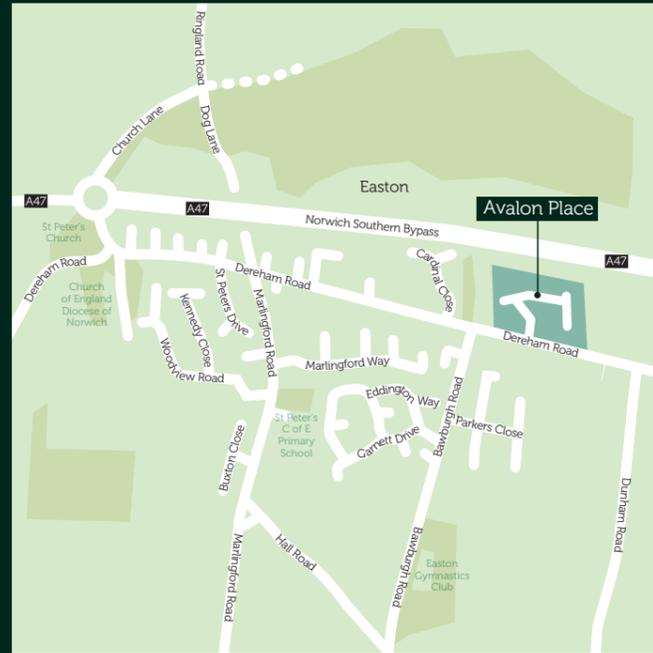
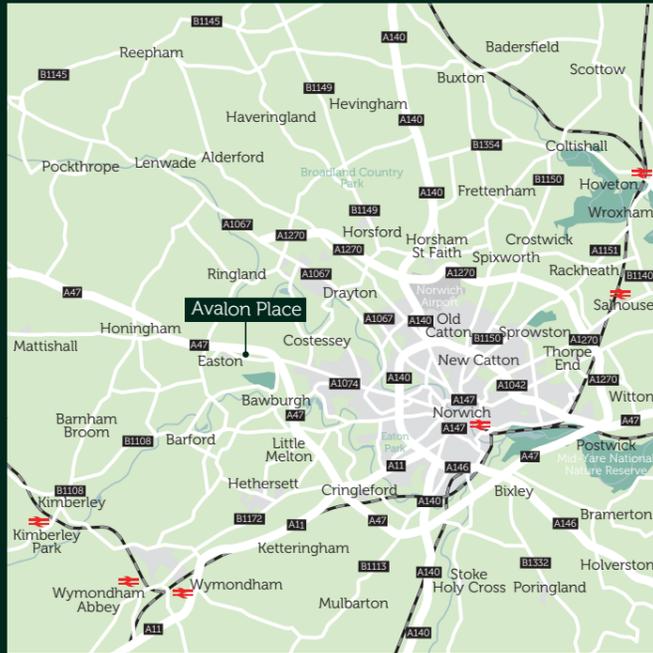




Outer cover coated with Anti-Bacterial lamination

Avalon Place  
Dereham Road  
Easton  
Norwich  
NR9 5EG



### Wider Area

#### Directions to Avalon Place

Travelling from Norwich take A1074 Dereham Road towards the A47 Norwich Southern Bypass interchange. At the second roundabout take the second exit remaining on the A1074 Dereham Road. Continue for approximately 0.9 miles, Avalon Place is on your right-hand side.

### Local Area

Travelling from Dereham take the A47 towards Norwich, through the Honingham roundabout until you reach the Easton roundabout, take the third exit towards Easton into Dereham Road, continue for approximately 0.8 miles, Avalon Place is on your left-hand side.



# Your place to grow at Avalon Place, Easton



Your place  
to thrive

[orbithomes.org.uk](http://orbithomes.org.uk)

☎ 01603 294 665

✉ [Sales.AvalonPlace@orbit.org.uk](mailto:Sales.AvalonPlace@orbit.org.uk)



Your place  
to thrive

Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU. Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print May 2023. OH/AP/Bro/0523/R

# Find your place to thrive at Avalon Place



Norwich Cathedral, Norwich

Orbit is delighted to bring you a selection of two and three bedroom homes at Avalon Place in the small Norfolk village of Easton, conveniently located to the west of the bustling city of Norwich. These contemporary homes are available for purchase through Shared Ownership, the part-buy, part-rent scheme, making home ownership easier and more affordable.

