living space.

At Alfred Charles we are equally concerned to ensure that we have chosen the right materials, bricks, roof tiles, render colours, window styles and landscaping so the site blends together to provide a finished product that endures, improves with age and is always pleasing to the eye while providing homes where owners can take pride in their community.

So, with all the essentials taken care of, you can focus on adding the personal touches that will make your Alfred Charles house a home.

# THE HEART OF WAYLAND

**Watton sits in the heart of Wayland in Norfolk, on the northern edge of the area known as The Brecks. There has been a Wednesday market in Watton for hundreds of years and this is now complemented by a range of modern shops to suit all tastes and budgets.**

As a small market town Watton embodies many of the qualities that make Norfolk so appealing. The town embraces the steady and peaceful pace of life that can still be found in Norfolk while at the same time providing a busy street market, a varied and interesting high street and many local activities and facilities. The olde worlde charm reflected in the variety of architectural styles gives Watton a timeless quality.

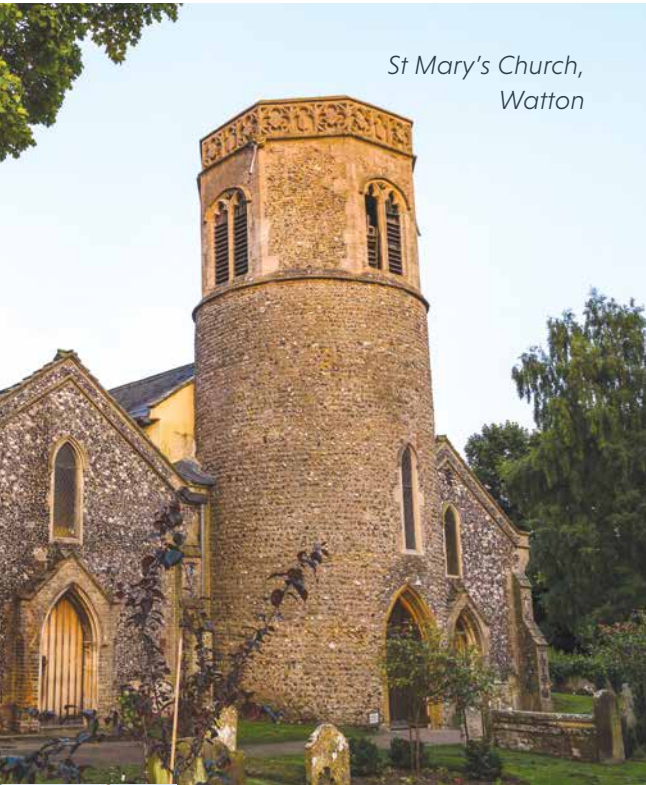
From golf to squash, horse riding to football, Wayland's sport and leisure facilities will keep even the most active person busy. Other nearby facilities include the excellent 18 hole golf course at Richmond Park, Watton Sports Centre with cricket and football pitches, badminton, squash, tennis and a fully equipped fitness centre. The historic and fascinating St Mary's Church is approached via an avenue of lime trees laid out in 1902 to celebrate the coronation of Edward VII and is unusual, if not unique, in being wider than it is long.

Only twenty minutes away lies Norwich, one of the UK's most popular attractions, with its medieval street pattern, historic cathedral and castle. It is a thriving city which provides hours of entertainment with excellent cultural facilities including The Forum, The Theatre Royal, galleries and museums plus superb shopping and a host of restaurants and bars.

Also close to The Finches is the Norfolk Coastline, an area of outstanding natural beauty providing miles of unspoilt secluded golden beaches, sailing, bird watching and much more.

Watton combines small-town community charm with easy access to all the bigger city amenities you could ever need.





