



# Your place to grow at

## Dovecote Gardens, Old Catton



Your place  
to thrive





# Find your place to thrive at Dovecote Gardens

Welcome to Dovecote Gardens, a charming development of two bedroom apartments and two, three and four bedroom houses. It is conveniently situated just north of the village of Old Catton, on the outskirts of the thriving city of Norwich, yet within a short distance of nature reserves and open countryside. These contemporary homes are available to purchase outright or through the Shared Ownership scheme, so it's ideal for first-time buyers, young couples, growing families and downsizers alike.

Located just 3.5 miles north of Norwich, with its national and international network connectivity, this new flagship development is within a highly sought-after residential area.

Both Old Catton to the south and Spixworth to the north offer a range of essential amenities for your day-to-day needs, from a supermarket and selection of retail outlets to dental and medical practices, a veterinary surgery and a choice of pubs.

A number of parks in the area provide opportunities for getting back to nature, including the historic 70-acre Catton Park with its wildflower meadow and woodland walks.

Educational needs are very well catered for too, with a number of schools to choose from: Old Catton Pre-School, Old Catton Church of England Junior School and Lodge Lane Infant School in Old Catton, plus Spixworth Infant School, Stepping Stones Day Nursery and Woodland View Junior School in Spixworth. Norwich itself

offers a huge variety of excellent state and independent schools, plus further education opportunities, such as Norwich School, Wymondham College, Notre Dame High School, Norwich University of the Arts and the University of East Anglia.



St Margaret's Church, Old Catton

Your place to thrive

Your place to thrive





The Ferry House, Surlingham, River Yare, Norfolk Broads

# Find your place to explore at Dovecote Gardens

## Your place to relax...

Located in the Norfolk countryside, yet mere miles from the centre of Norwich, residents of Dovecote Gardens are spoiled for choice when it comes to lifestyle and leisure opportunities.



Sprowston Manor Hotel, Golf and Country Club

A few miles away, 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. Dovecote Gardens prime location also places you near Earlham Park, the Norfolk Showground and much more.

## Your place for country pursuits...

A little further afield, just south of Norwich, is Whitlingham Country Park, a firm favourite amongst city dwellers and countryside enthusiasts alike, offering a perfectly tranquil location to get away from life's hustle and bustle. Ramblers and hikers are free to explore the many woodland trails and meadows, and cycling enthusiasts will not be disappointed, as they're welcome on the paths at the park. In addition, National Cycle Network Route 1 runs right through the park down Whitlingham Lane and past the wooded area. With ample parking and refreshments onsite, it makes for a great family day out.

You don't have to go far for a break from the pace of urban living, as Norfolk is blessed with some of the finest unspoiled countryside in Britain, offering a wealth of healthy lifestyle options. The world-famous Norfolk Broads are just waiting for you – endless stretches of tranquil waterways providing all sorts of recreation.

There's the stately Fairhaven Woodland and Water Garden, a sumptuous 130-acre organic garden with miles of walkways, flower displays and daily boat trips. You can visit the historic Blickling Estate, the birthplace of Anne Boleyn, or the striking Happisburgh Lighthouse, built in 1790 and the oldest working lighthouse in East Anglia. The Marriott's Way footpath, bridleway and cycle path, at 26 miles long, runs between Norwich and Aylsham and offers breathtaking views of some of the most beautiful parts of Norfolk's countryside. And for motor racing enthusiasts, there's the excitement of the famous Snetterton Racing Circuit.

## ...and your place for culture

If you have a taste for the finer culinary experiences in life, historic Norwich itself offers first-class restaurants, plus countless leisure, retail and cultural attractions. You can also explore the Norwich Lanes, a haven of independent eateries, coffee houses and lively bars.



Royal Arcade, Norwich

There's plenty on offer culturally, with the wonderful art deco Theatre Royal, the Arts Centre and the medieval Norwich Castle Museum and Art Gallery. You can choose between two magnificent cathedrals, with Norwich Cathedral having the second-highest spire in England at 96m. There's all kinds of live music venues, like the buzzing Waterfront, or the authentic annual Oktoberfest celebrations and the free, open-air art market in the city centre, where local artists can display their work on the railings of St Peter Mancroft Church.

Or for those looking for rather more energetic entertainment, head for the heights of the Highball Climbing Centre, Norfolk's largest indoor climbing facility, or even the High Altitude Trampoline Park, which is great for all ages.

Dovecote Gardens really does offer its residents the vibrancy of urban living, balanced with the rural backdrop of some of England's most desirable countryside.

## Your place to connect...

With its easy access to Norwich city centre and the A140, connecting to the rest of the country is simple. In addition, the nearby A1270 Broadland Northway (Norwich NDR) runs 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 Airport is also just 2.4 miles away from Dovecote Gardens, so you don't have to go far to enjoy European travel.







Image from other Orbit development

# Specification

## Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- Square edge laminate worktops
- Stainless steel single oven
- Ceramic hob
- Extractor hood
- Stainless steel microwave (to all four bedroom homes)
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Removable base unit for dishwasher
- Plumbing for washing machine to houses
- Washing machine to all apartments and coach houses

## Bathroom, cloakroom and en suite

- Contemporary Roca white sanitaryware
- Thermostatically controlled shower over bath, glass shower screen with full-height tiling to bath (to houses with no en suite)
- Hand-held shower with half-height tiling to bath (to houses with an en suite)
- Chrome ladder radiator to bathroom and en suite
- Shaver socket
- Diesse wall tiles

## Plumbing

- Gas-fired central heating with combination boiler
- Gas-fired central heating with system boiler and hot water cylinder (to all four bedroom homes)
- Thermostatically controlled radiators

## Internal

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

## Electrical

- Media plate TV and telephone point to living room
- 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 outside light to front and rear
- Power and light to garages within curtilage of property
- Electric Vehicle charging point infrastructure within curtilage of property
- Photovoltaic panels to selected homes

## Windows and doors

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

## General

- Choice of Light, Colour or Wood colour palette for kitchen, bathroom and flooring finishes, dependent on build stage
- 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

- Sewell House**  
2 bedroom apartment
- Repton House**  
2 bedroom apartment
- Bardoph House**  
2 bedroom apartment
- Upwell**  
2 bedroom coach house
- Marsham**  
2 bedroom house
- Barnwell**  
2 bedroom house
- Penshurst**  
3 bedroom house
- Welney**  
3 bedroom house
- Cranford**  
3 bedroom house
- Sheringham**  
4 bedroom townhouse
- Shelford**  
4 bedroom townhouse

## Outright Sale

- |  |                                      |  |   |                                       |
|--|--------------------------------------|--|---|---------------------------------------|
| <b>Buckle House</b><br>2 bedroom apartment | <b>Penshurst</b><br>3 bedroom house  | <b>Blakeney</b><br>3 bedroom townhouse | <b>Sandhurst</b><br>4 bedroom house     | <b>Sandringham</b><br>4 bedroom house |
| <b>Upwell</b><br>2 bedroom coach house     | <b>Welney</b><br>3 bedroom house     | <b>Ashley</b><br>3 bedroom house       | <b>Cavendish</b><br>4 bedroom townhouse | <b>Poringland</b><br>4 bedroom house  |
| <b>Marsham</b><br>2 bedroom house          | <b>Cardington</b><br>3 bedroom house | <b>Langford</b><br>4 bedroom house     | <b>Stevington</b><br>4 bedroom house    |                                       |