## Find your place to enjoy life...

Easton itself offers a few local shops and services, including a Post Office, village hall, playing fields and a popular fish and chip shop. Longwater Retail Park is nearby, next to a large Sainsbury's supermarket and home to a wide range of retailers including Argos, Boots, Costa, M&S Simply Food, Next Home, Pets at Home, Smyths Toys, Sports Direct and The Range, plus a Bannatyne Health Club.

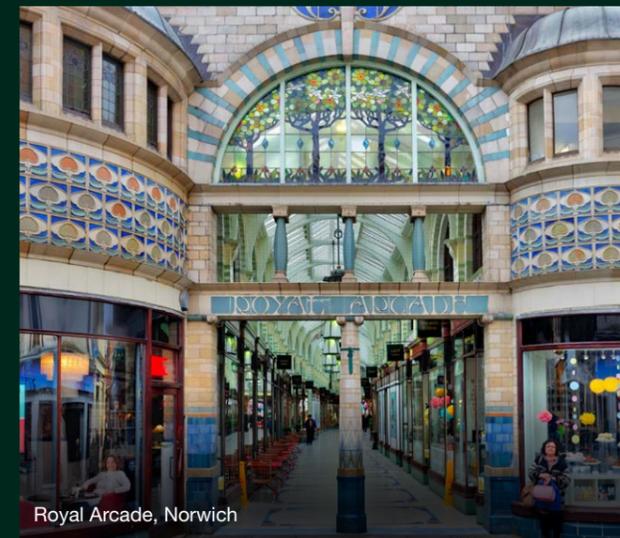
Just across the road from Longwater Retail Park lies the Norfolk Showground, venue for the annual Royal Norfolk Show, held by the Royal Norfolk Agricultural Association every year since 1847.

Avalon Place offers a perfect balance – you can enjoy all the benefits that a rural lifestyle brings, whilst taking advantage of nearby Norwich, one of the most thriving, exciting cities in the UK.

## ...your places to explore

Living at Avalon Place, you'll be at the heart of some of the finest, unspoiled countryside in Britain. The world-famous Broads, with their endless stretches of tranquil waterways offer all manner of recreation. Visit the stately Fairhaven Woodland and Water Garden, a glorious 130 acre organic garden with miles of walkways, flower displays and daily boat trips, or the grand Jacobean Blickling Hall, the birthplace of Anne Boleyn. For motor racing enthusiasts, there's the excitement of the famous Snetterton Racing Circuit close by.

Avalon Place is perfectly placed for golf enthusiasts too. Nearby Costessey Park Golf Club boasts 125 acres of picturesque parkland. Set in the contoured Tud river valley, the park includes a 6,107 yards, 18-hole, par-71 golf course, reputed to be amongst the best in Norfolk. To the south is Bawburgh Golf Club, offering flexible and affordable memberships, plus 18 and 9 hole golf courses, a driving range, putting greens, members' lounge, clubhouse, plus bar and restaurant.



Royal Arcade, Norwich

Or for fun-filled family adventures, less than a mile away is the Congo Rapids Jurassic Adventure Golf, an 18 hole expedition that takes you riding on self-propelled rafts, through the cannibal cooking pot, then onwards into the land of the dinosaurs. Or perhaps some relaxing fishing at nearby Barford Lakes in Honingham.

Historic Norwich offers countless restaurants such as The Ivy Norwich, with its sumptuous décor and relaxed ambience, or Roger Hickman's Restaurant, the only restaurant in Norwich to be awarded 3 AA Rosettes. Or visit the Norwich Lanes, a haven of independent eateries, coffee houses and lively bars.

There's plenty on offer culturally, with the wonderful art-deco Theatre Royal, the Arts Centre and the medieval Norwich Castle Museum & Art Gallery. There's two magnificent Cathedrals, live music venues like the buzzing Waterfront, plus the authentic annual Oktoberfest celebrations.

For retail therapy there's Chapelfield Shopping Centre, Castle Quarter, popular high street stores, the Norwich Lanes with its independent shops, the Royal Arcade and the traditional outdoor covered market.