St Mary's Church,  
Watton



↑ Dereham

**DISTANCES FROM  
WATTON BY CAR**

- Dereham 11 miles
- Thetford 14 miles
- Norwich 22 miles
- King's Lynn 27 miles
- Cromer 38 miles
- Cambridge 48 miles
- Southwold 54 miles
- Chelmsford 85 miles
- London 102 miles



**THE FINCHES**

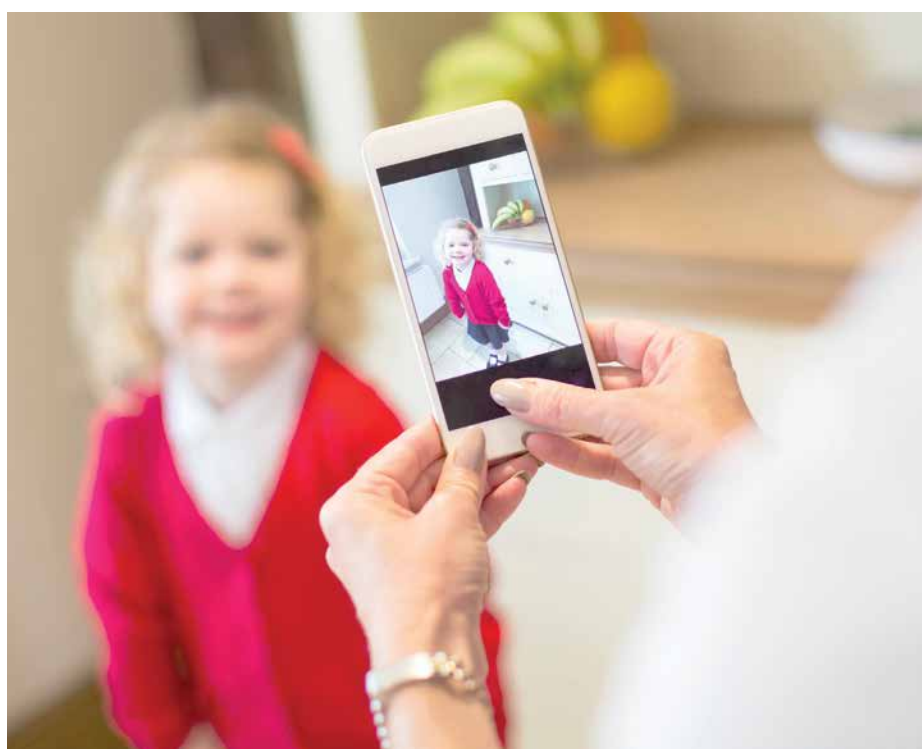
# ENSURING A BRIGHT FUTURE

**We know that proximity to good schools is high on the check list of many home-buyers.**

The schooling in the area offers a variety of options, with Watton Westfield Infant and Nursery School, Wayland Junior Academy and Wayland Academy and a choice of sixth form schools in Norwich, Swaffam, King's Lynn, as well as the highly regarded Wymondham College.

The area also has a good range of registered child-minders, nurseries and childcare options, perfect for working families.

So, whether you are looking to move to the area with your children or hoping to start a family, Watton offers a variety of educational options.







## OUR COMMITMENT TO EXCELLENT QUALITY

Quality control is central to the Alfred Charles approach to construction. Whilst our properties are priced to be affordable, we do not compromise on specification. Built by skilled tradespeople using traditional techniques, your Alfred Charles home will stand the test of time. Backed up with the Premier Guarantee housebuilder's warranty.

As a recipient of a Premier Guarantee Warranty you'll have the benefit of being covered against structural faults or defects which may arise within 10 years of the build completion.