**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.



# Apartment (F)

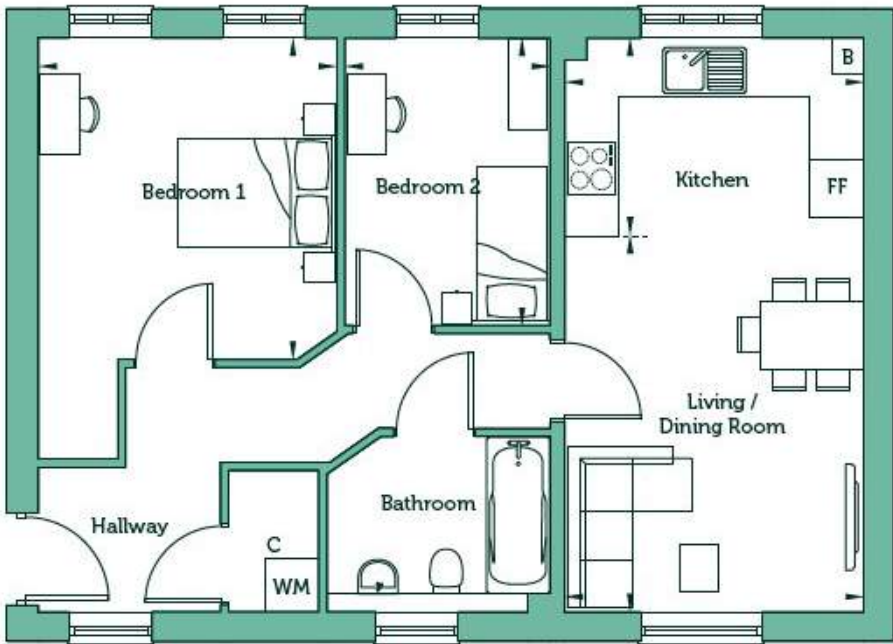
Dovecote Gardens, Old Catton

Two Bedroom Apartment  
Plots 135, 137, 139, 149, 151 and 153



## Apartment (F)

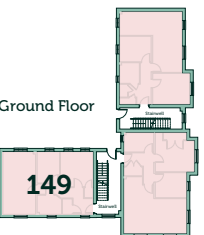
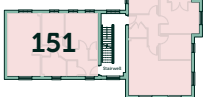
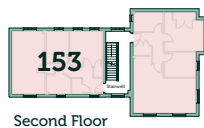
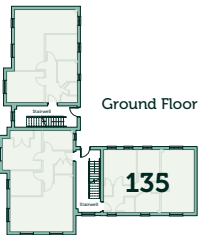
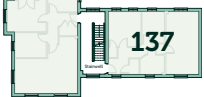
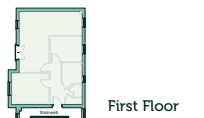
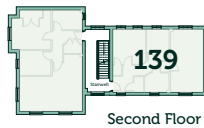
Dovecote Gardens, Old Catton



Living / Dining Room	13'9" x 10'10"	4.20m x 3.30m
Kitchen	6'11" x 10'10"	2.13m x 3.30m
Bedroom 1	11'8"max x 10'10"	3.55m x 3.30m
Bedroom 2	10'5" x 7'5"	3.18m x 2.27m
Gross Internal Area	622 sq ft	57.85 sq m

Handed Plots 149, 151 and 153

Buckle House      Bardoph House



### Key

B Boiler   C Cupboard   FF Fridge Freezer   WM Washing Machine

Outright Sale      Shared Ownership

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# Apartment (E)

Dovecote Gardens, Old Catton

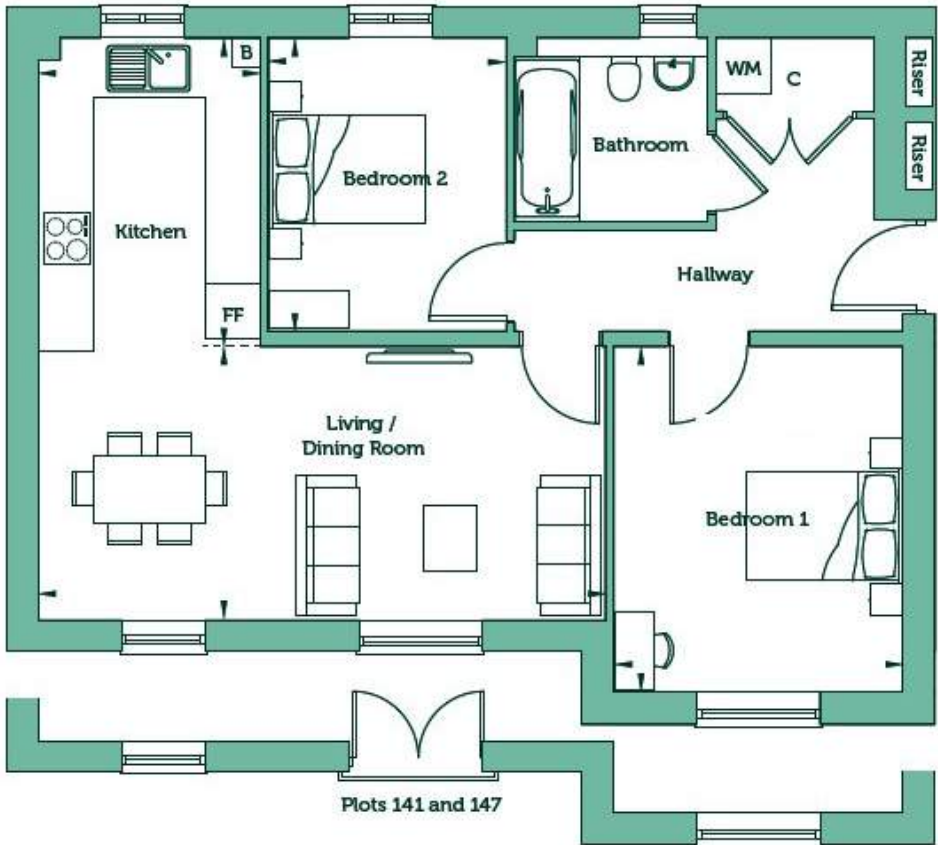
Two Bedroom Apartment

Plots 140, 141, 146 and 147



## Apartment (E)

Dovecote Gardens, Old Catton

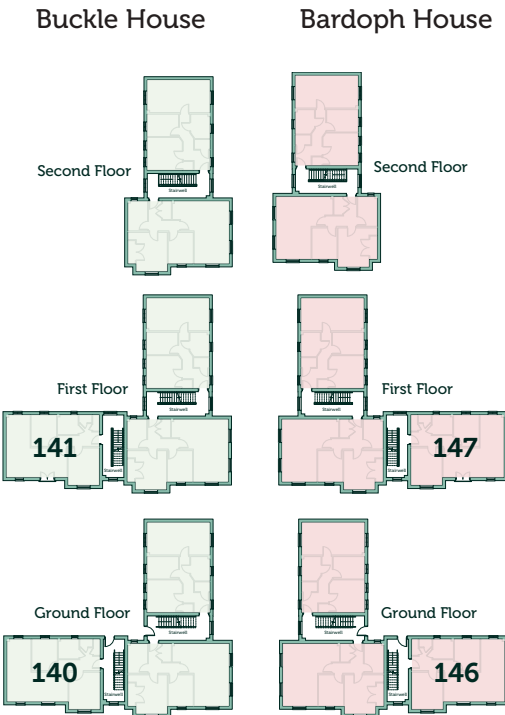


Living / Dining Room	9'9" x 20'3"	2.98m x 6.17m
Kitchen	11'0" x 7'11"	3.36m x 2.41m
Bedroom 1	12'4" x 10'4"	3.77m x 3.15m
Bedroom 2	10'6" x 8'6"	3.20m x 2.59m
Gross Internal Area	669 sq ft	62.21 sq m

Handed Plots 146 and 147

### Key

B Boiler C Cupboard FF Fridge Freezer WM Washing Machine



Outright Sale Shared Ownership

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# Apartment (D)