## ...and places to learn

St. Peter's Church of England Primary Academy is a stone's throw away from Avalon Place, with Ormiston Victory Academy in Costessey being the nearest secondary school and sixth form. There's also Easton College, a large and highly respected college set in over 200 hectares of countryside that offers both full and part time courses in a variety of subjects from agriculture, bricklaying and carpentry to sports, health and exercise science and zoology.

In Norwich you'll find a wealth of choice for all levels of education, including Norwich School, a selective English independent day school close to Norwich Cathedral and among the oldest schools in the United Kingdom, plus the prestigious University of East Anglia, a world-leading research centre covering science, health and medicine, social sciences and the humanities.

## Your place to connect...

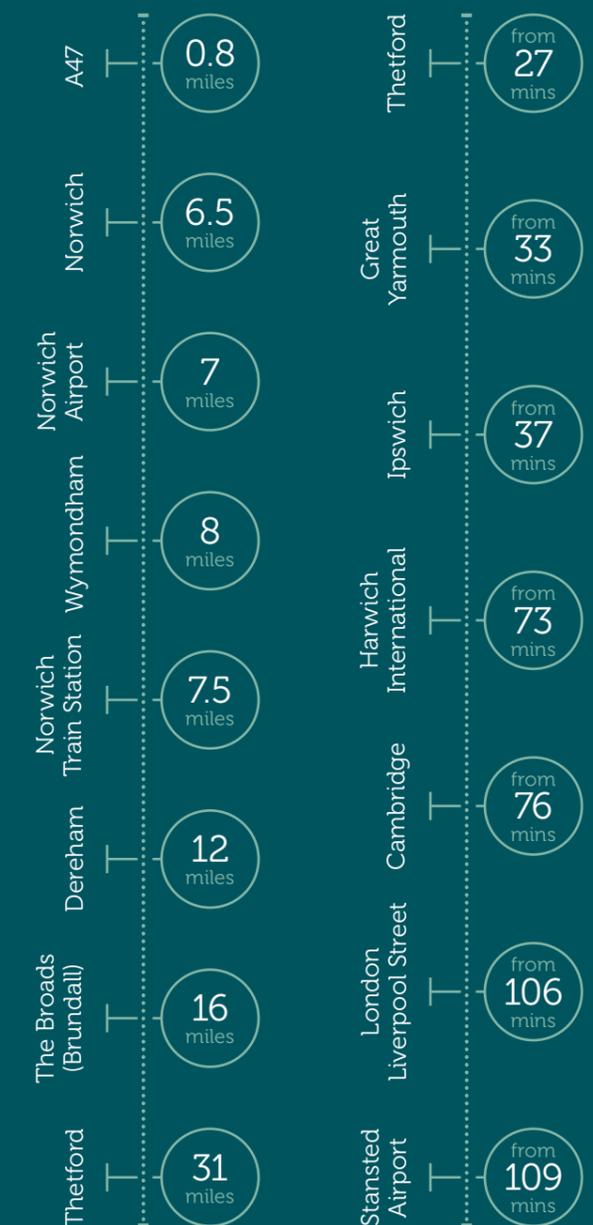
With the A47 Norwich Southern Bypass less than a mile away, you'll have quick and easy access to the rest of the region's road network. Norwich city centre is just 6.5 miles away and also offers numerous ways to get about, whether it's by rail, with regular, direct trains which reach London in around two hours, or Norwich International Airport, which offers flights to a huge variety of holiday destinations across the UK and Europe. From Avalon Place, you can be relaxing on an island in the Mediterranean in a matter of hours!



By car from Avalon Place



By train from Norwich



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



Image from other Orbit development

# Specification

## Kitchen

- Contemporary fitted kitchen with a range of wall and base units
- 22mm square edge laminate worktops
- Stainless steel single oven
- Induction hob
- Extractor hood
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher

## Bathroom, cloakroom and en suite

- Contemporary white Roca sanitaryware
- Thermostatically controlled shower over bath and glass shower screen with full-height tiling to bath
- Thermostatically controlled shower to en suite and glass shower cubicle with full-height tiling
- Chrome ladder radiator to bathroom and en suite
- Lockable mirror-fronted cabinet with shaver socket
- Diesse wall tiles

## Plumbing

- Gas-fired central heating system with combination boiler
- Thermostatically controlled radiators