**premier**  
guarantee



# WHAT MAKES ALFRED CHARLES SO GOOD

## AT A GLANCE

### INTERIOR SPECIFICATIONS

- Oak veneered internal doors
- Stainless steel ironmongery
- Choice of fitted hand assembled kitchen with bosch appliances
- Roca Nexo sanitary ware
- Towel radiators to bathroom and ensuite
- Porcelanosa wall and floor tiles to kitchens, bathrooms, WC and ensuite
- UPVC double-glazed low maintenance windows and fascias
- LED down lighters to kitchen and bathrooms
- TV aerial installed
- Thermally efficient construction
- Carpets
- Contemporary skirting and architraves
- Two zone heating controls\*
- White walls and ceilings

### EXTERIOR SPECIFICATIONS

- Patios and paths in textured paving
- Solar Panels
- Outside tap
- Outside lights
- Brick arches
- Stone window sills
- Front and rear garden laid to lawn and patio
- GRP front door
- Door bell





## THE FINER DETAIL

### KITCHENS

Purchasers may choose from a selected range of stylish and practical kitchen units and worktops by a local kitchen manufacturer - Grays Drayton

- LED voltage downlights
- Under unit lighting for optimum effect
- Each kitchen is fitted with Bosch appliances including a double/single oven, gas hob, extractor fan, washing machine, dishwasher and fridge freezer
- Choice of Porcelanosa tiled floor coverings
- Choice of Porcelanosa wall tiling between work tops and wall cupboards
- Pelmet and plinth to kitchen units

### BATHROOMS

Bathrooms, ensuites and cloakrooms feature white sanitary ware from Roca Nexo

- Choice of Porcelanosa ceramic wall tiles available from a selected range
- Thermostatically controlled showers via a fully pressurised system\*
- Taps to bath with matching taps to basin
- Half height tiling around bathrooms, full height tiling around shower, half height tiling to cloakrooms
- Extractor units fitted as standard

### DECORATIVE FINISHES

- All internal walls to be finished in white
- Ceilings are smooth finished in white
- Contemporary architraves and skirtings are fitted throughout
- All woodwork is painted in white satin for durability
- Oak doors are fitted with chrome furniture

### LIGHTING & ELECTRICS

- Sockets and switches in white throughout
- LED down lighters feature in the kitchen
- Shave points to ensuites and bathrooms
- Each home has external lighting to the front and rear
- Front door bell

### CONSTRUCTION

10 year guarantee with 2 years maintenance by Alfred Charles Homes

When considering your Alfred Charles home we strongly recommend that you compare our specification to that of other developers.

*\*Applies to houses only*



# THE HUMPHRIES

## Three bedroom home

Plots 1, 2, 3

The Humphries is a spacious three bedroom home, perfect for young families or downsizers. On the ground floor the large entrance hall leads through into both the kitchen and open plan living/dining area. On the first floor there are two good sized bedrooms and a well-appointed bathroom. The substantial master bedroom is situated on the second floor and is completed by an en-suite.



Three bedrooms



One bathroom



Two toilets

## GROUND FLOOR



## GROUND FLOOR

**Kitchen**  
4.3m x 2.2m (9.3m<sup>2</sup>)

**Dining Area**  
3.1m x 2.1m (8.4m<sup>2</sup>)

**Lounge Area**  
3.1m x 2.1m (8.4m<sup>2</sup>)

## FIRST FLOOR



## FIRST FLOOR

**Bedroom 2**  
3.8m x 3.3m, (12.5m<sup>2</sup>)

**Bedroom 3**  
3.5m x 2.9m (10.1m<sup>2</sup>)

## SECOND FLOOR



## SECOND FLOOR

**Bedroom 1**  
3.9m x 3.3m (13.4m<sup>2</sup>)



# THE DUNHILL

## Three bedroom home

Plots 22, 23, 24, 25

The Dunhill is a lovely three bedroom home spaciouly laid out over three floors. On the ground floor the entrance hall leads directly through into the living/dining area, with the kitchen accessible off the entrance hall. The first floor houses bedrooms two and three and a good sized family bathroom. Up the stairs onto the second floor is an extremely spacious master bedroom and en-suite.



