



# Three Squirrels

EAST HARLING

Abel  
Homes



Contemporary, A-rated energy efficient, spacious homes designed for modern living  
2, 3, 4 and 5 bedroom new homes in East Harling



# A warm welcome

**At Abel Homes we work hard to maintain our reputation for building contemporary, award-winning homes to a high specification and outstanding quality. Every home is carefully planned by our architects for practical living, low energy consumption and low maintenance.**

We are an independent, family-owned, Norfolk business that cares for our customers by providing a personalised service with options to tailor your home to your needs. We pride ourselves on our flexibility to include your personal choices wherever possible.

Our Customer Charter goes further, illustrating our commitment to you, and how we'll help you with every step – before, during and after your purchase.

We also care for the environment where we live and work, enhancing our surroundings and bringing new life to neighbourhoods. Our architects are selected on local knowledge and experience, and our Good Neighbour Charter ensures we minimise disruption to the local area while we create new communities. We go to great lengths to be considerate to everyone and everywhere we work.

Thank you for taking an interest in Three Squirrels in East Harling. We invite you to browse our brochure and will be delighted to answer any questions you may have.

Better still, why not book a visit to view our showhome?  
You'll be most welcome at Three Squirrels.



**Tony Abel** Chairman, Abel Homes



## **The Abel Homes Board of Directors**

Tony Abel  
Maggie Abel  
Paul LeGrice  
Chris Abel



# Set in the beautiful Breckland countryside

## Location

East Harling is an attractive, thriving Norfolk village, benefitting from easy access to the A11, which runs through the heart of Norfolk and provides an excellent road link to both Norwich and Cambridge. This popular village is situated towards the southernmost extremity of Norfolk and close to the beautiful Thetford Forest, Brettenham Heath National Nature Reserve and just a few miles from the start of the historic Peddars Way trail.

East Harling is an exceptionally well-served village and is home to a Doctors Surgery, Fire Station, eateries, a small supermarket, Post Office, a range of shops, as well as a Primary School and Nursery. A fine attribute of the village is their 7-acre Recreation Ground. This is home to East Harling Sports & Social Club, which forms a major part of the local community, and comprises club house, changing rooms, grass playing areas, football pitch, two tarmac tennis courts alongside a basketball and netball court and is home to the local cricket club, bowls club and athletic club. It provides the perfect space for village social events, meetings and family gatherings.

The beautiful parish church is dedicated to St. Peter and St. Paul. The great east window, with its 15th Century glass, includes a red squirrel. Can you spot this?

Cambridge can be reached within an hour by car and Norwich is approximately a 30-minute drive away. Within 10 miles of the village, Thetford, Diss and Attleborough mainline train stations can be found. A useful bus services runs to neighbouring local Market Towns and to Norwich.





## Three Squirrels

EAST HARLING

### Travel by road:

Norwich 23 miles / 45 mins

Wymondham 14 miles / 27 mins

Attleborough 8 miles / 15 mins

Thetford 10 miles / 16 mins

Bury St Edmunds 21 miles / 35 mins

Southwold 41 miles / 1 hr 12 mins

Ipswich 37 miles / 1 hr

Cambridge 44 miles / 59 mins

Cromer 48 miles / 1 hr 20 mins





Designed with modern  
living in mind



**Three Squirrels offers 85 superb new homes, with the quality, choice and generous plot sizes you would expect from Abel Homes.**

Every home at Three Squirrels has been designed for modern family living, with fibre broadband, triple glazing, electric car charging points and your own photovoltaic system fitted to every home. Contemporary bathroom suites and kitchen units complete our high specification finish.

All this and the peace of mind that your new home has been thoughtfully designed by local architects and built by one of Norfolk's leading house builders.





# Quality in every detail

**We are proud to provide a friendly, reliable and first class customer service.**

Our homes are built and finished to a very high standard, each benefitting from stunning design, energy efficiency and low maintenance. Our specification will make you feel comfortable from the day you move in. You'll know you've made the right move.



## Key features as standard

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### A-Rated Energy Efficiency

Our properties are EPC A-Rated, the most energy efficient band, giving you peace of mind that your new home will help ensure you have low energy bills.



### Fitted Appliances

As well as your choice of kitchen units, worktops and handles, all our kitchens are equipped with integrated Bosch appliances.



### Solar PV to Every Home

Buyers will own their Photovoltaic (PV) system, enjoying the free and clean energy generated.



### Off-street Parking / Garaging

Each home has off-street parking for two vehicles. All private homes also come with garaging, and are accessed by remote-operated electric doors.



### Floor Coverings Throughout

We like to think of this as 'Ready for Living' – all rooms fitted with quality floor coverings.



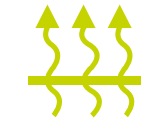
### Fibre to Your Home

Every home is equipped with BT fibre broadband to the premises.



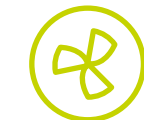
### Triple-glazed Windows

High performance, premium quality, triple glazing. Helping to increase energy efficiency whilst reducing levels of noise.



### Underfloor Heating

Fitted to the ground floor of every home. For comfort, convenience and energy efficiency.



### Air Source Heat Pumps

Highly efficient Air Source Heat Pump with split zoned temperature setting.



### Electric Car Charging Points



**Integrated Bosch appliances  
including stainless steel  
electric oven, electric hob,  
dishwasher and fridge freezer**

**Low energy light  
fittings including  
under wall units**

*\*Please remember that choices on kitchens,  
flooring and other finishes are only available up  
to certain points in construction. The earlier you  
reserve, the more choice you will have.*

**Choice of kitchen units,  
worktops and handles  
from our extensive range\*  
(with 'soft close' doors)**

**Floor coverings  
included in all homes,  
with underfloor heating  
to the ground floor**



Chrome heated  
towel rails  
to bathrooms  
and en suites

Choice of  
Protek flooring\*

Choice of ceramic and porcelain  
wall tiles for specified areas to  
bathrooms and en suites from  
our selected range

Roca sanitaryware,  
chrome-finish taps,  
and shower fittings

# Specification



## **A-Rated for energy efficiency – the most energy efficient band.**

Energy Performance Certificate – A-Rating. Our new homes at Three Squirrels have an EPC 'A' Rating, the most energy efficient band, so you have peace of mind that your new home will help you to achieve low energy bills.

