



ROUND TOWER PARK

ECCLES | NORFOLK



ROUND TOWER PARK



Round Tower Park

Round Tower Park is a stunning collection of 24 homes situated in the well-connected village of Eccles. Expertly crafted by the esteemed local developer, Strand Homes, this development features a range of 2-4-bedroom homes, each thoughtfully designed to maximize space and privacy.

The homes at Round Tower Park offer a variety of layouts, from open-plan living spaces to more traditional separate reception rooms with several properties offering multiple bathrooms and ensembles, spacious kitchens dining areas and utility rooms.

True to their reputation for building exceptional homes, Strand Homes has incorporated many high-specification features that must be seen to be fully appreciated.



About Strand

Strand Homes have an unwavering passion and dedicated drive to create homes you can be genuinely proud of. Their properties combine traditional style yet spacious and modern layouts with exceptional attention to detail.

Their team of experts boast industry-leading experience in all aspects of new home developments and their unique approach results in beautiful homes that elegantly blend contemporary style, innovation and tradition, creating the perfect environment for your family.

Strand Homes was initially established as a trustworthy groundworks and development contractor who have a reputation for quality throughout East Anglia before branching out to create their own New Home developments.



Site Plan



KEY

The Woodpecker
The Kingfisher
The Wagtail
The Dove
The Starling

Plot 1,3,4,6
Plot 2,5,8
Plot 7
Plot 9
Plot 10

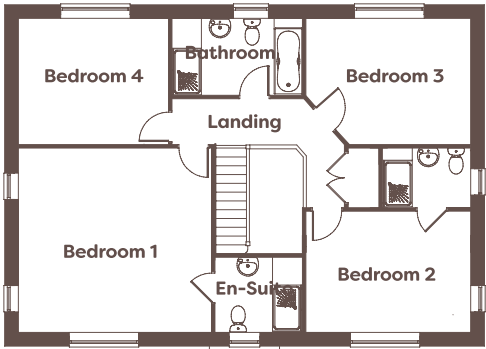
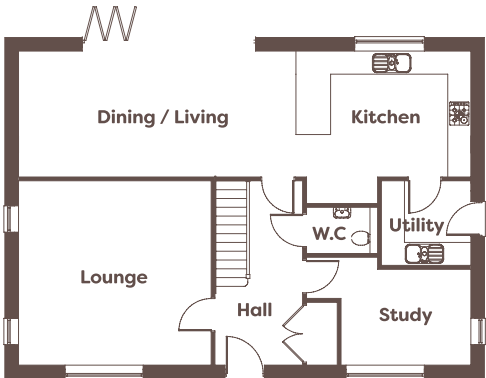
The Goldfinch
The Nightingale
The Pheasant
The Canary
The Partridge

Plot 11,12,13,14
Plot 15
Plot 16
Plot 23
Plot 24

The Woodpecker

PLOT 4 | PLOT 1, 3 & 6 (HANDED)

Plot 1 – Single Garage
Plots 3, 4 & 6 – Double Garage
2069 sq ft (stms)



A stunning four-bedroom executive home offering an open plan kitchen diner living room with bifold doors, a formal living room, separate study perfect for home working and a W/C plus coat cupboard on the ground floor. The first floor comprises a generously sized principal and guest bedroom that benefit from en-suites, two further bedrooms and a luxury family bathroom.

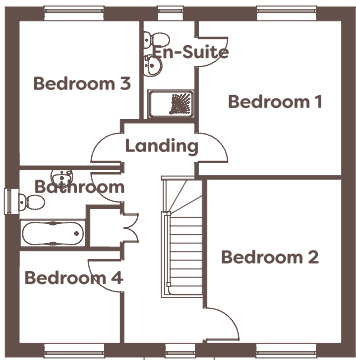
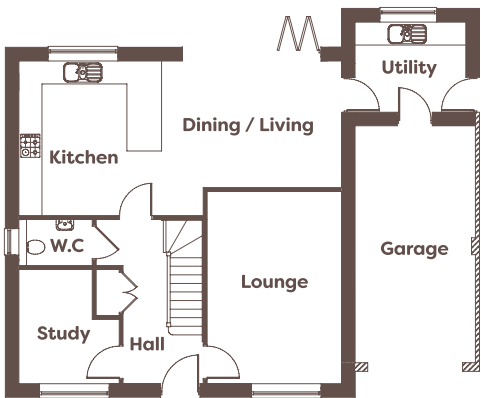
Measurements
Kitchen/Dining/Living – 11.77 x 3.27 (38'7 x 10'9)
Lounge – 4.90 x 4.80 (16'1 x 15'9)
Study – 4.29 (max) x 2.50 (14'1 x 8'3)
Bed 1 – 4.90 x 4.80 (16'1 x 15'9)
Bed 2 – 3.16 x 4.29 (10'4 x 14'1)
Bed 3 – 4.29 x 3.29 (14'1 x 10'10)
Bed 4 – 3.91 x 3.29 (12'10 x 10'10)



