

A DEVELOPMENT BY



KING'S GATE

MUSIC HOUSE LANE, NORWICH

AN EXCLUSIVE GATED COMMUNITY
OF 2 & 3 BEDROOM HOMES



YOUR NEW HOME AWAITS

Whether you're starting out on your journey together, building your career, or raising a family – this is where the next chapter begins. King's Gate is a place to call home. A place where you can start making magical memories to treasure for a lifetime.

Flagship Homes is proud to offer nine meticulously-designed properties right in the heart of Norwich city centre. With four two-bedroom and five three-bedroom townhouses available to choose from, each one is designed with you in mind, and built to the highest-quality specification.



Image is for illustrative purposes only.



WHERE QUALITY REIGNS

An exclusive gated development within walking distance of Norwich – the vibrancy of city living is calling.

Designed with tradition in mind, here you can experience something extra special.

Flagship Homes establish developments and build desirable homes you can be proud of.



PLOTS 1-4

Image is for illustrative purposes only.



PLOTS 5-9

Image is for illustrative purposes only.



THE WESSEX

PLOTS 1-4 / 2 BEDROOMS



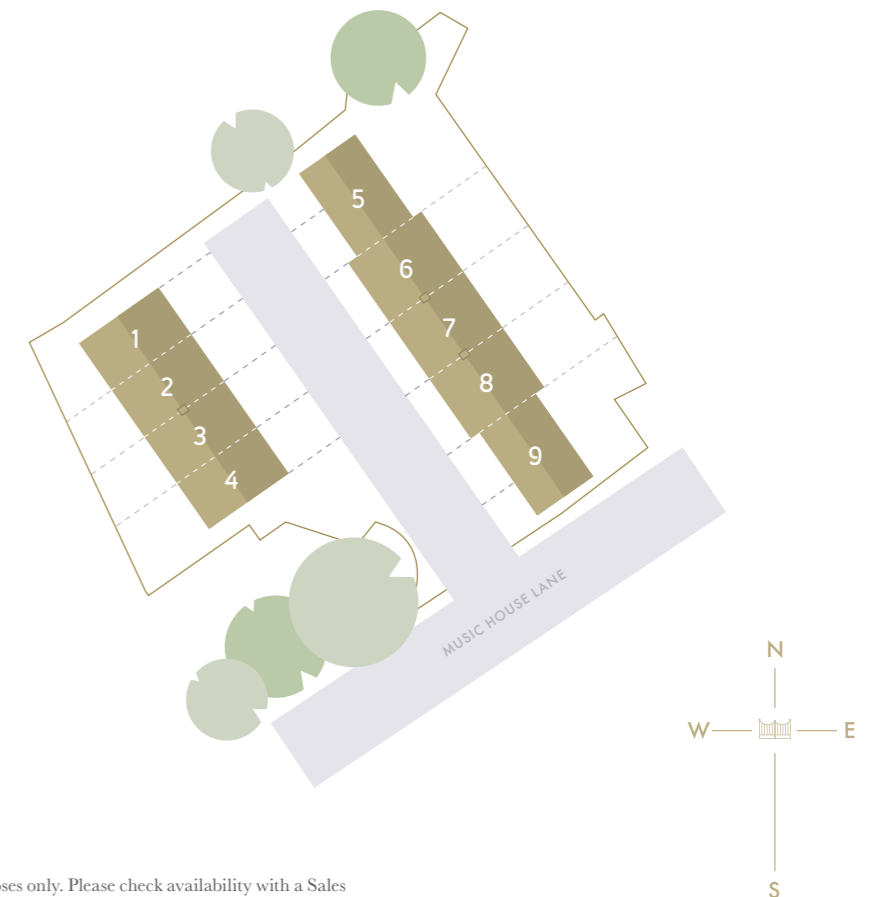
THE WINDSOR

PLOTS 5 & 9 / 3 BEDROOMS



THE YORK

PLOTS 6-8 / 3 BEDROOMS



Plot specifications are not shown to scale and are for illustrative purposes only. Please check availability with a Sales Consultant before reservation. Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Variations to the external design and landscaping may occur.