Three bedrooms



One bathroom



Two toilets

## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



### GROUND FLOOR

<b>Kitchen</b>	2.2m x 3.4m (7.4m <sup>2</sup> )
<b>Living/Dining</b>	4.2m x 4.5m (16.2m <sup>2</sup> )

### FIRST FLOOR

<b>Bedroom 2</b>	4.2m x 3.0m (12.8m <sup>2</sup> )
<b>Bedroom 3</b>	2.2m x 2.8m (6.1m <sup>2</sup> )

### SECOND FLOOR

<b>Bedroom 1</b>	3.3m x 4.8m (14.7m <sup>2</sup> )
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# THE WILSON

## Three bedroom home

Plots 26, 27, 28, 29, 30, 31

The Wilson is a generous three bedroom home, spread across three floors complete with a single garage to the side. The entrance hall offers easy access to the well-appointed kitchen, and leads through into the living/dining area with access to the rear. On the first floor there are two bedrooms and a lovely family bathroom. Whilst the second floor enjoys a very spacious master bedroom, walk-in-wardrobe and en-suite.



Three bedrooms



One bathroom



Two toilets



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



### GROUND FLOOR

**Kitchen** 2.2m x 3.4m (7.4m<sup>2</sup>)

**Living/Dining** 4.2m x 4.5m (16.2m<sup>2</sup>)

### FIRST FLOOR

**Bedroom 2** 4.2m x 3.0m (12.8m<sup>2</sup>)

**Bedroom 3** 2.2m x 2.8m (6.1m<sup>2</sup>)

### SECOND FLOOR

**Bedroom 1** 3.3m x 4.0m (13.2m<sup>2</sup>)



# THE MUTTOCK

## Three bedroom home

### Plot 18

The Muttock is a spacious three bedroom home, spread over three floors. On the ground floor the entrance hall leads directly through into the living/dining area, which enjoy access to the rear of the property. To the left of the entrance hall is the well-appointed kitchen. On the first floor are two bedrooms and a spacious family bathroom. The second floor is home to the master bedroom which covers the entire floor, with an en-suite also on the same level.



Three bedrooms



One bathroom



Two toilets

## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



## GROUND FLOOR

**Kitchen** 3.3m x 5.1m (16.7m<sup>2</sup>)

**Living/Dining** 3.3m x 5.1m (16.7m<sup>2</sup>)

## FIRST FLOOR

**Bedroom 2** 4.2m x 3.0m (12.4m<sup>2</sup>)

**Bedroom 3** 2.3m x 3.3m (7.4m<sup>2</sup>)

## SECOND FLOOR

**Bedroom 1** 3.2m x 5.0m (14.1m<sup>2</sup>)



# THE HALE

## Two bedroom home (plus general room)

Plots 4, 15, 19, 20

The Hale is a good size two bedroom home on one level, with the option of using the general room as a third bedroom if required. The entrance hall leads through to a spacious kitchen/dining area, with two spacious bedrooms and a general room also accessible via the entrance hall.



**Two bedrooms & a general room**



**One bathroom**



**Kitchen/Dining** 4m x 3.4m (13.6m<sup>2</sup>)

**Living Room** 3.8m x 3.4m (12.9m<sup>2</sup>)

**Bedroom 1** 2.8m x 4.2m (11.7m<sup>2</sup>)

**Bedroom 2** 3m x 3.9m (11.7m<sup>2</sup>)

**General Room** 2.3m x 3m (6.9m<sup>2</sup>)

# THE MARTIN

## One bedroom home (plus general room)

Plots 6, 17

The Martin is a spacious one bedroom home with a spacious general room which could be used as a second bedroom. The large living/ kitchen/dining area is a fantastic open space to enjoy and the master bedroom is spaciouly proportioned.