An Energy Performance Certificate (EPC) shows the current and potential energy rating of a property, known as a 'SAP' rating. 'SAP' stands for Standard Assessment Procedure and is the Government's recommended system for producing a home energy rating.



A bespoke solar PV system is installed on every home. The system consists of monocrystalline black panels and highly efficient inverters. Buyers will own their PV system and enjoy the free electricity it will generate.



All properties are fitted with an electric vehicle charging point.



- ✓ Choice of kitchen units, worktops and handles from our extensive range\* (with 'soft close' doors)
- ✓ Stainless steel Bosch electric oven
- ✓ Bosch electric hob and integrated extractor hood
- ✓ Fully integrated Bosch fridge/freezer
- ✓ Fully integrated Bosch dishwasher
- ✓ Choice of ceramic and porcelain floor tiles from our selected range
- ✓ Choice of wall tiles from our selected range or upstand to match the worktop
- ✓ Space and plumbing provided for washing machine
- ✓ Low energy lighting fitted, including under-kitchen wall units
- ✓ Waste recycling bins (where possible)



- ✓ White 'Roca' sanitaryware
- ✓ Chrome-finish taps and shower fittings
- ✓ 'Merlyn' shower enclosure
- ✓ Choice of ceramic and porcelain wall tiles for specified areas to bathrooms and en suites from our selected range
- ✓ Hand held shower attachment to bath
- ✓ Thermostatically controlled showers
- ✓ Chrome heated towel rails to bathrooms and en suites
- ✓ Choice of Protek flooring\*

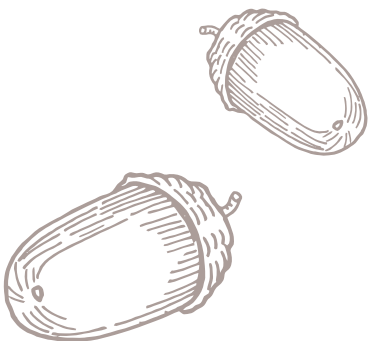


\*Please remember that choices on kitchens, flooring and other finishes are only available up to certain points in construction. The earlier you reserve, the more choice you will have.



## CONSTRUCTION

- ✓ Triple-glazed windows as standard
- ✓ High-performance 150mm cavity wall construction
- ✓ Highly insulated ground floors with 230mm insulation and lofts with 400mm of insulation providing comfort and excellent energy efficiency
- ✓ Sustainably sourced cedar cladding and through coloured white render (on certain plots)
- ✓ Magestic galvanised steel guttering and downpipes to all plots



## ELECTRICAL

- ✓ Generous number of sockets with flexibility on location, subject to build stage
- ✓ Power socket with integrated USB port fitted to each bedroom and in the kitchen
- ✓ Audio visual faceplate in the lounge (including CAT 6 connection point)
- ✓ Low energy LED light fittings to kitchen, bathrooms, W.C and en suites
- ✓ Intruder alarm security system
- ✓ Mains smoke and heat detectors with battery backup
- ✓ Engraved kitchen appliance switches
- ✓ TV aerial within the loft space with booster
- ✓ Wiring to take advantage of Sky TV (if signal available, equipment not included) in the lounge
- ✓ High speed broadband via 'Fibre to the Premises'
- ✓ CAT 6 connection points to studies or home offices



## INTERNAL DECORATION & FINISHES

- ✓ Floor covering throughout. Protek flooring\* to bathrooms and en-suites, tiled floor to the kitchen and W.C. with choice of carpet in all other rooms.
- ✓ All rooms decorated in a neutral matt emulsion
- ✓ Square profile skirting and architraves painted in white satin
- ✓ Painted flush fire-grade doors
- ✓ Brushed chrome ironmongery



## HEATING SYSTEM

- ✓ Air source heat pump powered central heating
- ✓ Immersion heater
- ✓ Zoned underfloor heating to ground floor
- ✓ Myson select compact radiators to the first floor.
- ✓ Touch screen programmable room thermostats



## EXTERNAL

- ✓ Composite front doors that combine high thermal insulation with minimal maintenance, fitted with multi-locking points
- ✓ Landscaping of front gardens, including shrubs and planting
- ✓ Willow hurdle panelling to 'roadside' boundaries
- ✓ External Passive Infrared Sensor (PIR) lighting to the front and rear
- ✓ Electric supply and internal light to all garages
- ✓ Automatic electric garage doors with remote control
- ✓ Outside tap
- ✓ MEFA Numbered post box
- ✓ Front door bell
- ✓ Habitat creation and enhancement measures, including integrated bird/bat boxes on selected plots



# Our lasting commitment to you

**Our comprehensive Customer Charter sets out our commitment to provide you with excellent service and clear information at every step of your purchase – even after you have moved in.**

During the purchase and construction phases we are on hand to clarify choices and options, making sure you have access to a personalised service with diligent, caring employees to advise you.

Our homes are covered by a NHBC warranty for ten years and we will undertake certain remedial works for the first two years as defined by the NHBC guidelines.



# Raising our standards

**At Abel Homes we pride ourselves in offering excellent customer service throughout the home buying process and, ultimately, a superb home at the end of this journey.**

We are proud that several members of the same family may live on an Abel development, or indeed, we find customers living in their second or third Abel home. Our 'Recommend a friend' scheme has proved very popular, as our customers love their homes and cannot wait to recommend us to their friends and family. As a result, we have given away thousands of pounds to happy customers who have recommended a friend or family member, who has then bought one of our properties. You too could take advantage of this scheme.

We are not the only ones who feel that Abel Homes offer a superior buying service and build quality. Our testimonials speak for themselves and the awards our Site Managers have won from the NHBC (National House Building Council) recognise the high standards we are so proud to achieve.

The NHBC are the UK's leading warranty and insurance provider for UK house-building for new homes. Their stated purpose is to give homeowners confidence in the quality of new homes.