THE WESSEX

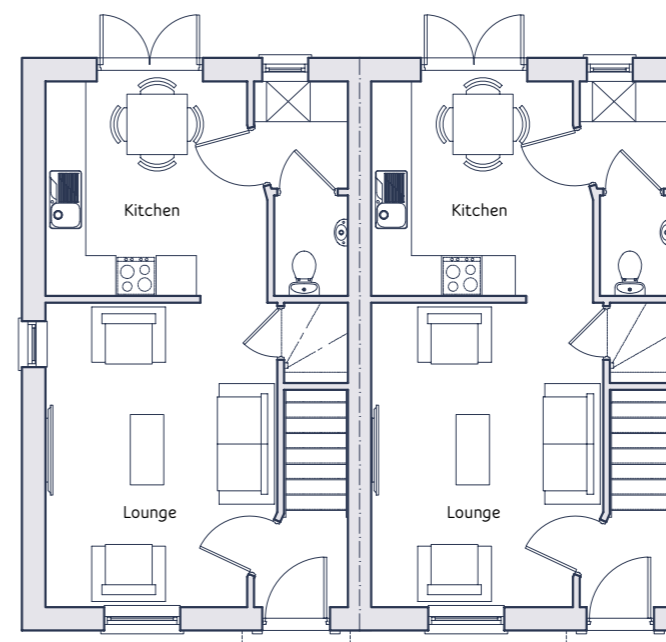
PLOTS 1-4

2 BEDROOMS

The Wessex is a hall-entrance townhouse with two double bedrooms, an en-suite master bedroom, downstairs cloakroom, utility lobby, lounge, and a luxury kitchen. Outside, the property enjoys a driveway and a rear enclosed garden.



Image is for illustrative purposes only



PLOT 1

PLOT 2

GROUND FLOOR

Kitchen
3.2m x 3.31m / 10'6 x 10'9

Lounge
3.46m x 4.54m / 11'4 x 14'9



FIRST FLOOR

Bedroom 1
3.2m x 3.86m / 10'6 x 12'7

Bedroom 1 En Suite
1.66m x 1.7m / 5'4 x 5'6

Bedroom 2
2.56m x 4.51m / 8'4 x 14'8

Bathroom
1.89m x 2.31m / 6'2 x 7'6

PLEASE NOTE: Plot 3 and 4 are handed

Floorplans represent typical layouts of this house design. They are not shown to scale. Plot specification, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Please check availability with a Sales Consultant before reservation. Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Variations to the external design and landscaping may occur. Boiler and radiator positions are not shown.



THE WINDSOR

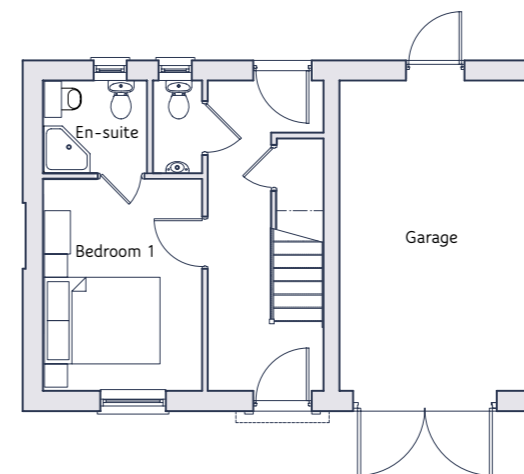
PLOTS 5 & 9

3 BEDROOMS

A substantial hall-entrance, double-fronted, three-bedroom property, The Windsor is an end townhouse arranged over three floors. The property enjoys a luxury fitted kitchen/diner, a separate lounge complete with Juliet balcony, and a master bedroom with en-suite shower. The property also benefits from a single integral garage, an enclosed rear garden, and a driveway.