The Kingfisher

PLOT 2, 8 | PLOT 5 (HANDED)

Single Garage
1595 sq ft (stms)



An inviting, traditional four-bedroom home offering modern day living with an open plan kitchen diner with bifold doors into the rear garden, convenient utility with access to garage, formal living room, study, coat cupboard and WC. On the first floor is a principal bedroom with ensuite, family bathroom plus three further bedrooms complete this charming home.

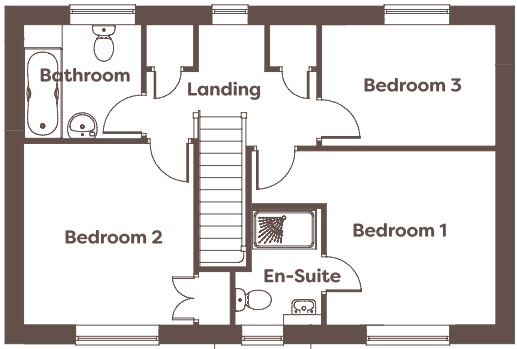
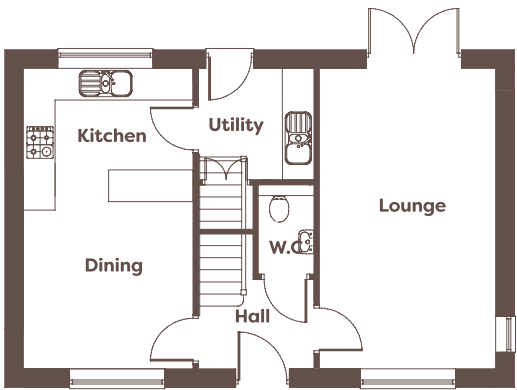
Measurements
Kitchen/Diner – 8.39 x 4.02 (max) (27'6 x 13'3)
Lounge – 3.50 x 5.0 (11'6 x 16'5)
Study – 2.61 (max) x 2.97 (8'7 x 9'9)
Bed 1 – 3.73 x 4.0 (12'3 x 13'2)
Bed 2 – 3.51 x 4.30 (11'6 x 14'2)
Bed 3 – 3.14 x 3.78 (10'4 x 12'5)
Bed 4 – 2.41 x 2.64 (7'11 x 8'8)



The Wagtail

PLOT 7

Single Garage
1098 sq ft (stms)



A delightful three-bedroom detached residence with a spacious kitchen diner, living room with french doors to the rear, utility and WC. Three spacious bedrooms can be found on the first floor with an ensuite to the principal and a family bathroom.

Measurements
Kitchen/Diner – 3.22 x 5.70 (10'11 x 18'9)
Lounge – 3.35 x 5.70 (11'0 x 18'9)
Bed 1 – 3.22 x 3.31 (10'7 x 10'10)
Bed 2 – 3.23 x 3.45 10'7 x 11'4)
Bed 3 – 3.31 x 2.30 (10'10 x 7'6)



The Dove & The Starling

The Dove Measurements

Kitchen/Diner – 5.7 x 3.22 (18'8 x 10'7)
Lounge – 5.7 x 3.35 (18'9 x 11'0)
Bed 1 – 3.30 x 3.22 (10'10 x 10'7)
Bed 2 – 3.23 x 3.44 (10'7 x 11'3)
Bed 3 – 2.30 x 3.30 (7'6 x 10'10)