Dovecote Gardens, Old Catton

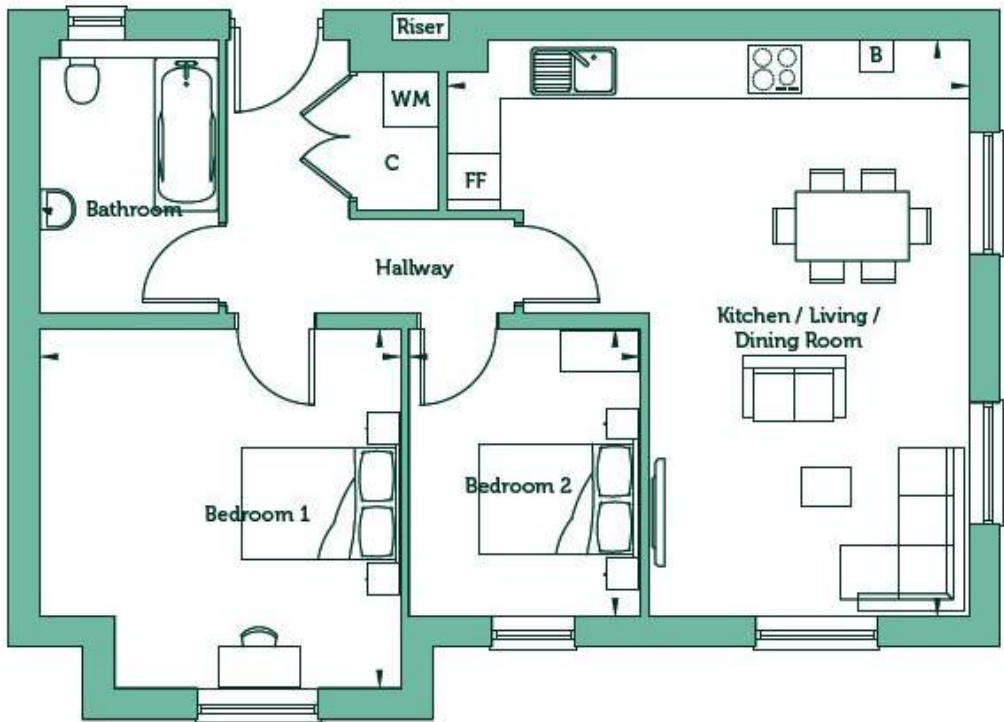
Two Bedroom Apartment

Plots 134, 136, 138, 148, 150 and 152



## Apartment (D)

Dovecote Gardens, Old Catton

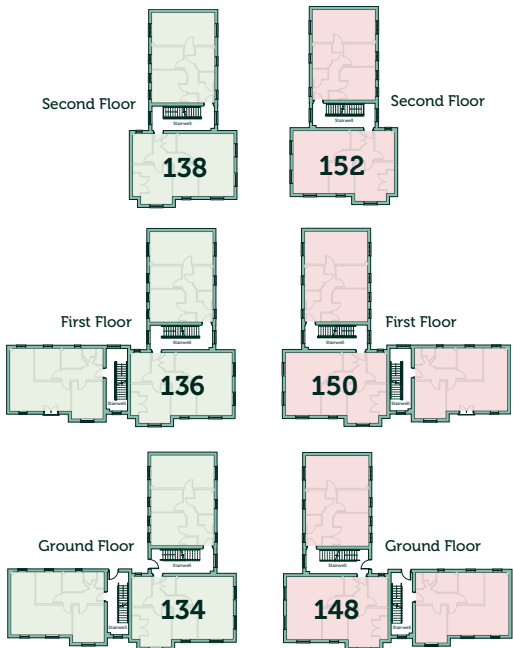


Kitchen / Living / Dining Room		
20'10"max x 18'11"max	6.35m x 5.76m	
Bedroom 1		
13'0"max x 13'1"max	3.96m x 3.98m	
Bedroom 2		
10'5" x 8'4"	3.17m x 2.55m	
Gross Internal Area		
726 sq ft	67.47 sq m	

Handed Plots 148, 150 and 152

Buckle House

Bardoph House



Key

B Boiler C Cupboard FF Fridge Freezer WM Washing Machine

Outright Sale

Shared Ownership

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Upwell

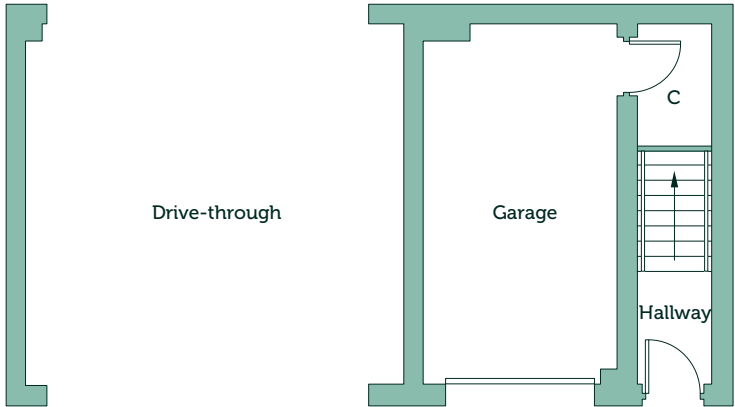
Dovecote Gardens, Old Catton

Two Bedroom Coach House

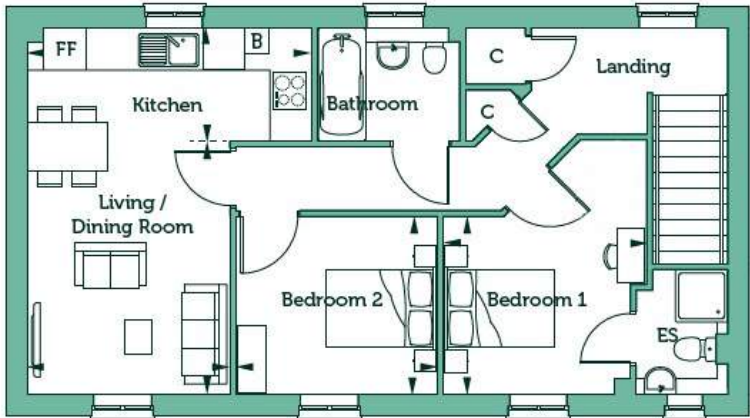
Plot 133



Upwell  
Dovecote Gardens, Old Catton



Ground Floor



First Floor

Living / Dining Room	12'8" x 10'2"	3.86m x 3.09m
Kitchen	5'8" x 14'1"	1.72m x 4.30m
Bedroom 1	8'10"max x 10'2"max	2.71m x 3.10m
Bedroom 2	8'10" x 9'11"	2.71m x 3.04m

Gross Internal Area	709 sq ft	65.86 sq m
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Key

B Boiler C Cupboard ES En Suite FF Fridge Freezer

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# Marsham

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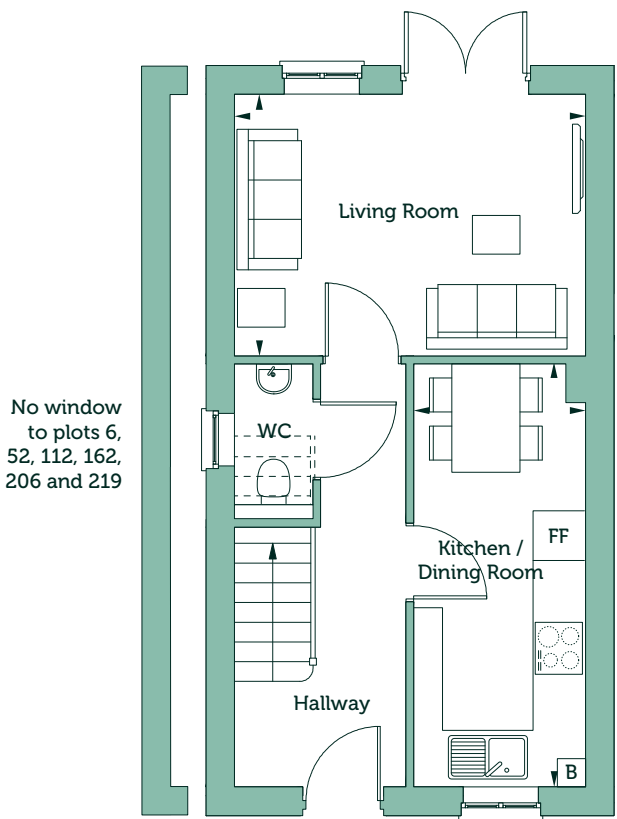
Two Bedroom House