Image is for illustrative purposes only

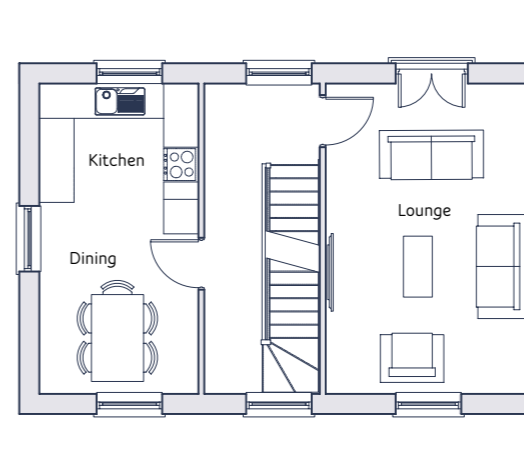


GROUND FLOOR

Garage
3.3 x 5.41m / 10'8 x 17'7

Bedroom 1
2.75m 3.67m / 9'2 x 12'4

Bedroom 1 En suite
1.62m x 1.78m / 5'3 x 5'8

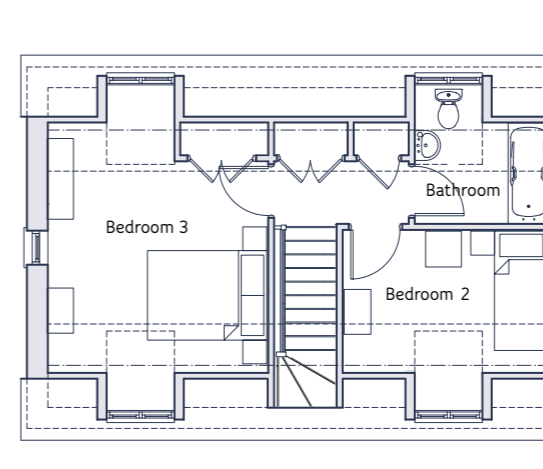


FIRST FLOOR

Kitchen
2.67m x 2.75m / 8'8 x 9'2

Dining Room
2.7m x 2.75m / 8'9 x 9'2

Lounge
3.45m x 3.37m / 11'3 x 17'6



SECOND FLOOR

Bedroom 2
3.7m x 4.2m / 12'1 x 13'8

Bedroom 3
2.4m x 3.5m / 7'9 x 11'4

Bathroom
2.23m x 2.28m / 7'3 x 7'5

PLEASE NOTE: Plot 9 is handed

Floorplans represent typical layouts of this house design. They are not shown to scale. Plot specification, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Please check availability with a Sales Consultant before reservation. Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Variations to the external design and landscaping may occur. Boiler and radiator positions are not shown.



THE YORK

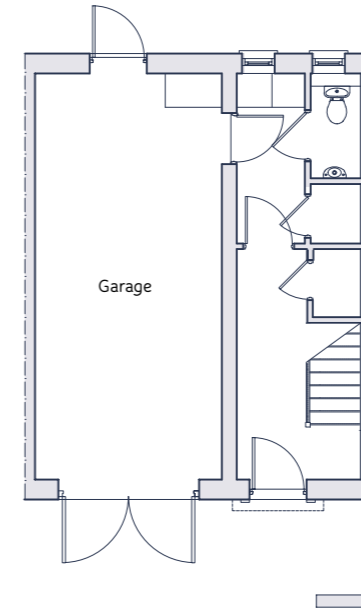
PLOTS 6-8

3 BEDROOMS

Arranged over three floors, The York is a family-friendly, three-bedroom, mid-terraced townhouse. The property includes a luxury fitted kitchen/diner, a separate lounge, utility room, and a master bedroom with en-suite shower. The York also benefits from an integral garage, an enclosed rear garden, and a driveway.

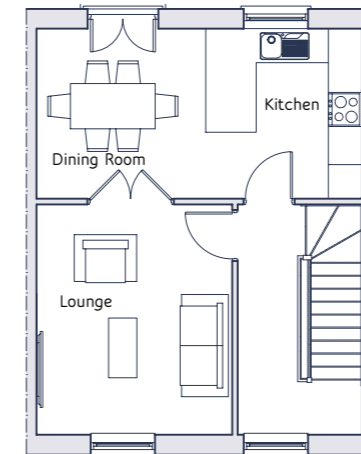


Image is for illustrative purposes only.



GROUND FLOOR

Garage
3.3 x 7.2m / 10'9 x 23'7

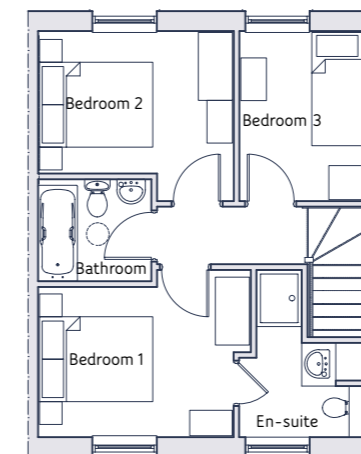


FIRST FLOOR

Kitchen
2.5m x 3m / 8'2 x 9'8

Dining Room
3m x 3.28m / 9'8 x 10'8

Lounge
3.43m x 4.07m / 11'3 x 13'3



SECOND FLOOR

Bedroom 1
2.68m x 3.8m / 8'8 x 12'3

Bedroom 1 En Suite
2.2m x 2.96m / 7'2 x 9'7

Bedroom 2
2.57m x 3.45m / 8'4 x 11'3

Bedroom 3
2.2m x 3m / 7'2 x 9'8

Bathroom
1.72m x 2m / 5'6 x 6'6

Floorplans represent typical layouts of this house design. They are not shown to scale. Plot specification, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Please check availability with a Sales Consultant before reservation. Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Variations to the external design and landscaping may occur. Boiler and radiator positions are not shown.