*"The NHBC awards reflect exceptional performance on site, which is the backbone of our philosophy as a local house builder. It is a reflection of the efforts we put into all of our developments to ensure that we are producing the very highest quality new homes in Norfolk.*

*The NHBC awards are given following a 'Michelin Guide' style inspection by an NHBC inspector, who assesses site managers against 38 strict criteria, including workmanship, excellent leadership skills, technical expertise, the ability to turn the designer's intentions into reality, good health and safety standards and a commitment to raising standards."*

**Tony Abel**  
Chairman, Abel Homes



## Our champions

### **Tim Walsingham**

- 2022** Pride in Job, Seal of Excellence and Eastern Regional Winner (Pictured above) – Swans Nest, Swaffham
- 2021** Pride in Job, Seal of Excellence and Eastern Regional Winner (Pictured above) – Swans Nest, Swaffham
- 2020** Pride in Job, Seal of Excellence and Eastern Regional Winner – Swans Nest, Swaffham
- 2019** Pride in Job, Seal of Excellence and Eastern Regional Winner – Swans Nest, Swaffham
- 2018** Pride in Job and a Seal of Excellence – Swans Nest, Swaffham
- 2017** Pride in Job – Swans Nest, Swaffham
- 2009** Pride in Job and a Seal of Excellence – Gardeners Green, Hingham

### **Danny Pinner**

- 2022** Pride in Job – Taursham Park, Taverham
- 2021** Pride in Job – Taursham Park, Taverham
- 2019** Pride in Job – Walnut Tree Fields, Mattishall
- 2018** Pride in Job – Walnut Tree Fields, Mattishall
- 2012** Pride in Job – Hus46, Watton

“

So happy we found Abel Homes, we hadn't even considered a new build. Would happily recommend to anyone.

”

“

The overall quality of the build is fantastic, we have a beautiful kitchen and the quality of the bathrooms is great too! We feel privileged to have been able to buy an Abel Home.

”

“

Having just moved into our new build home from Abel Homes we can honestly say what a great experience we have received from start to finish.

”

“

We are thrilled with our new home, great energy efficient, contemporary houses.

”

## Our satisfied customers...

“

Our whole experience buying from Abel Homes has been fantastic from start to finish.

”

“

We weren't looking for an energy efficient house but we are very pleased with the air source heating, solar panels and under floor heating.

”

“

Excellent service from reservation through to completion. Standard of finish is high and range of extras included in the purchase price is very good value. All Abel personnel are friendly and professional, I would not hesitate to recommend an Abel Home.

”

“

Just wanted to write I am beyond happy with my new home. I'm a first time buyer and the team could not have been more supportive and helpful.

”





# Building money-saving features into your home!



## All round savings, all year round

The process of creating an award winning house begins at the preliminary design stage and continues through to the construction stage. Throughout these stages the fabric of the building is designed and constructed to a high standard ensuring a sustainable future and making each home 'A' rated for energy efficiency.

- A Solar PV system generates free electricity to use around the home
- Triple glazed windows minimise heat loss
- High levels of insulation to lofts, ground floors and cavity walls helps keep your new build home snug
- Low energy light fittings are always a bright idea
- While an air source heat pump keeps your home warm in the winter
- Even the letterbox in an Abel Home is external to minimise heat loss

From solar panels to triple glazing, increased insulation to low energy lighting, our new build homes are working night and day to save you money on your energy bills and help protect our planet for future generations.

**Reduce your bills and your impact on the environment.**

Abel  
to save on your energy bills

 + 
  + 
  + 
  = 
 

Solar PV to every home + Triple-glazed windows + Highly insulated ground floors and lofts + A-Rated energy efficiency = Up to £2,600 cheaper to run\*

# Sovereign

## Plots 1, 19, 20 & 64

-  5 Bedrooms
-  3 Bathrooms
-  4 Toilets
-  Double garage

The Sovereign is a fine home that provides spacious accommodation. It affords a light and airy feel, providing generous and well-proportioned rooms. The generous hallway gives access to the main areas of the home. The substantial kitchen dining room provides a wonderful daily living space, along with being a fabulous entertaining area. The useful utility can be found off from this. The lounge and study are both well proportioned, with the ground floor family room / 5th bedroom benefitting from a spacious shower room.

The master suite on the first-floor benefits from a large bedroom, dressing area and luxurious bathroom with independent shower. The three further bedrooms are served by the family bathroom. These homes are situated in generous plots and come with a double garage and off-road parking.

**Total Floor Area:** 191.7m<sup>2</sup> / 2063.4ft<sup>2</sup>



### Ground Floor

#### Kitchen / Breakfast Area

4.3m x 4.0m (14'3 x 13'5)

#### Dining Area

3.2m x 4.0m (10'6 x 13'5)

#### Utility Room

2.3m x 2.1m (7'8 x 7'2)

#### Lounge

4.9m x 4.0m (16'1 x 13'5)

#### Study

3.2m x 2.1m (10'7 x 7'2)

#### Family Room / Bedroom 5

3.6m x 3.1m (12'0 x 10'3)

### First Floor

#### Bedroom 1

5.0m max x 3.0m (16'5 max x 9'10)

#### Dressing Room

1.7m x 2.0m (5'7 x 6'8)

#### Bedroom 2

3.1m x 5.0m max (10'4 x 16'5 max)

#### Bedroom 3

3.1m x 3.9m max (10'5 x 12'10 max)

#### Bedroom 4

3.3m x 3.8m max (10'10 x 12'8 max)












# Columbus

## Plots 4, 9, 60 & 65

-  4 Bedrooms
-  3 Bathrooms
-  4 Toilets
-  Utility Room
-  Double Garage

The Columbus, the largest of our four-bedroom homes, is a spacious detached property benefitting from a double garage, ample parking and large gardens.

The ground floor comprises entrance hall, comfortable living room, study, cloakroom and the heart of the home; the open plan family / kitchen / dining room. This generous space gives access to the rear garden. The useful utility is situated off the kitchen.

Upstairs features four double bedrooms – The master bedroom and bedroom 2 both benefit from en suite shower rooms, whilst the remaining two double bedrooms share the family bathroom.