## Electrical

- Media plate TV and telephone point to living room
- TV aerial point to bedroom one
- Data point to living room and up to three bedrooms
- One double socket with USB charging port to each bedroom, kitchen and living room
- Downlighters to kitchen, utility, bathroom, en suite, cloakroom, hall and landing
- LED under-cupboard lighting to kitchen
- Mains-wired smoke detector and alarm
- Carbon monoxide detector and alarm
- PIR light to front and switched light to rear

## Windows and doors

- PVCu double-glazed lockable windows and patio doors
- Front door with multi-point locking, deadbolt and chrome ironmongery

## Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Built-in wardrobe to bedroom one
- Oak handrail to staircase
- Amtico flooring to kitchen, utility room, bathroom, en suite, cloakroom, hall and living room
- Carpets to stairs, landing and all bedrooms

## Energy Efficiency

- Electric Vehicle charging point infrastructure (where parking is adjacent to property)
- Flush photovoltaic panels to all homes
- Enhanced cavity wall and insulation thickness
- All homes are net zero carbon (via PV panel offset) and achieve EPC band A

## General

- Light, Colour or Wood colour palette for kitchen, bathroom and flooring finishes
- Landscaping to front garden
- Turf and patio to rear garden
- 1.8m closeboard fence to rear gardens
- Outside tap
- 10-year NHBC 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.





### Shared Ownership

- Fern**  
2 bedroom houses
- Cypress**  
3 bedroom houses
- Cypress S**  
3 bedroom houses

**Affordable Rental Homes**

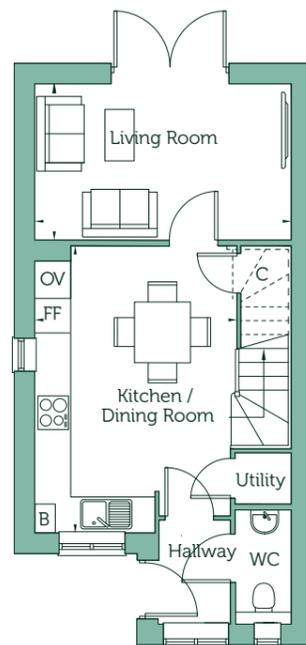
Development layout is not shown to scale and is given as a guide only. Orbit has a policy of continuous improvement and reserves the right to make changes at any time. Please ask the Sales Consultant for current information when reserving your new home. Information correct at time of going to print.



## Fern

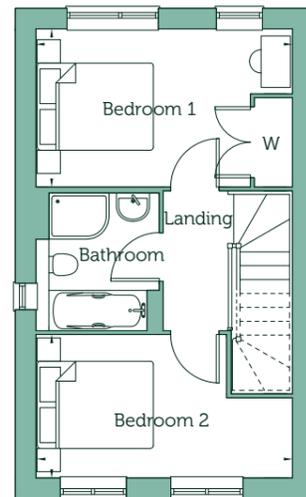
### Two Bedroom House

Plots 3, 4, 8, 9, 13, 14, 15, 16, 67, 68, 69, 70, 71 and 72



#### Ground Floor

Living Room	8'7" x 14'6"	2.62m x 4.42m
Kitchen / Dining Room	16'2" x 10'9"	4.93m x 3.28m



#### First Floor

Bedroom 1	8'11" x 14'6"	2.72m x 4.42m
Bedroom 2	8'0" x 14'6"	2.44m x 4.42m

Gross Internal Area	773 sq ft	71.83 sq m
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Handed Plots 3, 8, 13, 15, 67, 69 and 71

#### Key

C Cupboard FF Fridge Freezer B Boiler OV Oven W Fitted Wardrobe

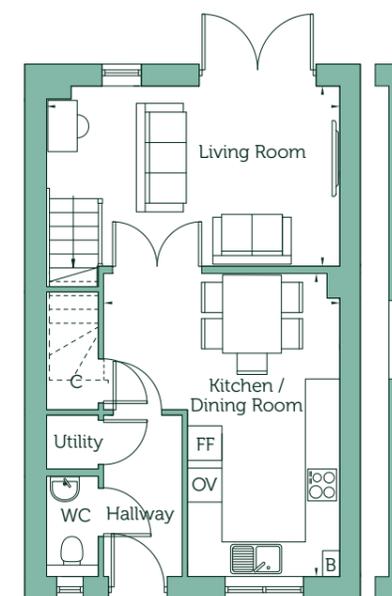
Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows 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. Information correct at time of going to print.



