



# Your place to grow at

Orbit at Broadgate Park, Sprowston



Your place  
to thrive



# Find your place to thrive at Orbit at Broadgate Park

Orbit is delighted to bring you a selection of two and three bedroom homes available through Shared Ownership, the part-buy, part-rent scheme, making home ownership easier and more affordable.



Whitlingham County Park, Norfolk

## Your place to relax...

Our desirable Broadgate Park homes are located in the sought-after suburb of Sprowston, with easy access to Norwich city centre. With its abundance of local amenities, well-developed infrastructure and convenient proximity to beautiful parklands, Sprowston continues to prove highly popular with families.

Sprowston is well-catered for educationally, offering an excellent High School with its own sixth form, three junior schools, three infant schools and several nurseries. Sporting facilities are plentiful, with free-usage tennis courts available at the Recreation Ground, plus football pitches, a cricket pitch and a bowling green, as well as many local parks with well-equipped playgrounds for younger children.

## So much to see and do...

There's a wealth of choice to satisfy those who enjoy the great outdoors, with the popular Mousehold Heath, Whitlingham Country Park and the celebrated Norfolk Broads all nearby. In addition, the unspoilt charm of the Norfolk coast is less than 20 miles away.

Sprowston is also very well-served in terms of shopping and local amenities, with its own large Tesco Extra store, plus a variety of other supermarkets such as Aldi on Sprowston Road, Morrisons in the adjoining village of Old Catton and a Sainsbury's in the nearby town of Thorpe St Andrew. The easily accessible Sprowston Retail Park offers a wide selection of popular home stores, including Dunelm, DFS, Harveys, Homebase and Pets at Home.



Norwich Mousehold Heath

There's no shortage of excellent venues to eat and drink either. The Brickmakers is a popular local pub renowned for its live musical entertainment, whilst The Blue Boar is an ideal place for parents to relax whilst letting the children play in the spacious garden. Close by you'll find Sprowston Manor Hotel, Golf and Country Club, an idyllic countryside location where you can play a round of golf, enjoy a meal, pamper yourself at the spa, or cool off in the heated indoor pool.



Royal Arcade, Norwich

Norwich itself is a historical and thriving city, boasting a wealth of shops, restaurants, bars, entertainment venues and well-known heritage attractions, all within walking distance in the conveniently compact city centre. The stunning architecture of the two Norwich Cathedrals and the medieval fortification of Norwich Castle Museum and Art Gallery attract visitors from far and wide. Chapelfield Shopping Centre, Castle Quarter, popular high street stores and the Riverside Leisure Centre are interspersed with attractive cobbled streets, the traditional outdoor covered market and a plethora of churches, offering something for everyone.



Norfolk Broads

## Your place to connect...

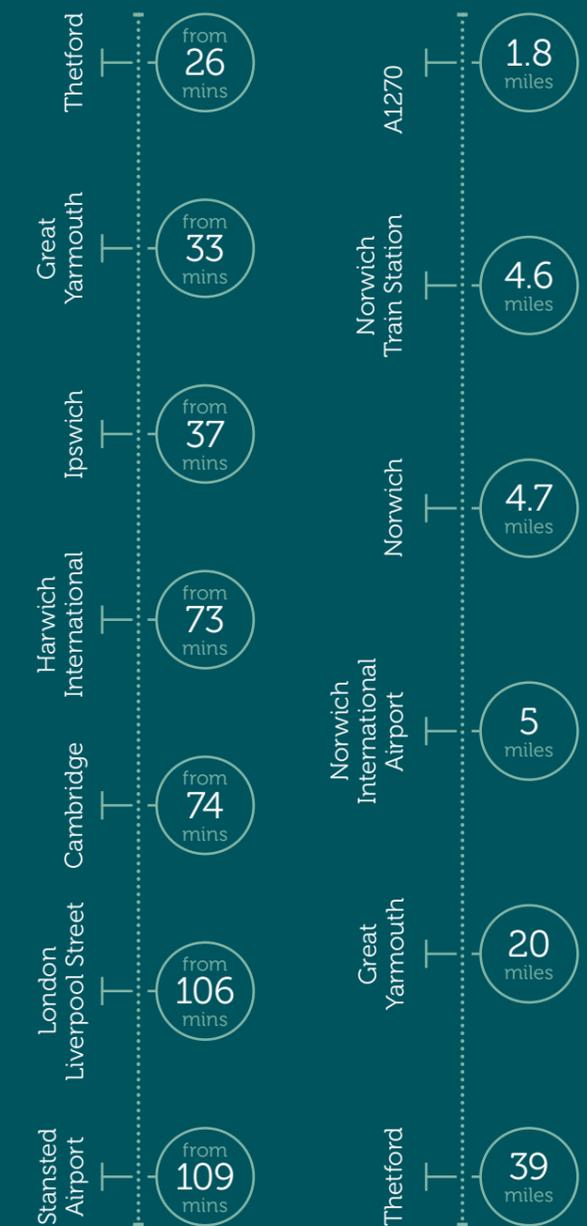
With its easy access to Norwich city centre and the A11, A47 and A140, connecting to the rest of the country is simplicity itself. In addition, the A1270 Broadland Northway (Norwich NDR) was fully opened to traffic in April 2018, running 12 miles around the north of Norwich, from the A47 junction at Postwick in the east, to the A1067 Fakenham Road in the west. Norwich International Airport is 5 miles away from Broadgate Park, so you don't have to go far to enjoy European travel.