**Total Floor Area:** 167.1m<sup>2</sup> / 1798.6ft<sup>2</sup>



## Ground Floor

**Kitchen / Breakfast Area**  
6.4 x 3.9 max (21'0 x 12'10 max)

**Dining Area**  
4.3m x 3.8m (14'2 x 12'7)

**Utility Room**  
2.2m x 1.7m (7'5 x 5'7)

**Lounge**  
4.7m x 4.6m (15'6 x 15'4)

**Study**  
3.2m x 2.0m (10'6 x 6'6)



## First Floor

**Bedroom 1**  
4.7m max x 4.6m max  
(15'6 max x 15'2 max)

**Bedroom 2**  
4.3m max x 3.5m max  
(14'1 max x 11'8 max)

**Bedroom 3**  
4.5m x 3.1m max (14'10 x 10'4 max)






**Bedroom 4**  
3.3m x 3.0m (11'0 x 10'1)





# Liberty

## Plots 5, 6 & 21

-  4 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Utility Room
-  Double Garage

The Liberty provides contemporary and spacious accommodation with modern day living in mind. It comprises entrance hall, generous kitchen dining room, utility, cloakroom, living room and separate family room.

Upstairs benefits from a master bedroom with en-suite shower room and three further double bedrooms; these rooms being served by a well-appointed family bathroom.

These properties afford double garaging and generous south and westerly facing plots.

**Total Floor Area:** 163m<sup>2</sup> / 1754.5ft<sup>2</sup>



## Ground Floor

### Kitchen

4.5m x 3.7m (15'0 x 12'2)

### Dining Room

3.6m x 5.1m (11'10 x 16'11)

### Living Room

6.9m x 3.2m (22'9 x 10'8)

### Family Room

3.6m x 3.2m (11'9 x 10'8)

### Utility

2.4m x 1.9m (8'1 x 6'5)

## First Floor

### Bedroom 1

3.9m x 3.5m (12'9 x 11'7)

### Bedroom 2

4.2m max / 3.2m (14'0 max x 10'8)

### Bedroom 3

3.8m x 3.0m (12'9 x 9'10)

### Bedroom 4






3.2m x 3.1m max (10'10 x 10'5 max)





# Admiral

## Plots 22

-  4 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Utility Room
-  Double Garage

A spacious, open plan, four-bedroom detached home with double garage.

The entrance hall, with a useful generous storage cupboard, leads through to the large open plan living room and dining area and through to the kitchen/ breakfast room. The kitchen affords a feature central island and a separate utility room. The cloakroom completes the ground floor accommodation.

Upstairs, the main bedroom benefits from an en suite shower room and separate dressing / wardrobe area. There are three further double bedrooms and a well-appointed family bathroom.

**Total Floor Area:** 161m<sup>2</sup> / 1733ft<sup>2</sup>



## Ground Floor

### Kitchen

4.1m x 4.1m (13'6 x 13'6)

### Utility

2.4m x 2.0m (7'10 x 6'7)

### Dining Area

4.0m x 4.1m (13'6 x 13'4)

### Lounge

6.3m x 4.2m (20'8 x 13'10)



## First Floor

### Bedroom 1

5.5m max x 3.1m (18'1 max x 10'4)

### Dressing Room

2.0m x 1.4m (6'10 x 4'9)

### Bedroom 2

4.2m x 3.0m (13'10 x 10')

### Bedroom 3

4.9m max x 3.1m (16'1 max x 10'4)

### Bedroom 4

3.6m max x 3.0m (12'1 max x 10')







# Herkules

## Plots 17, 18, 26 & 40

-  4 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Double garage

The Herkules, a contemporary home, designed with modern-day living in mind, providing spacious and versatile accommodation.

To the front of the house is the generous study, with the spacious kitchen dining room, and discreet utility area to the rear. A roomy lounge, entrance hall and cloakroom completes this excellent ground floor accommodation.

On the first floor the master bedroom benefits from an en-suite shower room, with the three further generous bedrooms being served by the family bathroom, which includes a stand alone shower. A double garage and off-road parking completes the attributes of this fine home.

**Total Floor Area:** 137.9m<sup>2</sup> / 1484.3ft<sup>2</sup>



## Ground Floor

### Kitchen / Diner

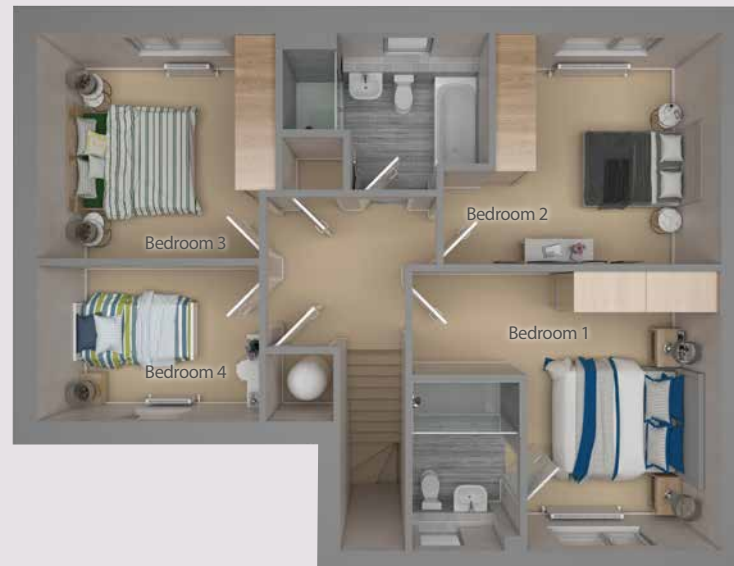
5.1m max x 5.6  
(16'10 max x 18'6)

### Lounge

4.3m x 5.7m  
(14'3 x 18'10)

### Study

2.4 x 2.3m  
(8'1 x 7'9)



## First Floor

### Bedroom 1

4.1m x 4.5m max / 2.8m min  
(13'6 x 15'0 max / 9'5 min)

### Bedroom 2

3.4m x 4.1m max (11'2 x 13'6 max)

### Bedroom 3

3.5m max x 3.3m (11'7 max x 10'11)

### Bedroom 4

3.3m x 2.3m (10'10 x 7'7)



# Greenburg

## Plots 23, 28, 47 & 63

-  4 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Double garage

An attractive detached four-bedroom home offering well-proportioned accommodation affording a light and airy feel. The generous entrance hall, with useful storage cupboard, leads to the open plan living/dining room, spacious kitchen with utility area and to the cloakroom.

On the first floor the master bedroom benefits from an en suite shower room, with the further three bedrooms being served by the family bathroom.