DETAIL IS THE JEWEL IN THE HOME

Attention to detail. That's what distinguishes a Flagship home.
We don't just build distinctive, well-designed properties, we also invest
in quality materials, fixtures and fittings

BATHROOM & EN-SUITES

- Contemporary white bathroom suite with chrome fittings.
- Thermostatically-controlled shower.
- Heated towel rail in bathroom.
- Low-level white resin shower tray with shower screen.
- Full-height wall tiling to bathroom and en-suite (including shower cubicles), and tiling above WC and sink. LED mist-free mirror with built-in shaver point in en-suite and bathroom.

DECORATIVE FINISHES

- Internal walls finished in a choice of 'Rock Salt' or 'Timeless' Dulux emulsion (subject to build stage).
- Ceilings finished in white matt emulsion.
- Oak-veneered, 5-panel Suffolk doors with matching brushed chrome door furniture.

ELECTRICAL

- Brushed chrome electrical sockets.
- Media TV point in lounge.
- Additional wall-mounted TV points in kitchen/diner, in plots plots 5 – 9
- Mains-connected smoke and carbon monoxide detectors.
- Energy-efficient heating system with Vaillant boiler.
- Energy-efficient downlights in kitchen, bathroom, en-suite and cloakroom.
- External low-energy security light at front and rear.
- Electric door to garage with fob entry.
- Electric car charging point.

EXTERNAL FINISHES

- Slabbed footpaths, wooden fencing, and gates.

KITCHEN

- Recessed downlighting and LED lighting to underside of wall cabinets.
- High-end Magnet Fusion Kitchen in selected colours.
- Soft-close cabinet doors.
- Integrated Zanussi stainless steel electric/gas double oven in selected plots.
- Matching induction hob, and stainless steel extractor hood.
- Matching worktops with Upstand, and glazed splashback behind hob.
- Composite 1.5 bowl single drainer sink unit with mixer tap.
- Integrated fridge freezer, integrated washer dryer, integrated dishwasher, integrated microwave. Wine coolers in selected plots.

GENERAL

- NHBC – 10-year guarantee.
- Flagship Homes defect warranty.*





A PERFECT BASE TO EXPLORE FROM

However you like to spend your time, you're sure to find something of interest in Norwich, The City of Stories thanks to its rich mix of history and culture. The Theatre Royal and the Playhouse offer vibrant programmes of music, dance, comedy and west-end shows.

Or, catch the latest blockbuster in one of the city's four cinemas. Norwich also boasts two stunning cathedrals and a beautiful Norman castle. It's all within easy reach of King's Gate.

A lover of retail therapy? Norwich has two shopping malls and an array of unique, independent shops located in the award-winning Lanes. When it's time to relax, just head to the city's sought-after eateries, cafés and bars.



5

minutes walk to the city centre



1^{3/4}

hours train journey to London

Norwich Train Station is located within walking distance from King's Gate. Regular trains run daily, and you can reach London in 1hr 44min (fastest route) and Cambridge in 1hr 17min (fastest route).





WE ARE FLAGSHIP HOMES

We develop quality homes in great locations.
Not just places to live, but places you'll love.

Eden Rise
Cambourne,
Cambridgeshire



7,000
homes built across the
East of England



Our purpose is to provide homes for people in need. Over the past ten years, we've built more than 7,000 houses across the East of England. The homes we build are available to buy, but we also own and manage over 28,000 properties.

We focus on doing things right, listening to our customers and understanding their needs. We know that creating the best living spaces means investing in the things that matter. So, our properties are built to last, using quality materials, and to be as low-maintenance as possible.

We're part of the Flagship Group, made up of Flagship Homes, RFT Services, Victory Housing Trust and Gasway.

Since we started in 1991 as part of the Suffolk Heritage Housing Association, our customers have always been at the heart of what we do. Our operating profits are invested back into our core business to deliver outstanding value.