By train from Norwich Train Station



By car from Broadgate Park



Distances are approximate only and are taken from maps.google.com and nationalrail.co.uk



### Outright Sale

- **The Braeburn**  
2 bedroom houses
- **The Bramley**  
3 bedroom houses

- **Private Sale**
- **Affordable Rental Homes**

Development layout is not shown to scale and is given as a guide only. Orbit has a policy of continuous improvement and reserves the right to make changes at any time. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.



# Specification

## Kitchen

- Contemporary range of fitted wall and base units
- Stainless steel hob and built in single oven
- Stainless steel splash back behind hob
- Extractor hood
- Stainless steel sink with chrome mixer tap
- Space for fridge/freezer
- Vinyl flooring

## Bathroom and cloakroom

- Contemporary white sanitary ware
- Over bath shower and glass shower screen
- Full height tiling around bath
- Shaver point with light
- Vinyl flooring

## Plumbing

- Gas-fired central heating with Ideal Logic combination boiler
- Thermostatically controlled radiators

## Electrical

- TV point to living room
- Telephone point
- Mains wired smoke detector/alarm
- Carbon monoxide detector/alarm
- PIR light to front and rear entrance

## Windows and doors

- Front door with multi-point deadlock
- PVCu double glazed

## Internal

- Walls in matt white emulsion
- Ceilings in matt white emulsion
- Fitted wardrobe to one bedroom

## External

- Two allocated parking spaces
- 1.8m closeboarded fence to rear gardens
- Turf to rear garden
- Shed
- Outside tap

## General

- 12-year NHBC Buildmark Choice warranty

Orbit reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print. Images shown are from other Orbit show homes.