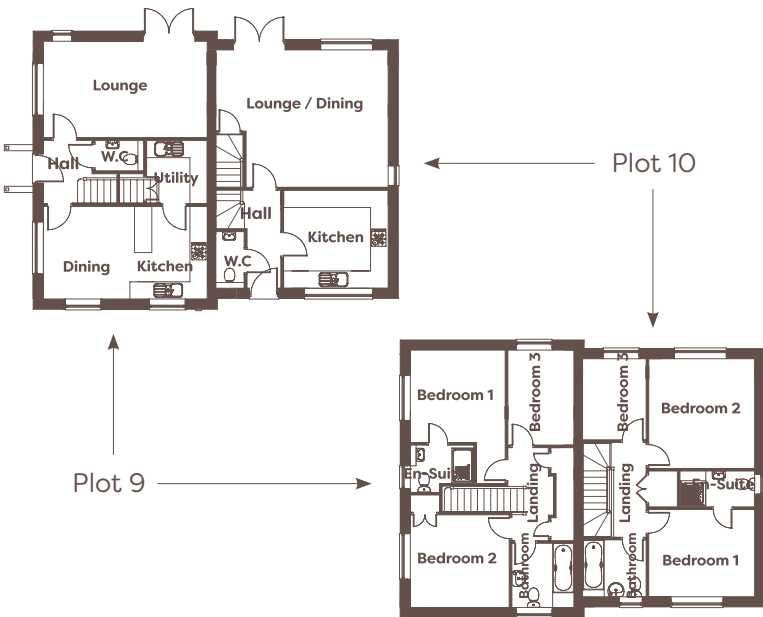
The Starling Measurements

Kitchen – 3.63 x 3.41(11'11 x 11'2)
Lounge/Diner – 5.94 x 4.78 (19'6 x 15'8)
Bed 1 – 3.69 x 3.04 (12'1 x 10'0)
Bed 2 – 3.23 x 3.31 (10'7 x 10'10)
Bed 3 – 2.30 x 3.22 (7'6 x 10'7)

The Dove

PLOT 9 | Single Garage | 1098 sq ft (stms)

A delightful three bedroom semi-detached residence with a spacious kitchen diner, living room with french doors, utility and WC. Three spacious bedrooms can be found on the first floor with an ensuite to the principal and a family bathroom.



The Starling

PLOT 10 | Single Garage | 1065 sq ft (stms)

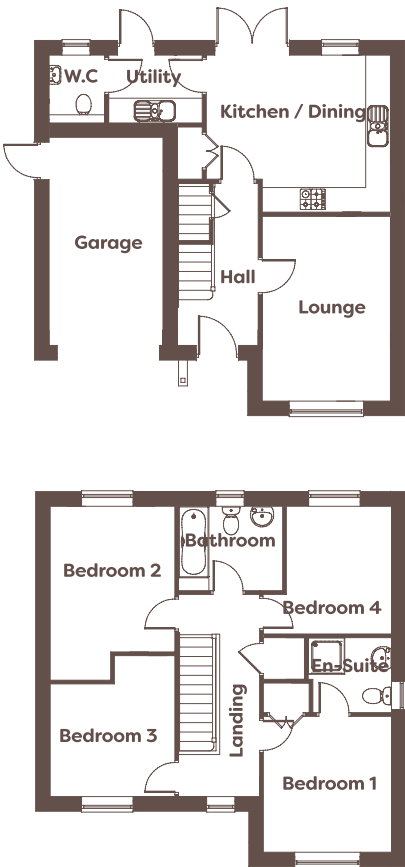
A welcoming three bedroom semi-detached home offering a spacious kitchen, open plan living diner with double doors onto the garden, three bedrooms including an ensuite to the principal and family bathroom.

The Goldfinch

PLOT 12 & 14 | PLOT 11 & 13 (HANDED)

Single Garage

1162 sq ft (stms)



An attractive four bedroom detached home offering an open plan kitchen diner with double doors to the rear garden, utility, WC and a formal living room. The first floor boasts a principal bedroom with ensuite alongside three further bedrooms and a family bathroom.

Measurements

Kitchen/Dining – 4.47 x 3.81 (14'8 x 12'6)
Lounge – 4.48 x 3.11 (14'8 x 10'2)
Bed 1 – 3.11 x 3.30 (10'2 x 10'10)
Bed 2 – 4.22 (max) x 3.03 (13'10 x 9'11)
Bed 3 – 3.42 (max) x 3.03 (11'3 x 9'11)
Bed 4 – 2.55 x 3.10 (8'4 x 10'2)



The Nightingale & The Pheasant

The Nightingale Measurements
Kitchen/Diner – 2.57 x 4.20 (8'5 x 13'9)
Lounge – 5.13 x 3.53 (16'10 x 11'7)
Bed 1 – 2.88 x 4.25 (9'5 x 13'11)
Bed 2 – 5.13 (max) x 3.43 (max) (16'10 x 11'3)