The property further benefits from double garaging and generous gardens.

**Total Floor Area:** 124.2m<sup>2</sup> / 1336.8ft<sup>2</sup>



## Ground Floor

### Kitchen

5.0m x 3.6m max  
(16'5 x 12'0 max)

### Lounge / Dining Area

6.6m x 4.9m max / 3.9m min  
(21'9 x 16'0 max / 12'11 min)



## First Floor

### Bedroom 1

3.5m x 3.4m (11'6 x 11'1)

### Bedroom 2

4.0m x 2.6m (13'2 x 8'6)

### Bedroom 3

3.4m x 3.0m (11'1 x 9'11)

### Bedroom 4

2.8m x 3.1m max (9'4 x 10'5 max)












# Horizon

## Plots 2 & 3

-  3 Bedrooms
-  2 Bathrooms
-  2 Toilets
-  Utility Room
-  Double Garage

The Horizon is a three-bedroom chalet-style home, with the master bedroom being situated on the ground floor and two further double bedrooms and family bathroom on the first floor. Both homes benefit from good-sized westerly facing gardens and double garages.

The property comprises entrance hall, which leads through to an open plan kitchen/dining room. This spacious and dual aspect room also benefits from a separate utility room. The bright and airy living room is also accessed from the entrance hall. To the rear of the property is the master bedroom, with double doors to the garden, and a generous shower room.

Upstairs a family bathroom sits between two further double bedrooms, both with velux windows.

**Total Floor Area:** 120.4m<sup>2</sup> / 1296 ft<sup>2</sup>



## Ground Floor

### Kitchen

4.6m x 2.8m (15'2 x 9'3)

### Utility Room

2.4m x 1.8m (8'1 x 6'1)

### Dining Area

3.6m x 3.3m (11'10 x 10'10)

### Lounge

6.4m x 4.0m (21'1 x 13')

### Bedroom 1

4.5m x 2.9m (14'11 x 9'7)



## First Floor

### Bedroom 2

4.0m x 3.9m max (3.2m over 1.5m)  
(13'1 x 12'9 max) (10'6 over 4'11)

### Bedroom 3






3.9m x 3.1m max (3.2m over 1.5m)  
(12'9 x 10'4 max) (10'6 over 4'11)





# Orion

## Plots 11, 12, 42 & 85

-  3 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Utility Room
-  Single Garage

A generous, spacious and versatile detached three-bedroom home benefitting from a single garage and side by side parking.

The hallway leads through to the study / bedroom four, a useful and versatile space, and to the main accommodation. This comprises kitchen dining room, which overlooks the rear garden, a separate utility, the cloakroom and to the spacious, airy living room.

Upstairs, the spacious master bedroom has an en suite shower room and there are two further double bedrooms and a family bathroom.

**Total Floor Area:** 124.5m<sup>2</sup> / 1340ft<sup>2</sup>



## Ground Floor

### Study

3.4m x 2.1m (11'1 x 7'2)

### Kitchen / Dining

5.8m x 3.5m (19'3 x 11'7)

### Utility

1.8m x 2.2m (6'0 x 7'5)

### Living Room

3.4m x 5.9m (11'3 x 19'3)



## First Floor

### Bedroom 1

3.5m x 4.5m max (11'8 x 15'0 max)

### Bedroom 2

3.6m x 3.1m (11'11 x 10'4)

### Bedroom 3

3.6m x 2.6m (11'11 x 8'6)



22

# Opal

## Plot 76

-  3 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Single Garage

The Opal, a detached home, provides spacious and comfortable rooms. It also benefits from a single garage and off-road parking.

The ground floor has a large entrance lobby, linking the generous kitchen breakfast room and through to the open plan living/dining room. To complete the ground floor accommodation is a cloakroom and useful storage cupboard.

Upstairs has a master double bedroom with en suite shower room, two further bedrooms, plus the family bathroom.

**Total Floor Area:** 98.9m<sup>2</sup> / 1064.5ft<sup>2</sup>



## Ground Floor

### Kitchen

4.1m x 3.2m (13'6" x 10'6")

### Lounge / Diner

7.5m x 3.1m (24'9" x 10'5")



## First Floor

### Bedroom 1

3.2m x 3.7m max  
(10'9" x 12'4" max)

### Bedroom 2

3.1m x 2.8m  
(10'4" x 9'4")

### Bedroom 3

3.1m x 2.5m (10'4" x 8'5")





# Goldings

Plots 7, 8, 41, 43, 44, 45, 46 & 66

 3 Bedrooms  2 Bathrooms

 3 Toilets  Single Garage

The Goldings is a well-proportioned detached three-bedroom home, with a single garage.

The central entrance hallway, with cloakroom off, leads to a generous sized living room to one side of the property and the open-plan kitchen/dining room, to the other. The dining area benefits from French doors leading to rear garden.

Upstairs the master bedroom has an en suite shower room and there are two further generous bedrooms and a family bathroom.

**Total Floor Area:** 93.5m<sup>2</sup> / 1006.5ft<sup>2</sup>



## Ground Floor

**Kitchen / Dining**  
5.5m x 3.1m (18'1 x 10'3)

**Lounge**  
5.5m x 3.1m (18'1 x 10'2)



## First Floor

**Bedroom 1**  
4.5m max x 3.1m (14'10 max x 10'2)

**Bedroom 2**  
3.0m x 3.1m max (9'10 x 10'3 max)

**Bedroom 3**  
3.1m x 2.4m (10'3 x 7'11)





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# Atlas

**Plots 15, 16, 38, 39, 58, 59, 79 & 80**

-  3 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Single Garage

The Atlas is one of our newest house designs and provides substantial, modern rooms, yet still retains traditional attributes. The entrance hall leads to the lounge, cloakroom and to the spacious kitchen / dining room, which runs along the rear of the property. French doors provide light to this bright room and provide access to the rear garden.

The first-floor landing leads to the master bedroom and en-suite shower room, along with the two further large bedrooms and to the family bathroom. This property benefits from a single garage and off-road parking.

