

A DEVELOPMENT BY



**ELLINGHAM GREEN**  
NORFOLK

[www.ellinghamgreen.co.uk](http://www.ellinghamgreen.co.uk)



All information provided within the brochure was correct at time of going to press.

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## Welcome to Ellingham Green

Flagship Homes is proud to present Ellingham Green, a collection of traditionally built and well-designed, one, two, three and four-bedroomed houses and bungalows in the heart of the Norfolk countryside.

With nearly 100 properties to choose from, some available for affordable housing, the development at Great Ellingham, near Attleborough, offers rural living within easy reach of nearby market towns and Norwich.

It is the ideal location for enjoying country life, whether you're retiring, commuting, starting on the property ladder or raising a family.



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## Living in a Flagship home

Flagship provides beautiful homes for affordable housing, letting or private residences.

We take pride in choosing only the best locations in which to build our properties. They are not just places to live but also places to love.

Our focus is always on you, the homebuyer. We not only build everything to our usual exacting standards – we do so with care and incredible attention to detail.

Whether you're after a cosy but spaciouly-planned two-bedroom property, or you need a large, five-bedroom home, you'll find something suitable at the Ellingham Green development.





The Nest, Aldeburgh



Printworks show home interior



Printworks show home interior



Printworks show home interior

## Our passion, your home

Attention to detail is what distinguishes a Flagship home from other new builds.

We don't just construct distinctive, well-designed properties; we invest in quality materials. You'll notice the difference as soon as you walk up to the front door.

Inside, we make the best use of your available space. Well-fitted to a high quality specification kitchens and bathrooms, including en-suites, add a touch of luxury that everyone deserves.

And because we care about the environment, there is energy-efficient heating and attractive windows and doors that do a great job of keeping you warm in the winter.

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## Live the country life

Leave the hustle and bustle of town behind and settle down to a gentler and quieter way of life in rural Norfolk. Nestled a few miles away from Attleborough and the A11, Great Ellingham is perfect for staying at home and relaxing or travelling through the county and beyond.

While road and bus links are good, and there is a train station at Attleborough, Great Ellingham has the sort of local village services you expect, such as a post office and stores, primary school and a cosy pub dating back to the mid-18th Century.

The village is renowned for its quirky Teddy Bear Festival. Every July, locals make and display straw bears in their front gardens to create a Teddy Bear Trail. The fun event has been running since 2004 and already raised more than £50,000 for local good causes.



The Crown, Great Ellingham



Wensum River, Norwich



Thetford Forest



Cromer Beach

## Location & exploration

There's much to explore in Norfolk, which is blessed with natural beauty and exciting places to visit. Drive north or east from Great Ellingham to experience the county's gorgeous beaches and coastal treats, like Wells-next-the-Sea, Blakeney, Cromer or Horsey, which is ideal for seal watching.

Country estates include Sandringham, the Queen's country home, while Norwich offers excellent shopping, together with varied cultural and leisure pursuits. Beyond the city is the idyllic Norfolk Broads.

For the more active, there are lovely walks to explore from Great Ellingham, while Thetford Forest is a few miles west, with hundreds of forest tracks to wander along while enjoying the wildlife.

For more days out, try Go Ape, Banham Zoo or driving fast cars around Snetterton racetrack. And if for any reason you need to escape from it all, Norwich has a commercial airport lying to destinations across Europe.

# Ellingham Green specification

## Electrical

- TV points throughout
- Low energy external lighting to the front and rear of homes
- Mains connected smoke and carbon monoxide Detectors\*
- Heating and hot water provided by Mitsubishi air source heat pumps



## Bathroom & En-suites

- Contemporary white sanitaryware with chrome fittings
- Down lighting to ceiling
- Heated chrome towel radiator
- Porcelenosa tiling to floors and walls



## Kitchen

- Symphony Ashbourne kitchen units with a premium worktop and upstand, offered in a range of colours and (nishes. (choice subject to build stage)
- Down lighting to ceiling with under pelmet lighting to underside of wall cabinets
- Stainless steel Splashback behind hob
- Soft close doors
- Selected integrated appliances to all plots
- Range ovens available in certain plots
- Electric ceramic hobs and extractor fan as standard
- Double ovens to 3, 4 and 5 bedroom homes - where applicable



## Decorative finishes

- Internal walls (nished in a white (nish
- Ceilings (nished in white matt emulsion with smooth plastered (nish
- 5 panel white Suffolk doors with matching brushed chrome door furniture
- Oak handrails throughout all homes

## General

- NHBC 10 year guarantee
- Flagship Homes defect period of 24 months, commencing from build completion date





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## Well placed & well connected

With easy access to Attleborough and the A11 two miles away, Great Ellingham is just 18 miles from Norwich to the east and 16 miles to Thetford in the west. Keep going to places like Newmarket and the city of Cambridge. For a seaside day trip, Cromer is nearly 40 miles to the north.

Regular rail services from Attleborough run along the Breckland line, connecting Norwich and Cambridge. From Attleborough, trains to Thetford take just 13 minutes, Norwich is 28 minutes away while Cambridge, where you might fancy punting on the River Cam, takes just under an hour.

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#### ALL ENQUIRIES

If you would like further details please contact:

T: 01953 711565

E: [sales@ellinghamgreen.co.uk](mailto:sales@ellinghamgreen.co.uk)

W: [www.ellinghamgreen.co.uk](http://www.ellinghamgreen.co.uk)