Plots 6, 52, 112, 161, 162, 206, 207, 219 and 220



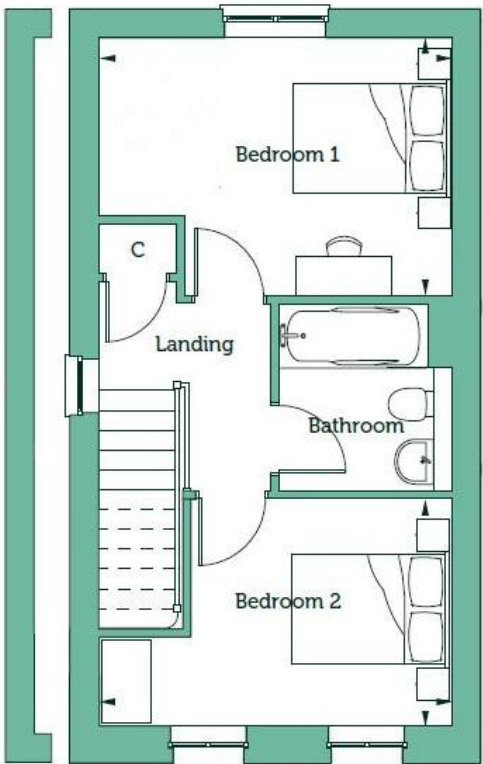
## Marsham

Dovecote Gardens, Old Catton



### Ground Floor

Living Room	9'11" x 13'2"	3.03m x 4.03m
Kitchen / Dining Room	15'9" x 6'5"	4.83m x 1.97m



### First Floor

Bedroom 1	9'8"max x 10'11"max	2.95m x 4.03m
Bedroom 2	8'9"max x 13'2"	2.69m x 4.03m

Gross Internal Area	689 sq ft	64.00 sq m
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Handed Plots 161, 206 and 219

### Key

B Boiler C Cupboard FF Fridge Freezer

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# Barnwell

## Dovecote Gardens, Old Catton

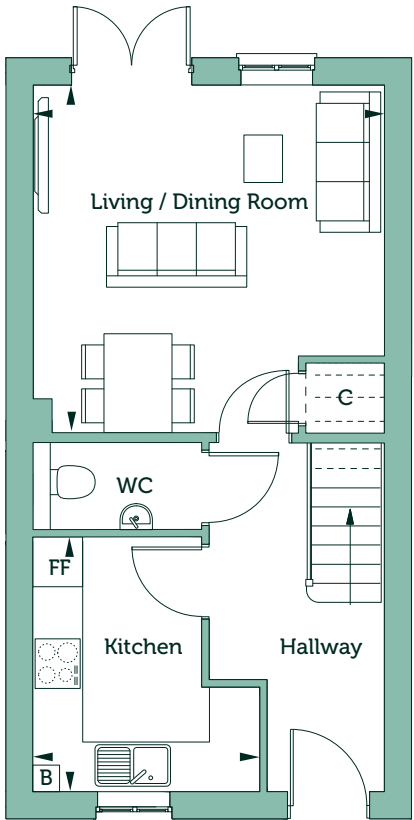
### Two Bedroom House

Plots 95, 211, 212, 223 and 224



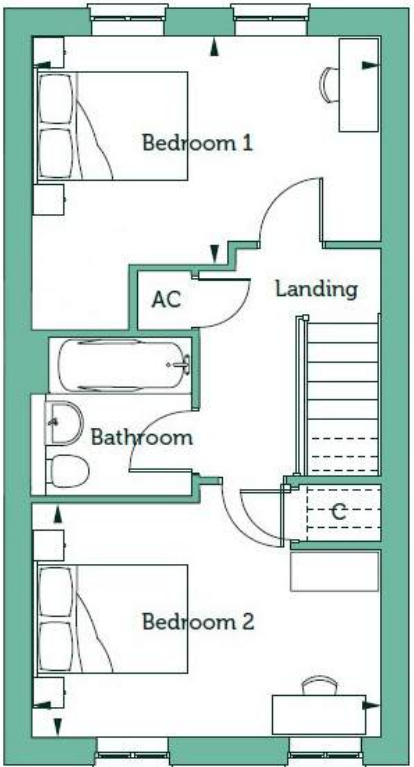
## Barnwell

Dovecote Gardens, Old Catton



### Ground Floor

Living / Dining Room	13'8"max x 13'10"max	4.19m x 4.23m
Kitchen	10'0" x 8'11"max	3.05m x 2.73m



### First Floor

Bedroom 1	8'1"max x 13'10"max	2.48m x 4.23m
Bedroom 2	9'3"max x 13'10"max	2.82m x 4.23m

Gross Internal Area	773 sq ft	71.80 sq m
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Handed Plots 211 and 223

### Key

B Boiler C Cupboard AC Airing Cupboard FF Fridge Freezer

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# Penshurst

## Dovecote Gardens, Old Catton

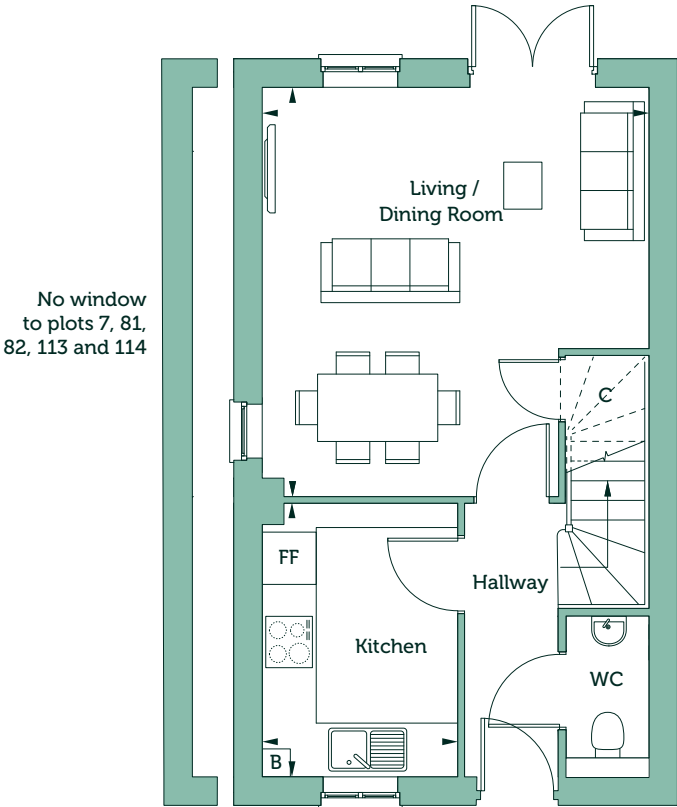
### Three Bedroom House

Plots 7, 22, 23, 51, 53, 67, 80, 81, 82, 83, 111, 113, 114, 115, 159, 160, 217 and 218



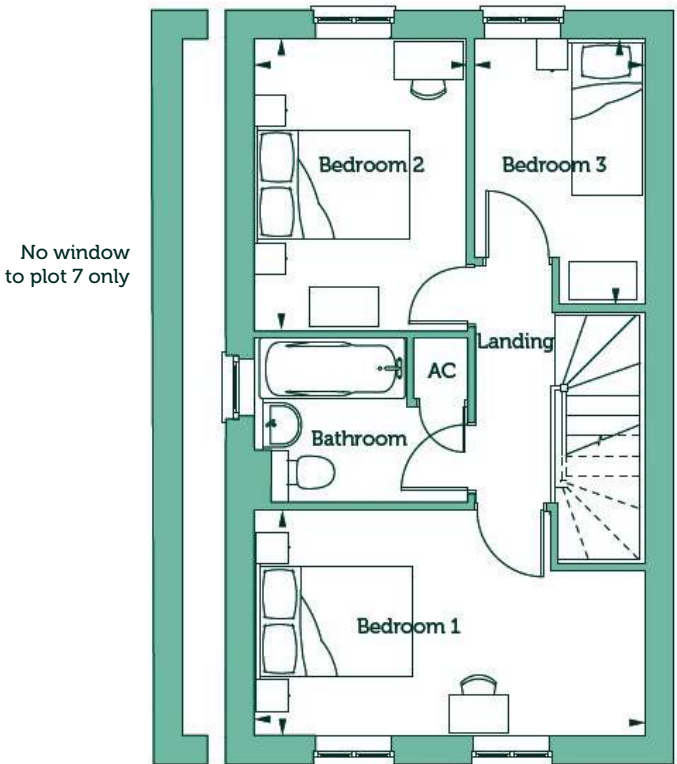
# Penshurst

Dovecote Gardens, Old Catton



### Ground Floor

Living / Dining Room	15'5"max x 14'7"max	4.72m x 4.46m
Kitchen	10'3" x 7'5"	3.14m x 2.27m