**Total Floor Area:** 98m<sup>2</sup> / 1055ft<sup>2</sup>



## Ground Floor

### Kitchen / Diner

5.5m x 5.6m max  
(18'3 x 18'6 max)

### Lounge

4.2m x 3.0m  
(13'11 x 10')



## First Floor

### Bedroom 1

4.4m max x 2.7m (14'6 max x 9'10)

### Bedroom 2

3.3m x 3.0m (10'10 x 9'11)

### Bedroom 3

3.3m x 2.8m (10'10 x 9'2)





# Harmony

Plots 13, 14, 61, 62, 81 & 82

 3 Bedrooms  2 Bathrooms

 3 Toilets  Single Garage

A generous semi-detached three bedroom home, which benefits from a single garage and off-road parking.

The ground floor comprises hallway, with useful storage cupboard, which leads through to the cloakroom, to the kitchen and to the open plan living/dining room, with understairs storage.

Upstairs the master bedroom has an en suite shower room and there are two further bedrooms plus a family bathroom.

**Total Floor Area:** 96 m<sup>2</sup> / 1033 ft<sup>2</sup>



**Ground Floor**

### Kitchen

3.5m x 2.7m max  
(11'6 x 8'10 max)

### Lounge/Diner

5.2m max x 5.5m (17'2 max x 18'0)



**First Floor**

### Bedroom 1

4.8m x 2.9m (15'9 x 9'9)

### Bedroom 2

2.9m x 3.1m max (9'9 x 10'3 max)

### Bedroom 3

3.5m x 2.1m (11'8 x 7')





# Perle

Plots 48, 49, 54, 55, 56 & 57

-  2 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Single Garage

The Perle is a generous two-bedroom semi-detached home with single garage and parking.

The hallway, with useful storage cupboard, leads through to the cloakroom, kitchen and to the open plan living/dining room with patio doors to the garden.

Upstairs the master bedroom has an en suite shower room and there is a second generous bedroom, plus a family bathroom.

**Total Floor Area:** 76.6m<sup>2</sup> / 824.5ft<sup>2</sup>



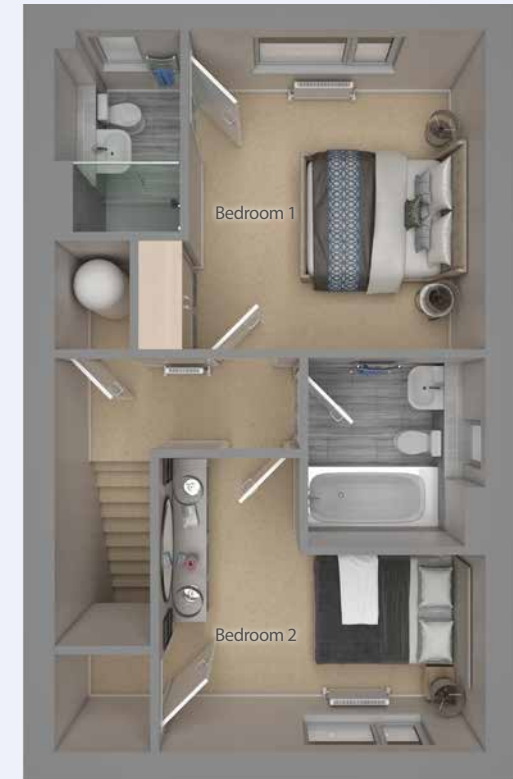
## Ground Floor

### Kitchen

3.9m x 2.3m max  
(12'10 x 7'10 max)

### Lounge/Diner

4.8m x 4.0m (15'8 x 13'1)



## First Floor

### Bedroom 1

3.5m x 3.8m max  
(11'7 x 12'7 max)

### Bedroom 2

3.6m x 3.2m max (11'10 x 10'8 max)





# Equinox

## Plots 74, 75, 77 & 78

-  2 Bedrooms
-  1 Bathroom
-  2 Toilets
-  Single Garage and off-road parking

A spacious semi-detached home with two generous double bedrooms and benefitting from a garage and off-road parking.

The entrance hall, with a useful storage cupboard, leads to the cloakroom, attractive kitchen and to the lounge/dining room.

The first-floor landing gives access to the two large bedrooms which provide spacious, versatile rooms. The bedrooms are served by family bathroom which benefits from a shower over the bath.

**Total Floor Area:** 80m<sup>2</sup> / 861ft<sup>2</sup>



### Ground Floor

#### Kitchen

3.9m x 2.4m max  
(12'9 x 7'11 max)

#### Lounge / Diner

4.7m x 4.4m (15'6 x 14'7)



### First Floor

#### Bedroom 1

4.7m x 3.8m max  
(15'6 x 12'7 max)

#### Bedroom 2

3.5m x 3.1m (11'7 x 10'4)





38

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# Building a reputation for quality