As for the future, we don't just want to build more brilliant homes. We want to go on improving and evolving for the benefit of our customers.

We believe everyone deserves a home, that's why we build timeless, quality properties we're proud of.

28,000
homes owned and managed

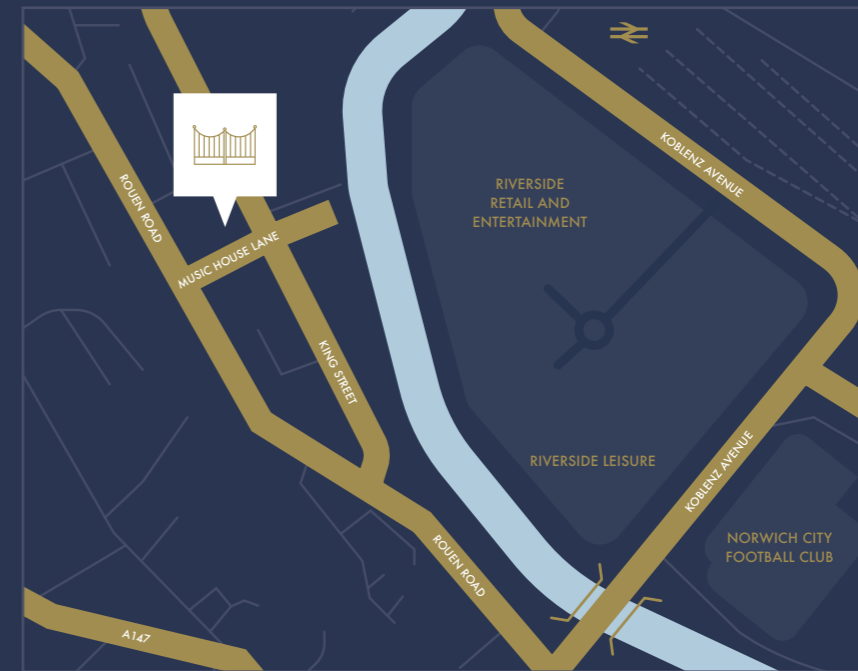
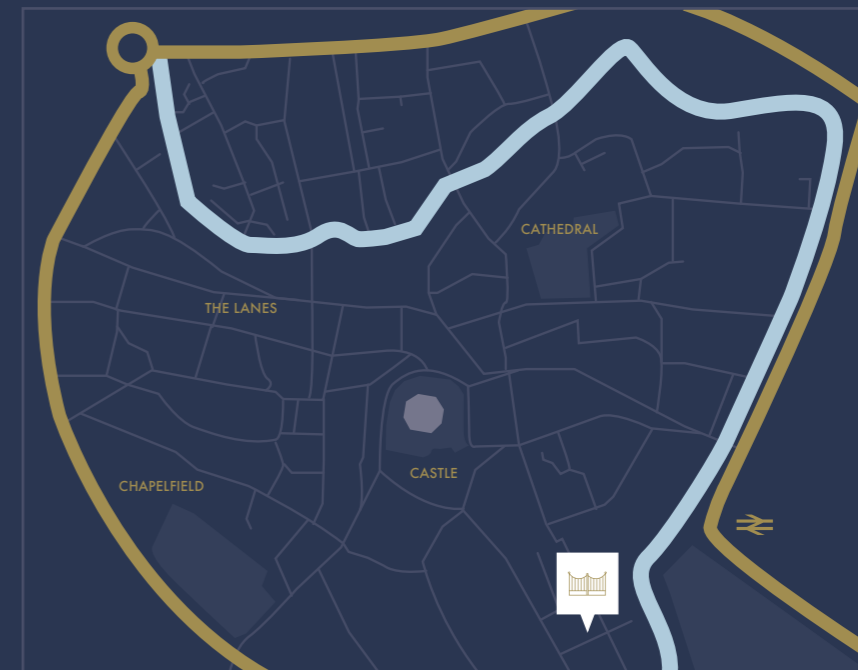


Ashe Coppice
Campsea Ashe,
Suffolk



www.flagship-homes.co.uk

FIND KING'S GATE



KING'S GATE, MUSIC HOUSE LANE, NORWICH, NORFOLK NR1 1QN

A DEVELOPMENT BY



ALL ENQUIRIES

T: 01603 229428

kingsgate@bidwells.co.uk

Bidwells New Homes
16 Upper King Street, Norwich, Norfolk NR3 1HA



www.flagship-homes.co.uk