### First Floor

Bedroom 1	8'4"max x 14'7"max	2.57m x 4.46m
Bedroom 2	10'10" x 8'1"	3.31m x 2.47m
Bedroom 3	9'9"max x 6'2"max	2.99m x 1.90m

Gross Internal Area	763 sq ft	70.92 sq m
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Handed Plots 23, 51, 80, 82, 111, 114, 159 and 217

### Key

B Boiler C Cupboard AC Airing Cupboard FF Fridge Freezer

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# Welney

## Dovecote Gardens, Old Catton

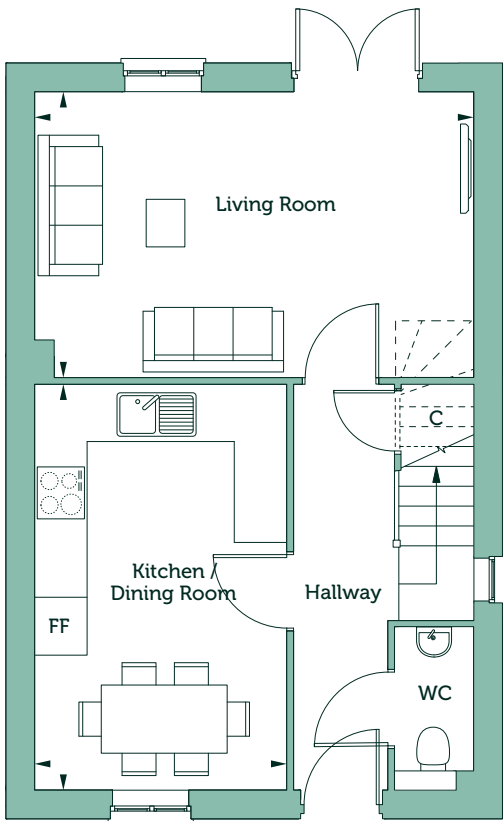
### Three Bedroom House

Plots 2, 3, 4, 5, 8, 20, 21, 46, 47, 68, 76, 77, 78, 79, 87, 88, 99, 100, 101, 102, 103, 104, 105, 106, 109, 110, 116, 117, 120, 121, 122, 123, 124, 125, 126, 127, 131, 132, 142, 143, 198, 199, 200 and 201



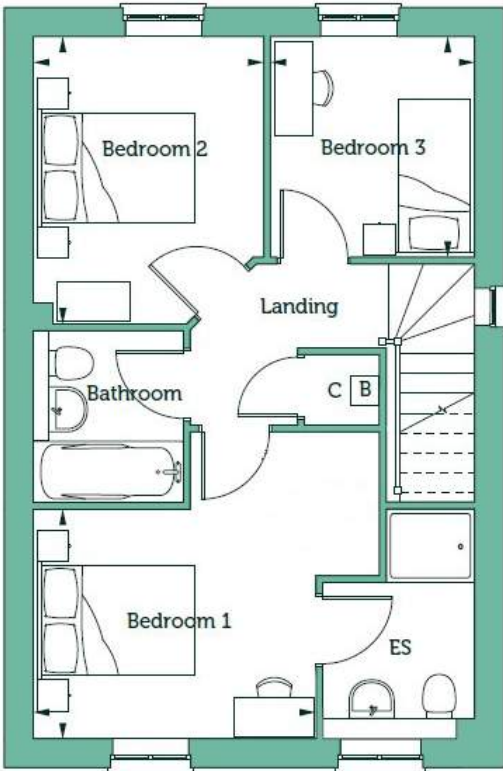
## Welney

Dovecote Gardens, Old Catton



### Ground Floor

Living Room	
10'7" x 16'4"	3.25m x 5.00m
Kitchen / Dining Room	
15'1" x 9'4"	4.61m x 2.87m



### First Floor

Bedroom 1	
8'5"min x 10'6"max	2.58m x 3.22m
Bedroom 2	
10'7"max x 8'6"max	3.25m x 2.60m
Bedroom 3	
8'0" x 7'6"	2.46m x 2.31m

Gross Internal Area	
855 sq ft	79.42 sq m

Handed Plots 4, 21, 46, 68, 76, 78, 88, 99, 101, 103, 105, 109, 116, 120, 122, 124, 126, 131, 142, 198 and 200

### Key

B Boiler C Cupboard ES En Suite FF Fridge Freezer

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# Cranford

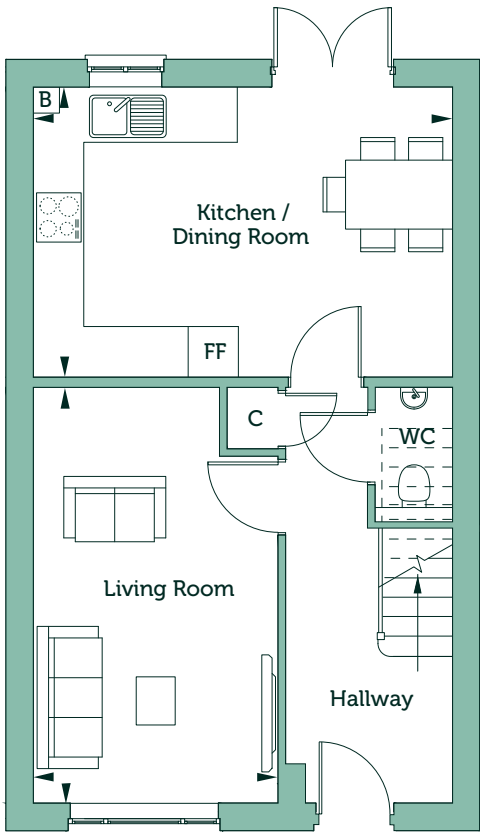
Dovecote Gardens, Old Catton

Three Bedroom House  
Plots 92, 93, 94, 210, 213, 222 and 225



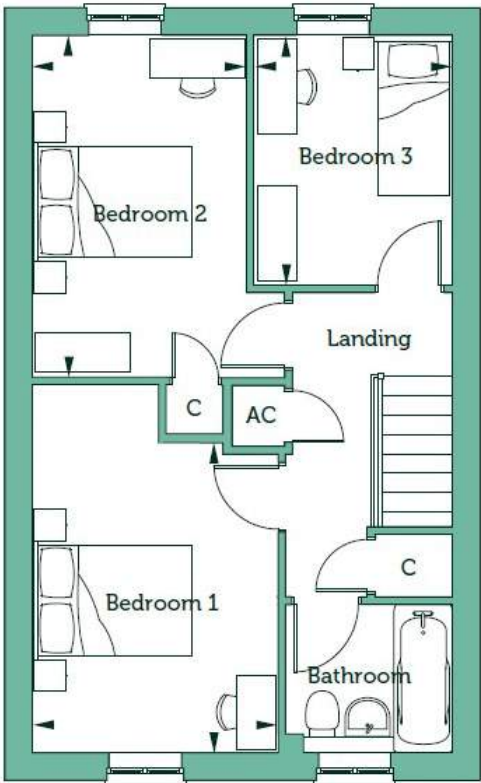
## Cranford

Dovecote Gardens, Old Catton



### Ground Floor

Living Room	16'1" x 9'7"	4.92m x 2.92m
Kitchen / Dining Room	11'4" x 16'4"	3.46m x 5.00m