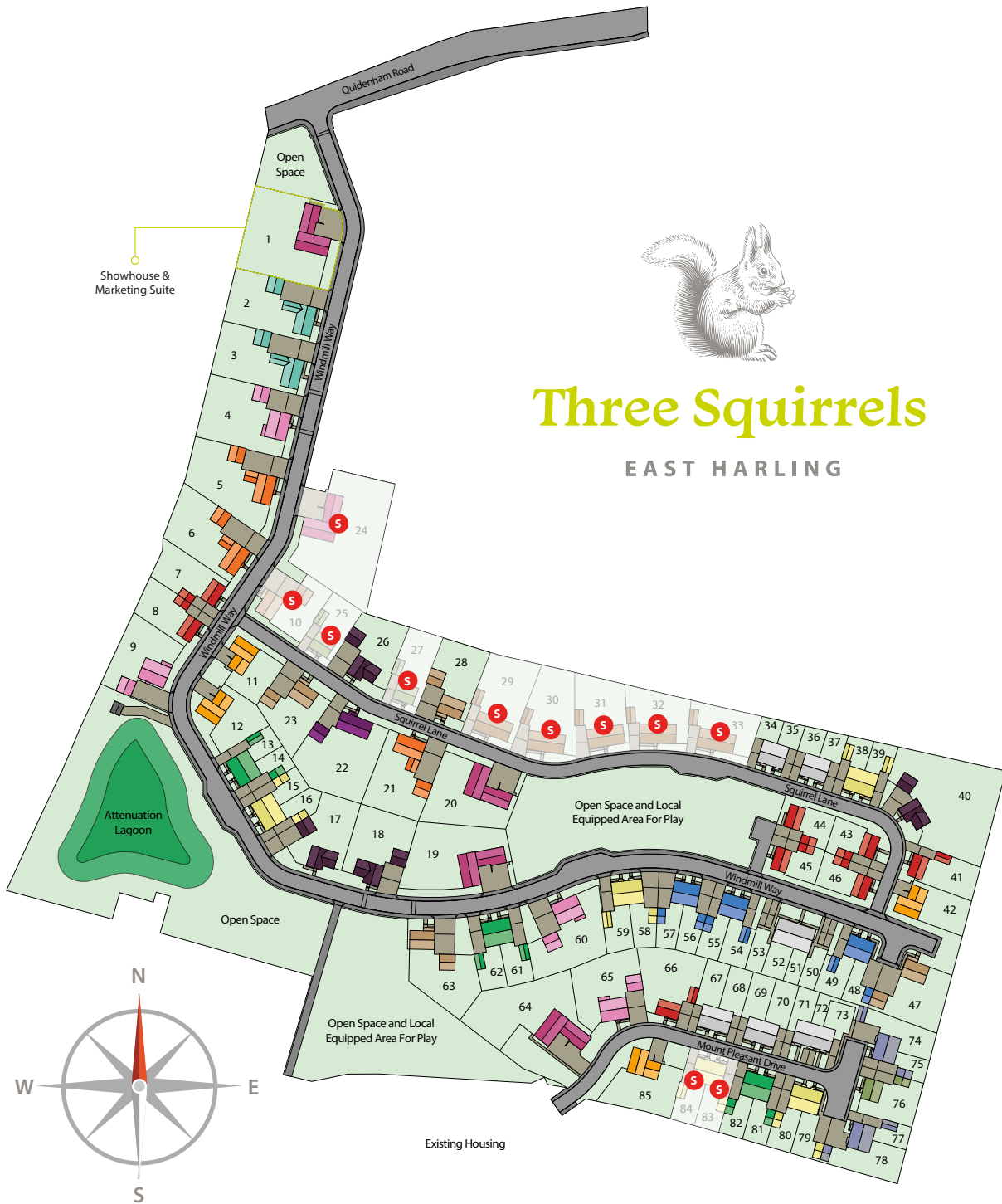
Our previous and current developments across Norfolk and Suffolk



- 1 **The Woodcutters** Great Ellingham
- 2 **The Pastures** Attleborough
- 3 **Southacre** Attleborough
- 4 **St Andrew's Court** Mildenhall
- 5 **Crown House** Thetford
- 6 **Hannant's Piece** Castle Acre
- 7 **Greenfield** Tacolneston
- 8 **Lark's Meadow** Dereham
- 9 **Briar Gardens** Attleborough
- 10 **The Hatchery** Swaffham
- 11 **Gardener's Green** Hingham
- 12 **Hus22** Drayton
- 13 **The Dairy** Old Catton
- 14 **Hus46+** Watton
- 15 **Oak Meadow** Shipdham
- 16 **Swan's Nest** Swaffham
- 17 **The Hops** Hingham
- 18 **The Limes** Little Melton
- 19 **Walnut Tree Fields** Mattishall
- 20 **Hare's Green** Watton Green
- 21 **FIVE** Gressenhall
- 22 **Bluebell Rise** Bawdeswell
- 23 **Taursham Park** Taverham
- 24 **Rokeles Green** Watton
- 25 **Three Squirrels** East Harling







Showhouse & Marketing Suite



### 2 Bedroom

- Equinox**  
Plots 74, 75, 77 & 78
- Perle**  
Plots 48, 49, 54, 55, 56 & 57

### 3 Bedroom

- Harmony**  
Plots 13, 14, 61, 62, 81 & 82
- Atlas**  
Plots 15, 16, 38, 39, 58, 59, 79 & 80
- Goldings**  
Plots 7, 8, 41, 43, 44, 45, 46 & 66
- Opal**  
Plot 76
- Orion**  
Plots 11, 12, 42 & 85
- Horizon**  
Plots 2 & 3

### 4 Bedroom

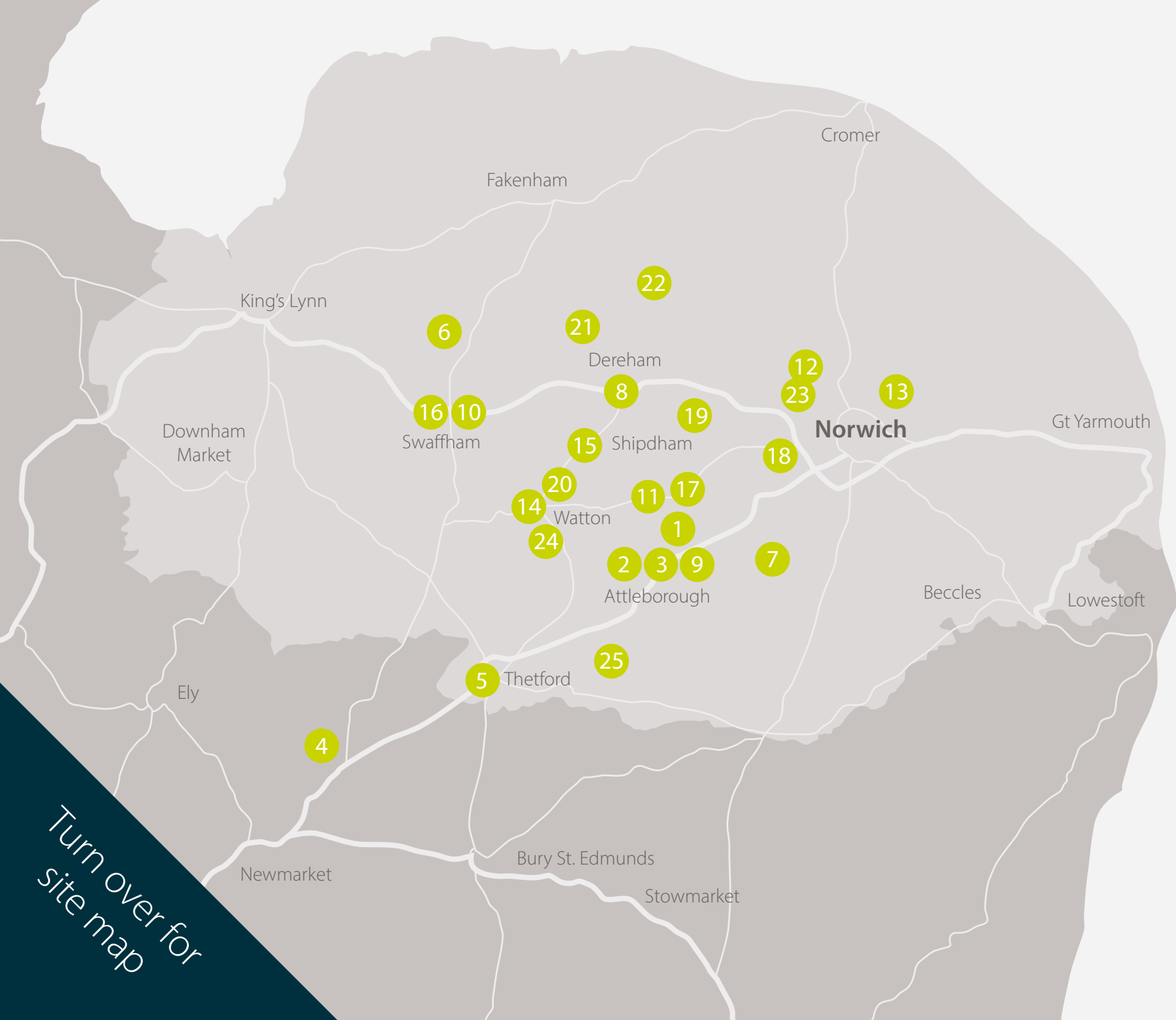
- Greenburg**  
Plots 23, 28, 47 & 63
- Herkules**  
Plots 17, 18, 26 & 40
- Admiral**  
Plot 22