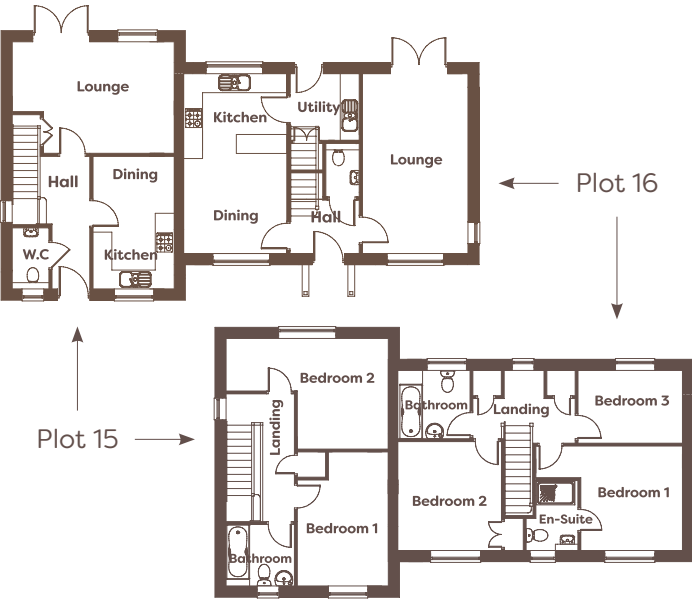
The Pheasant Measurements
Kitchen/Diner – 5.70 x 3.22 (18'9 x 10'7)
Lounge – 5.70 x 3.35 (18'8 x 11'0)
Bed 1 – 3.22 x 3.31 (10'7 x 10'10)
Bed 2 – 3.28 x 3.89 (10'9 x 12'9)
Bed 3 – 3.31 x 2.30 (10'10 x 7'7)



The Nightingale

PLOT 15 | 2 Parking Spaces | 868 sq ft (stms)

A fantastic two bedroom semi-detached home offering an open plan kitchen diner, spacious living room with french doors to the garden, W/C, and two generous bedrooms plus a family bathroom.



The Pheasant

PLOT 16 | 2 parking spaces | 1098 sq ft (stms)

A well appointed three bedroom semi-detached home benefitting from a wonderful kitchen diner and separate spacious living room, utility, WC, principal bedroom with an ensuite, 2 additional bedrooms as well as a family bathroom.

The Canary

PLOT 23

2 Parking Spaces
1038 sq ft (stms)



This attractive three bedroom end of terrace offers a spacious hall entrance that leads to a generous kitchen, separate dining area, living room with double doors and WC. The first floor offers three bedrooms and a family bathroom.

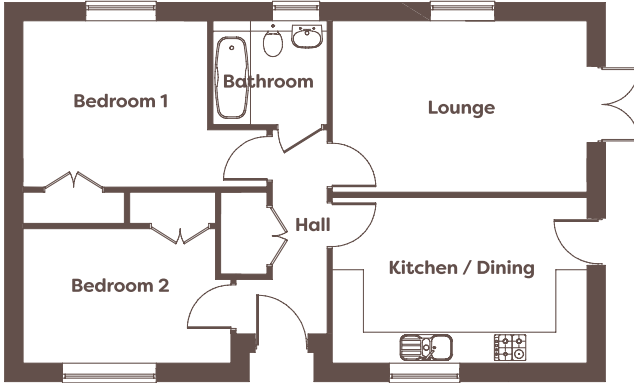
Measurements
Kitchen – 3.87 x 2.85 (12'8 x 9'4)
Dining Room – 2.52 x 3.42 (8'3 x 11'3)
Lounge – 4.9 x 3.42 (16'1 x 11'3)
Bed 1 – 3.42 x 3.69 (11'3 x 12'1)
Bed 2 – 3.42 x 3.05 (11'3 x 10'0)
Bed 3 – 2.61 x 2.85 (8'7 x 9'4)



The Partridge

PLOT 24

2 Parking Spaces
760 sq ft (stms)



A one off, two bedroom detached bungalow offering an open plan kitchen diner, formal living room, two generous bedrooms and a family bathroom.