## Cypress

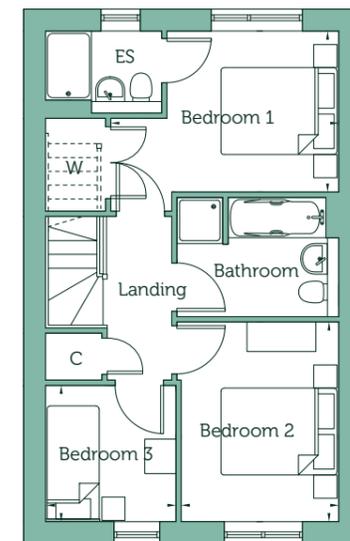
### Three Bedroom House

Plots 1, 2, 5, 6, 7, 11, 65 and 66



#### Ground Floor

Living Room	10'3" x 16'8"	3.12m x 5.08m
Kitchen / Dining Room	17'2" x 13'4"max	5.23m x 4.06m



#### First Floor

Bedroom 1	9'2" x 13'1"max	2.79m x 3.99m
Bedroom 2	11'4" x 8'11"	3.45m x 2.72m
Bedroom 3	7'9" x 7'5"	2.36m x 2.26m

Gross Internal Area	933 sq ft	86.68 sq m
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#### Key

C Cupboard FF Fridge Freezer B Boiler OV Oven W Fitted Wardrobe ES En Suite

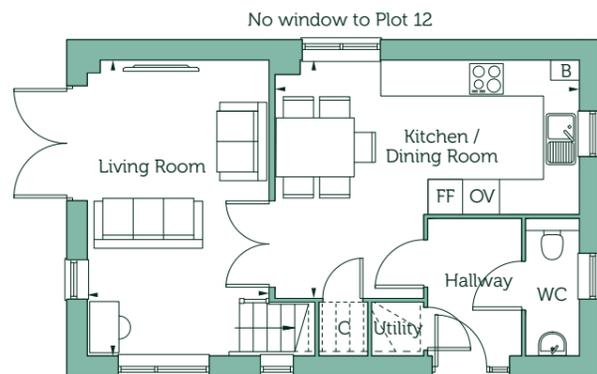
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# Cypress S

## Three Bedroom House

Plots 10, 12 and 17



### Ground Floor

Living Room	16'8" x 10'3"	5.08m x 3.12m
Kitchen / Dining Room	13'4" max x 17'2"	4.06m x 5.23m

### First Floor

Bedroom 1	11'8" x 9'2"	3.56m x 2.79m
Bedroom 2	11'4" x 8'11"	2.72m x 3.45m
Bedroom 3	7'5" x 7'9"	2.26m x 2.36m
<b>Gross Internal Area</b>	<b>933sq ft</b>	<b>86.68 sq m</b>

#### Key

C Cupboard FF Fridge Freezer B Boiler OV Oven W Fitted Wardrobe ES En Suite

Floorplans are not drawn to scale. Measurements are taken from areas marked with arrows. 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. Information correct at time of going to print.

# The Orbit difference

## The history of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good-quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high-quality, affordable, safe and sustainable, and they really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this by taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have sustainable working and excellent employment practices in place.

Alongside this, our employees are very active in the local community through our volunteering programme, contributing over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities, including Mind, Shelter, Macmillan Cancer Support and Prostate Cancer UK.

## Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and to act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net-zero carbon
- Ecological resilience to enhance the quality of green spaces
- Responsible partnerships and a sustainable supply chain
- Increasing biodiversity



## Building for good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not only through our work as responsible landlords in supporting our tenants but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiatives further. So, by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.

## Orbit in the community

We have invested around £25m into schemes in the last six years through a range of projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

## Design standards

At Orbit, our vision is to take the lead in building thriving communities, and we recognise that to build a thriving community, great care and attention needs to be given to the way in which they are designed.

We know that communities are about people first and foremost, but the design of the places we live in can also have a huge impact on our lives. From the design of each individual home, to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit, we believe that good design is at the heart of delivering thriving communities, and it is fundamental to our mission. It is also essential to our creation of your place to thrive.