### First Floor

Bedroom 1	12'0" x 9'7"	3.67m x 2.92m
Bedroom 2	13'3" x 8'4"	4.04m x 2.55m
Bedroom 3	9'7" x 7'8"	2.96m x 2.36m

Gross Internal Area	913 sq ft	84.88 sq m
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Handed Plots 92, 210 and 222

### Key

B Boiler C Cupboard AC Airing Cupboard FF Fridge Freezer

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# Cardington

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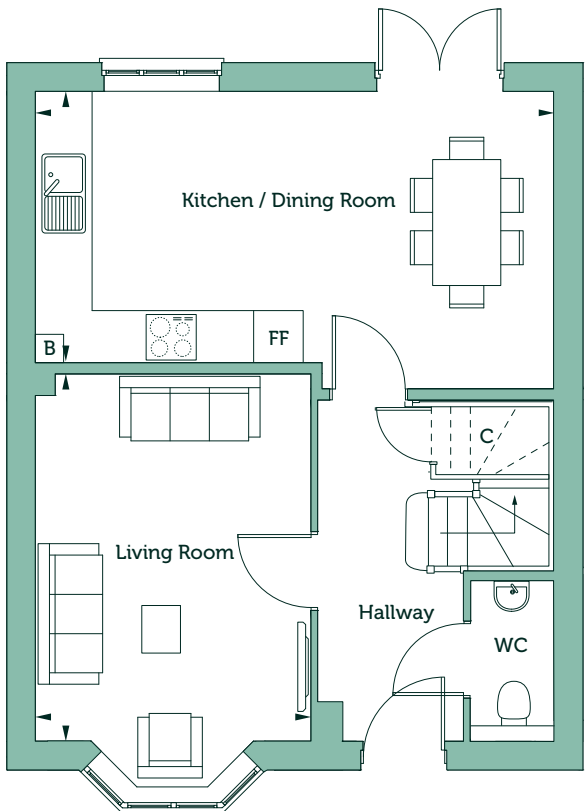
Three Bedroom House

Plots 49, 71, 72 and 157



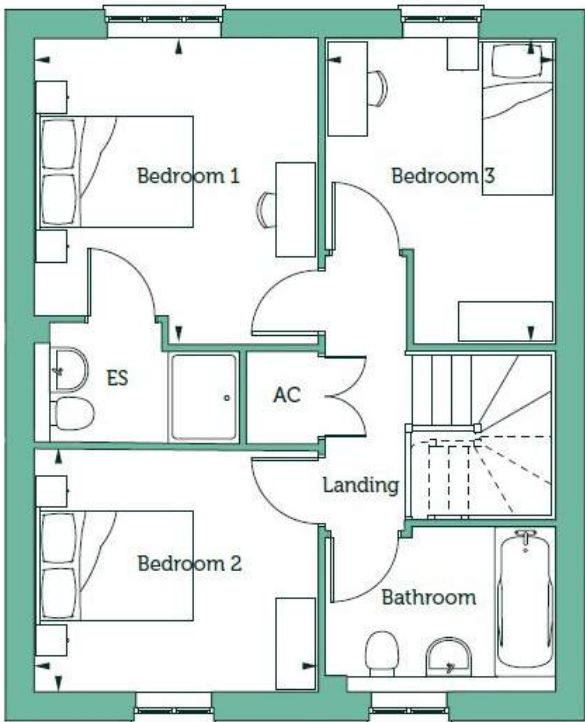
## Cardington

Dovecote Gardens, Old Catton



### Ground Floor

Living Room	13'9" x 10'4"	4.20m x 3.15m
Kitchen / Dining Room	10'2" min x 19'6"	3.10m x 5.95m



### First Floor

Bedroom 1	11'4" max x 10'6" max	3.46m x 3.23m
Bedroom 2	9'1" x 10'6"	2.77m x 3.23m
Bedroom 3	11'4" max x 8'7" max	3.46m x 2.64m

Gross Internal Area	962 sq ft	89.41 sq m
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Handed Plot 72

### Key

B Boiler C Cupboard AC Airing Cupboard ES En Suite FF Fridge Freezer

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# Blakeney

Dovecote Gardens, Old Catton

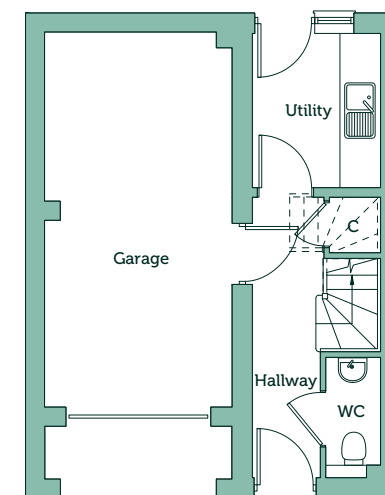
Three Bedroom Townhouse

Plots 61, 62, 63, 64 and 65

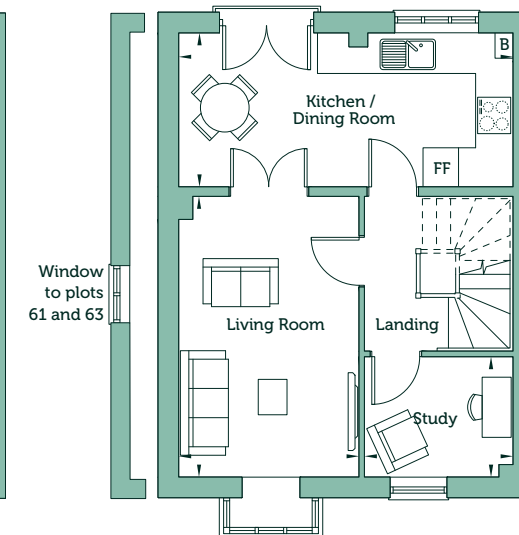


## Blakeney

Dovecote Gardens, Old Catton

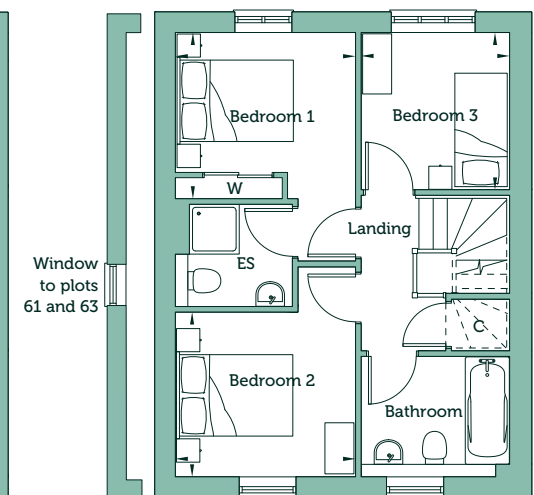


### Ground Floor



### First Floor

Living Room	14'8" x 9'5"	4.48m x 2.88m
Kitchen / Dining Room	8'0" x 17'6"	2.46m x 5.34m
Study	6'4" x 7'10"	1.93m x 2.38m



### Second Floor

Bedroom 1	8'9" x 9'6"	2.66m x 2.89m
Bedroom 2	8'8" x 9'6"	2.64m x 2.89m
Bedroom 3	8'3" x 7'10"	2.52m x 2.38m

Gross Internal Area  
975 sq ft 90.58 sq m

Handed Plots 61 and 63

### Key

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

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# Ashley (A)