Measurements
Kitchen/Diner – 3.19 x 4.91 (10'6 x 16'2)
Lounge – 3.30 x 4.91 (10'10 x 16'1)
Bed 1 – 4.71 (max) x 3.20 (15'5 x 10'6)
Bed 2 – 4.01 (max) x 2.59 (13'2 x 8'6)



Specification

- Kitchen:**

 - Shaker style kitchens
 - Quartz worktops
 - Bosch Appliances – 70:30 Fridge Freezer, Dishwasher, and Chimney extractor (11, 12, 13 and 14 chimney hood).
 - Single oven (7, 9, 10, 15, 16, 23 and 24)
 - 2x single oven (1, 2, 3, 4, 5,6 and 8)
 - 1x double oven (11, 12, 13 and 14)
 - 1.5 bowl sink
 - Breakfast bar (where applicable)

Utility:

 - Shaker style utility to match kitchen
 - Quartz worktops
 - Washer dryer
 - Sink

Internal:

 - Oak Veneer Internal doors
 - Skirting: architrave grooved and chamfered
 - Oak handrail and newel cap to stairs
- Bathrooms and ensuites:**

 - Half height tiling to bathrooms plus full height to wet ares inc feature walls – TAU Ceramica
 - Lit niches to showers
 - Roca sanitaryware
 - Vanity units
 - Wall mounted electric towel rail

Flooring:

 - Ceramic tiled floors to halls / kitchens / wc / bathrooms – TAU Ceramica
 - Premium carpets to living rooms / bedrooms / Stairs

Heating, lighting and electrical:

 - Air Source Heat Pump
 - Underfloor heating to ground floor
 - Radiators upstairs
 - External sockets
 - Data points to habitable rooms
 - External tap
 - Outside LED lights to front and rear of properties
 - Doorbell
- External:**

 - Turfed front and rear gardens
 - Electric car charging point
 - Red brick traditional construction
 - Generous patio
 - Black gutters and downpipe
 - Bifold doors / French doors (where applicable)
 - Electrically operated garage roller doors (where applicable)

Services:

 - Private sewage treatment system
 - Mains Electric
 - Air Source Heat Pump

EPC:

 - Predicted B

Management charges:

 - Will be outsourced to a management company, please confirm with Warners New Homes.

Warranty:

 - Advantage 10 year

Eccles



Eccles is a small village in South Norfolk, offering excellent commuting options thanks to the A11 trunk road, which is about one and a half miles from the properties. The village also has a train line providing services to Norwich and Cambridge. Attleborough, located around five miles away, offers essential shopping and leisure amenities, including supermarkets, doctors, bus services, schools, and a more frequent train service to

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Cambridge. Diss, about 11 miles away, provides direct train connections to London Liverpool Street.

Norwich, the cathedral city and regional hub of East Anglia, is situated around 20 miles to the north, easily accessible via the A11. It offers access to the hospital, the University of East Anglia, and a wide range of shopping and leisure options. Cambridge is approximately 45 miles away.



Please contact sole agents for Round Tower Park, Eccles:

Warners Estate Agents
13 Market Street
Wymondham
Norfolk NR18 0AJ

Tel: 01953 550959
Email: newhomes@warnersprop.com
Web: www.warnersprop.com

- Agents notes**
- * £1,000 reservation fee.
 - * Any extras/amendments outside the standard specification are payable upfront and are non refundable.
 - * Completion will be on notice and anticipated dates given cannot be relied upon.
 - * Specification listed is for guidance only and is subject to change during the construction process at developer's discretion.
 - * Whilst every attempt has been made to ensure the accuracy of CGI images and floorplans, these are for illustrative purposes only and should be used as such and not relied upon by any perspective purchaser.
 - * Plots 17-22 are affordable housing.

- Disclaimer**
1. Money Laundering Regulations - Purchasers will be asked to provide identification documentation and we would ask for your co-operation in order that there is no delay in confirming the sale.
 2. We endeavour to make the information provided fair and correct, this is provided as a guide only and does not constitute part or all of an offer or contract. Warners Estate Agents cannot guarantee the accuracy of this information.
 3. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for their purpose.
 4. Where a property is being purchased 'off plan' we have used the architects plans for measurements and should not be relied upon.
 5. The matters referred to in the information supplied by Warners should be independently verified by prospective buyers. Neither Warners Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

Health and Safety
The properties are part of an active construction site. Under no circumstances should interested parties visit the site without a prior appointment as entry will be refused. Unauthorised access is strictly prohibited.

Visitors must exercise caution and remain vigilant while on the property. Appropriate footwear is required for viewings. Neither the Seller nor the Selling Agents accept responsibility for the safety of visitors, who enter the site at their own risk.





Strand Development Limited

The Pig Shed, Manor Farm, Sco-Ruston Road, Tunstead, NR12 8ET

www.strand-development.co.uk