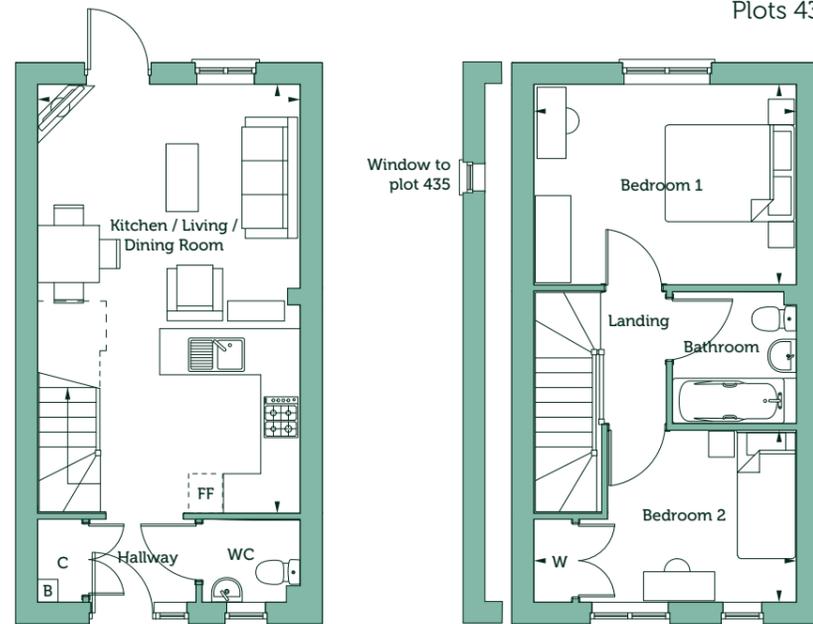




## The Braeburn

### Two Bedroom House

Plots 435, 436, 437 and 438



#### Ground Floor

Kitchen / Living / Dining Room	21'3" max x 13'3" max	6.54m x 4.05m
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#### Key

B Boiler C Cupboard FF Fridge Freezer Space W Fitted Wardrobe

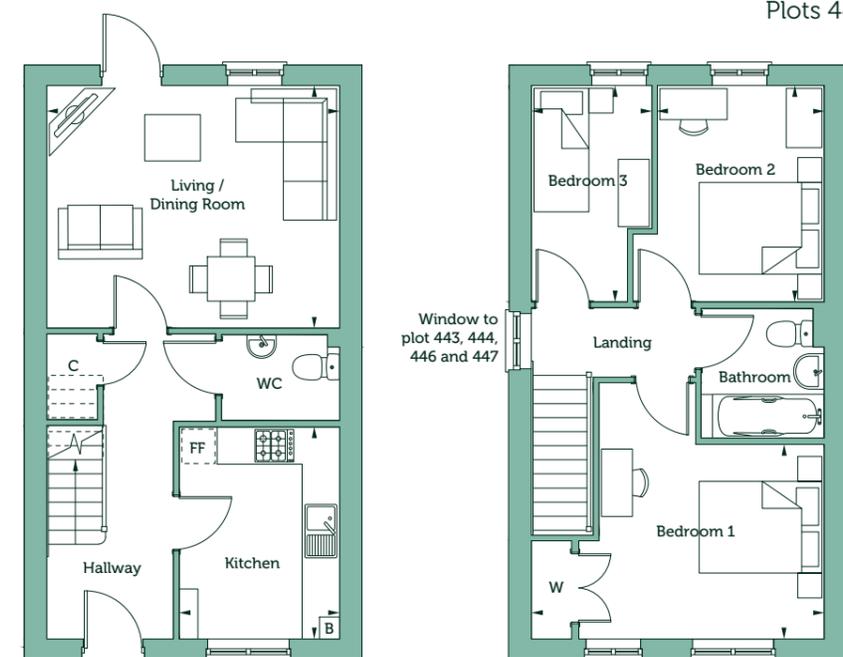
Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overlay. Information correct at time of going to print.



## The Bramley

### Three Bedroom House

Plots 443, 444, 445, 446 and 447



#### Ground Floor

Living / Dining Room	12'8" x 15'5"	3.92m x 4.75m
Kitchen	11'2" x 8'5"	3.43m x 2.61m

#### Key

B Boiler C Cupboard FF Fridge Freezer Space W Fitted Wardrobe

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Outer cover coated with Anti-Bacterial lamination

# Orbit at Broadgate Park Kingfisher Road Sprowston Norfolk NR7 8GX



Wider Area

Local Area

## Directions to Orbit at Broadgate Park

Broadgate Park lies conveniently just off the A1151, which runs directly from Norwich up towards north Norfolk. Broadgate Park is approximately 1.5 miles from the Norwich ring road and 3 miles from the inner ring road, making it an ideal spot for those travelling into Norwich centre for work or visiting this bustling city. Sprowston Park and Ride is close by, and there are regular buses running frequently between Norwich city centre and Sprowston.

Norwich train station, under 5 miles from Broadgate Park, offers direct trains to key locations across England, including London Liverpool Street, Cambridge and Liverpool, as well as popular coastal locations. Norwich International Airport is just 5 miles from Broadgate Park, with scheduled flights to France, Spain and the Netherlands.



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