Dovecote Gardens, Old Catton

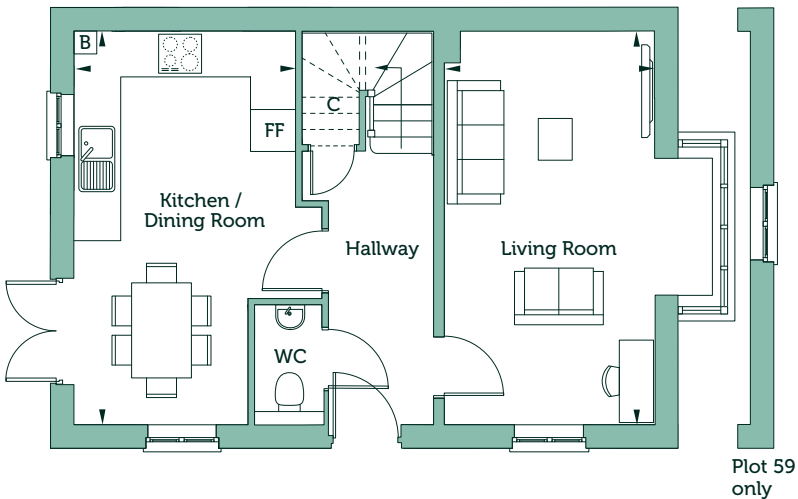
Three Bedroom House

Plots 18, 33, 50, 57, 59, 74, 75, 86 and 197

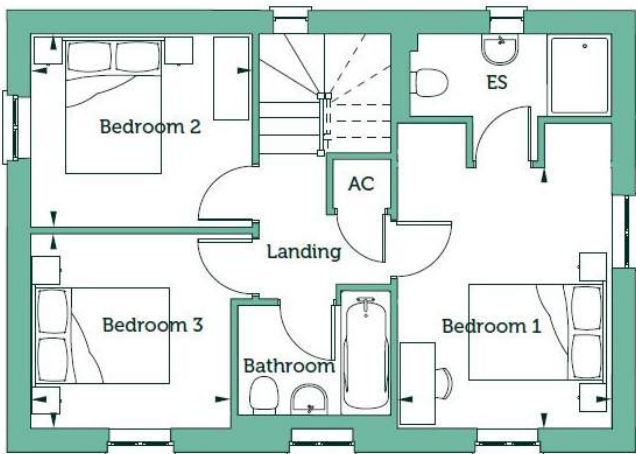


## Ashley (A)

Dovecote Gardens, Old Catton



Ground Floor		
Living Room	18'1" x 9'7"	5.52m x 2.95m
Kitchen / Dining Room	18'1"max x 10'2"max	5.52m x 3.10m



First Floor		
Bedroom 1	11'11" x 9'10"	3.64m x 3.01m
Bedroom 2	8'10" x 10'2"	2.70m x 3.10m
Bedroom 3	8'11" x 9'2"	2.74m x 2.81m
Gross Internal Area	968 sq ft	89.94 sq m
	984 sq ft	91.39 sq m (Bay)

Handed Plots 50, 57, 59, 74, 75 and 197

Key  
B Boiler C Cupboard AC Airing Cupboard ES En Suite FF Fridge Freezer

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# Ashley (B)

Dovecote Gardens, Old Catton

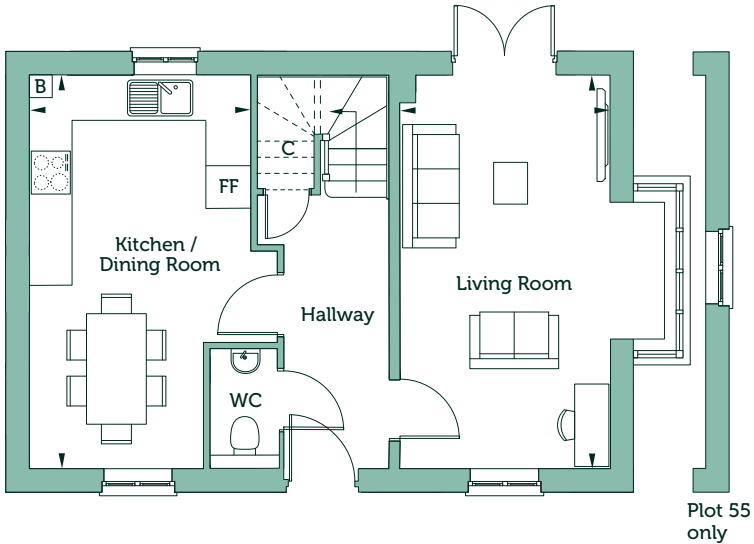
Three Bedroom House

Plots 48, 54, 55, 58, 60, and 216



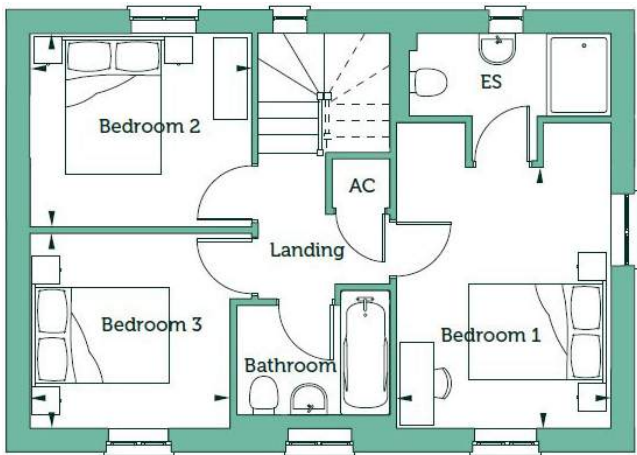
## Ashley (B)

Dovecote Gardens, Old Catton



### Ground Floor

Living Room	5.52m x 2.95m
18'1" x 9'7"	
Kitchen / Dining Room	5.52m x 3.10m
18'1"max x 10'2"max	



### First Floor

Bedroom 1	3.64m x 3.01m
11'11" x 9'10"	
Bedroom 2	2.70m x 3.10m
8'10" x 10'2"	
Bedroom 3	2.74m x 2.81m
8'11" x 9'2"	
Gross Internal Area	
968 sq ft	89.94 sq m
984 sq ft	91.39 sq m (Bay)

Handed Plots 54, 55, 60 and 216

### Key

B Boiler C Cupboard AC Airing Cupboard ES En Suite FF Fridge Freezer

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# Langford (A)

Dovecote Gardens, Old Catton

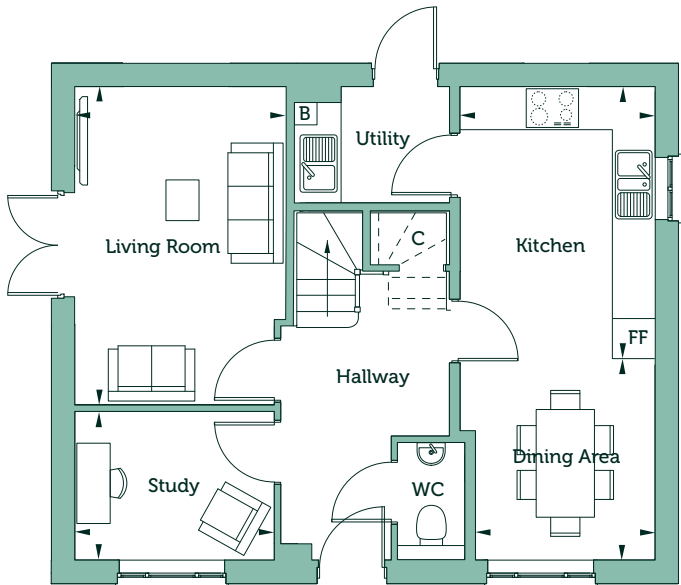
Four Bedroom House

Plot 221

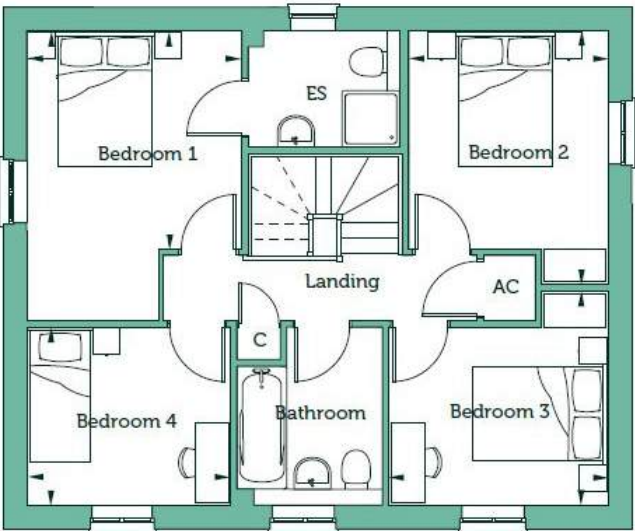


## Langford (A)

Dovecote Gardens, Old Catton



Ground Floor		
Living Room	14'7"max x 9'7"max	4.47m x 2.95m
Kitchen	12'7" x 8'11"	3.83m x 2.74m
Dining Area	8'11" x 8'3"min	2.72m x 2.52m
Study	6'10" x 9'1"	2.09m x 2.79m