- Liberty**  
Plots 5, 6 & 21
- Columbus**  
Plots 4, 9, 60 & 65

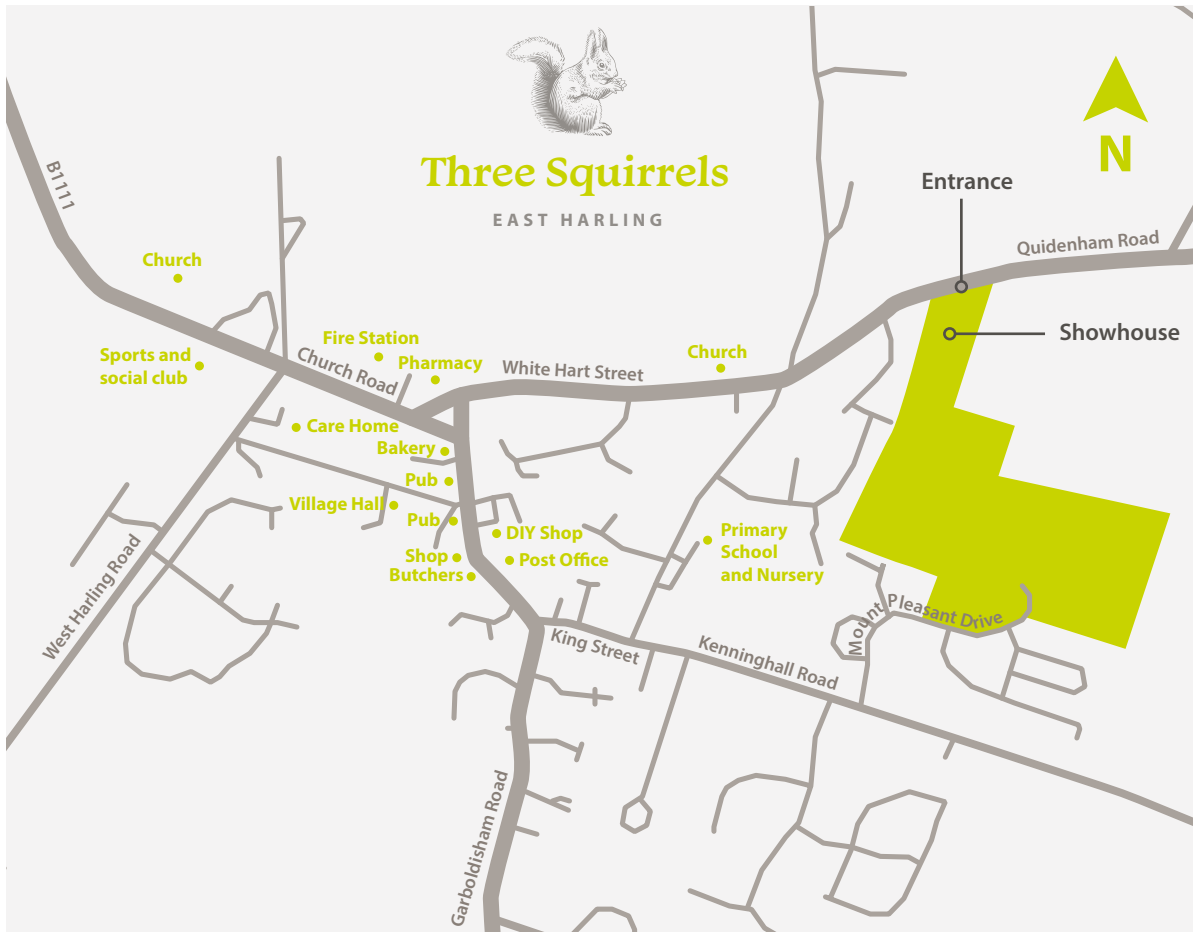
### 5 Bedroom

- Sovereign**  
Plots 1, 19, 20 & 64
- Affordable Housing**





Turn over for  
site map



## Viewing information

### Three Squirrels

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**[www.abelhomes.co.uk](http://www.abelhomes.co.uk)**

### Sales Office Opening Hours:

Thursday to Monday 10am to 4pm

The Show Home & Marketing Suite is anticipated to be open from September 2023. Please call 01953 884486 for up to date information.

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This brochure is a guide to help you get a feel for the type of homes we are proud to build. The information provided in this brochure is correct at the time of printing but is subject to change. Room dimensions are provided as a guide only. Our customer team are on hand to talk you through the process at every step.