<b>Living/Kitchen/Dining</b>	3.4m x 5.2m (17.6m <sup>2</sup> )
<b>Bedroom 1</b>	4.1m x 4m (16.4m <sup>2</sup> )
<b>General Room</b>	3.4m x 3.4m (11.5m <sup>2</sup> )



One bedroom & a general room



One bathroom



# THE MARDLE

## One bedroom home (plus general room)

Plots 7, 8, 9, 11, 13, 14

The Mardle is a lovely one bedroom home with a spacious general room which could be used as a second bedroom. The entrance hall leads into an open plan living area through to a kitchen/dining area.



One bedroom & a general room



One bathroom



<b>Kitchen/Dining</b>	2.6m x 5.4m (14m <sup>2</sup> )
<b>Living Area</b>	3.6m x 3.6m (12.9m <sup>2</sup> )
<b>Bedroom 1</b>	4.1m x 3m (12.3m <sup>2</sup> )
<b>General Room</b>	3.1m x 3m (9.3m <sup>2</sup> )

# THE TOWNSHEND

## One bedroom home (plus general room)

Plots 10, 12

The Townshend is an excellent one bedroom home with a spacious general room which could be used as a second bedroom. The entrance hall leads into the open plan living area and kitchen/dining space, with the good sized family bathroom also accessible via the entrance hall.

**Kitchen/Dining** 2.6m x 5.4m (14m<sup>2</sup>)

**Living Area** 4.8m x 3.6m (17.2m<sup>2</sup>)

**Bedroom 1** 4.1m x 3m (12.3m<sup>2</sup>)

**General Room** 3.1m x 3m (9.3m<sup>2</sup>)



One bedroom &  
a general room



One bathroom



# THE SIBLEY

## Two bedroom home (plus general room)

Plots 5, 16

The Sibley is a spacious two bedroom home on one level with a spacious general room which could be used as a third bedroom. The entrance hall leads directly through to the open plan kitchen/dining area, which follows round to the living space. The two excellently sized bedrooms also sit off of the entrance hall, as does the general room.

**Kitchen** 3.4m x 3.6m (12.2m<sup>2</sup>)

**Living Room** 4.2m x 5.2m (21.8m<sup>2</sup>)

**Bedroom 1** 4.2m x 3.4m (14.2m<sup>2</sup>)

**Bedroom 2** 3.9m x 3m (11.7m<sup>2</sup>)

**General Room** 2.3m x 3m (6.9m<sup>2</sup>)



Two bedrooms &  
a general room



One bathroom





# THE FUTTER

## Two bedroom home (plus general room)

Plot 21

The Futter is a lovely two bedroom home with a spacious general room which could be used as a third bedroom. The entrance hall is in the centre of the home with the open plan kitchen/dining and living room off to the left, and the spacious master bedroom to the right.



Two bedrooms & a general room



One bathroom



<b>Kitchen/Dining</b>	2.7m x 4.2m (11.3m <sup>2</sup> )
<b>Living Room</b>	3.5m x 5.1m (17.8m <sup>2</sup> )
<b>Bedroom 1</b>	3.9m x 3m (11.7m <sup>2</sup> )
<b>Bedroom 2</b>	3.6m x 2.8m (10m <sup>2</sup> )
<b>General Room</b>	3m x 2.3m (6.9m <sup>2</sup> )



# THE FINCHES

— WATTON —







# SITE PLAN

- THE HUMPHRIES**  
Plots 1, 2, 3
- THE DUNHILL**  
Plots 22, 23, 24, 25
- THE WILSON**  
Plots 26, 27, 28, 29, 30, 31
- THE MUTTOCK**  
Plot 18
- THE HALE**  
Plots 4, 15, 19, 20
- THE MARTIN**  
Plots 6, 17
- THE MARDLE**  
Plots 7, 8, 9, 11, 13, 14
- THE TOWNSHEND**  
Plots 10, 12
- THE SIBLEY**  
Plots 5, 16
- THE FUTTER**  
Plot 21



Please note this is an indicative plan and may be subject to change.

# HOW DO OUR HOMES SIZE UP?

	Kitchen	Dining Room	Living Room	Bedroom 1	Bedroom 2	Bedroom 3	Total Sqm	Total Sqft
<b>THE HUMPHRIES</b>	9.3m <sup>2</sup>	8.4m <sup>2</sup>	8.4m <sup>2</sup>	13.4m <sup>2</sup>	12.5m <sup>2</sup>	10.1m <sup>2</sup>	<b>106.8m<sup>2</sup></b>	<b>1149ft<sup>2</sup></b>
<b>THE DUNHILL</b>	7.4m <sup>2</sup>	16.2m <sup>2</sup>		14.7m <sup>2</sup>	12.8m <sup>2</sup>	6.1m <sup>2</sup>	<b>88.4m<sup>2</sup></b>	<b>951ft<sup>2</sup></b>
<b>THE WILSON</b>	7.4m <sup>2</sup>	16.2m <sup>2</sup>		13.2m <sup>2</sup>	12.8m <sup>2</sup>	6.1m <sup>2</sup>	<b>88.4m<sup>2</sup></b>	<b>951ft<sup>2</sup></b>
<b>THE MUTTOCK</b>	16.7m <sup>2</sup>	16.7m <sup>2</sup>		14.1m <sup>2</sup>	12.4m <sup>2</sup>	7.4m <sup>2</sup>	<b>67.3m<sup>2</sup></b>	<b>724m<sup>2</sup></b>

	Kitchen	Dining Room	Living Room	Bedroom 1	Bedroom 2	General Room	Total Sqm	Total Sqft
<b>THE HALE</b>	13.6m <sup>2</sup>		12.9m <sup>2</sup>	11.7m <sup>2</sup>	11.7m <sup>2</sup>	6.9m <sup>2</sup>	<b>69.9m<sup>2</sup></b>	<b>752ft<sup>2</sup></b>
<b>THE MARTIN</b>	17.6m <sup>2</sup>			16.4m <sup>2</sup>	11.5m <sup>2</sup>	N/A	<b>57.1m<sup>2</sup></b>	<b>614ft<sup>2</sup></b>
<b>THE MARDLE</b>	14m <sup>2</sup>		12.9m <sup>2</sup>	12.3m <sup>2</sup>	9.3m <sup>2</sup>	N/A	<b>60.0m<sup>2</sup></b>	<b>645ft<sup>2</sup></b>
<b>THE TOWNSHEND</b>	14m <sup>2</sup>		17.2m <sup>2</sup>	12.3m <sup>2</sup>	9.3m <sup>2</sup>	N/A	<b>64.0m<sup>2</sup></b>	<b>688ft<sup>2</sup></b>
<b>THE SIBLEY</b>	12.2m <sup>2</sup>		21.8m <sup>2</sup>	14.2m <sup>2</sup>	11.7m <sup>2</sup>	6.9m <sup>2</sup>	<b>82.0m<sup>2</sup></b>	<b>882ft<sup>2</sup></b>
<b>THE FUTTER</b>	11.3m <sup>2</sup>		17.8m <sup>2</sup>	11.7m <sup>2</sup>	10m <sup>2</sup>	6.9m <sup>2</sup>	<b>70.0m<sup>2</sup></b>	<b>753ft<sup>2</sup></b>

# START YOUR NEW HOME JOURNEY WITH ALFRED CHARLES TODAY

## The Finches, Watton

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E enquiries@alfredcharleshomes.co.uk

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[alfredcharleshomes.co.uk](http://alfredcharleshomes.co.uk)



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Sales office & show home open Fri – Mon, 10am – 4pm



## HELP TO BUY

Available to both first time buyers and existing home owners alike, Help to Buy means you could buy a new home with a low 5% deposit.

If you're a first time buyer with Help to Buy you'll need to save just 5% deposit to get a mortgage, so you could purchase your first home sooner than you thought.

If you're an existing homeowner, you can use Help to Buy to trade up to a bigger property - even if you have limited equity in your current home, because you only need 5% deposit to move.







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