First Floor		
Bedroom 1	11'0" x 9'10"	4.05m x 3.01m
Bedroom 2	11'7"max x 9'2"max	3.56m x 2.80m
Bedroom 3	9'10"max x 10'1"max	3.00m x 3.08m
Bedroom 4	8'2" x 9'4"	2.50m x 2.85m
Gross Internal Area	1165 sq ft	108.28 sq m

Key

B Boiler C Cupboard AC Airing Cupboard ES En Suite FF Fridge Freezer

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# Langford (B)

Dovecote Gardens, Old Catton

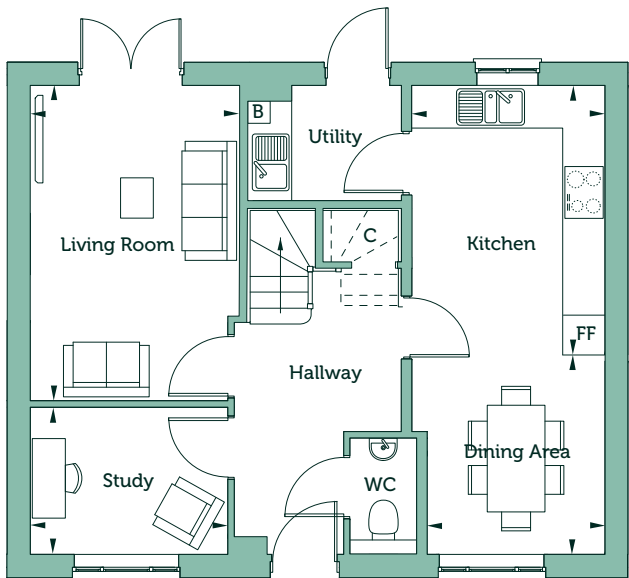
Four Bedroom House

Plots 19, 44, 56 and 85



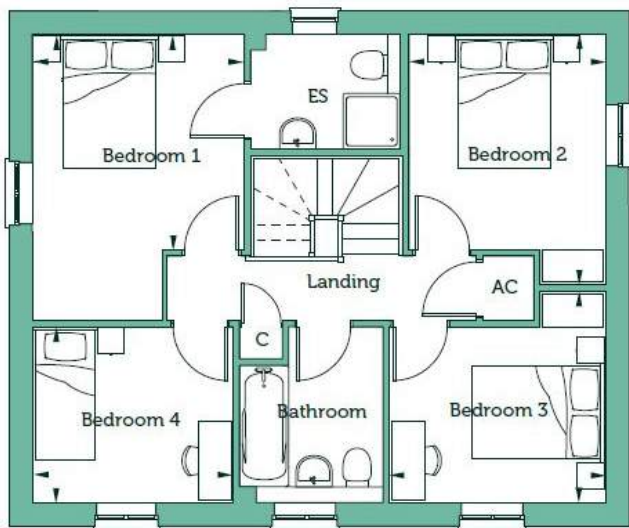
## Langford (B)

Dovecote Gardens, Old Catton



### Ground Floor

Living Room	14'7" max x 9'7" max	4.47m x 2.95m
Kitchen	12'7" x 8'11"	3.83m x 2.74m
Dining Area	8'11" x 8'3" min	2.72m x 2.52m
Study	6'10" x 9'1"	2.09m x 2.79m



### First Floor

Bedroom 1	11'0" x 9'10"	4.05m x 3.01m
Bedroom 2	11'7" max x 9'2" max	3.56m x 2.80m
Bedroom 3	9'10" max x 10'1" max	3.00m x 3.08m
Bedroom 4	8'2" x 9'4"	2.50m x 2.85m

Gross Internal Area	1165 sq ft	108.28 sq m
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Handed Plots 19, 44, 56 and 85

### Key

B Boiler C Cupboard AC Airing Cupboard ES En Suite FF Fridge Freezer

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# Sandhurst

Dovecote Gardens, Old Catton

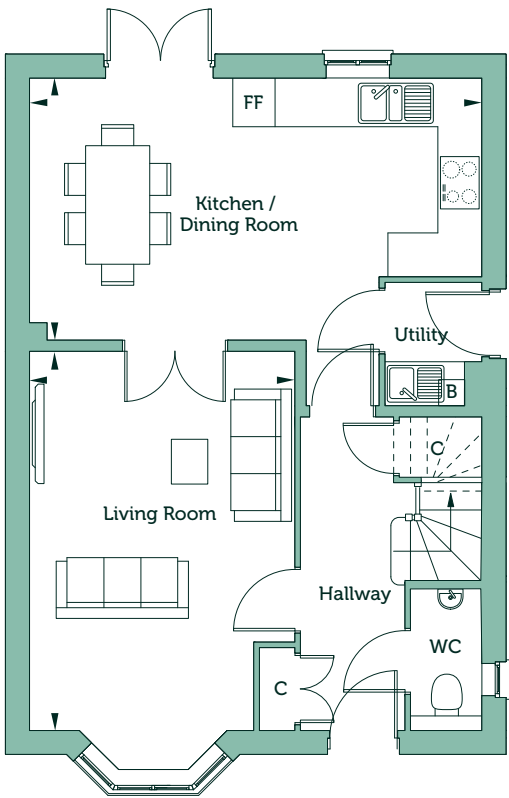
Four Bedroom House

Plots 37, 38, 41, 42, 43, 119 and 130



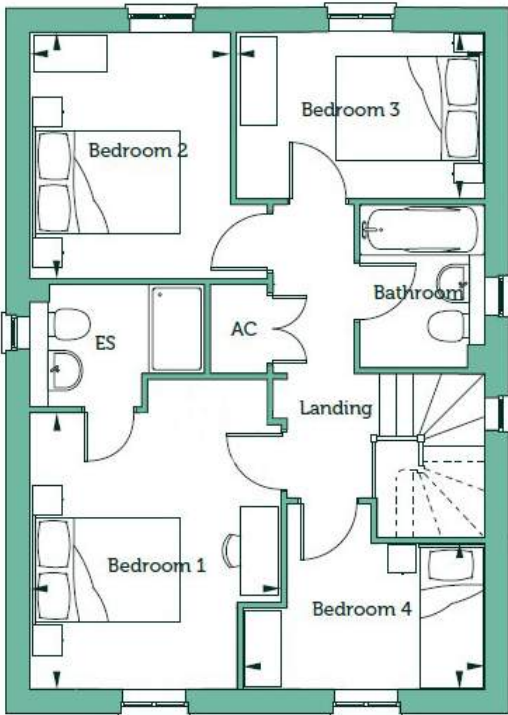
## Sandhurst

Dovecote Gardens, Old Catton



### Ground Floor

Living Room	16'11" x 11'10"max	5.17m x 3.62m
Kitchen / Dining Room	11'8"max x 20'2"max	3.58m x 6.17m



### First Floor

Bedroom 1	12'3" x 11'2"max	3.75m x 3.41m
Bedroom 2	10'10" x 8'11"	3.33m x 2.72m
Bedroom 3	7'4" x 11'0"	2.24m x 3.36m
Bedroom 4	6'4" x 10'8"max	1.95m x 3.28m

Gross Internal Area	1191 sq ft	110.63 sq m
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Handed Plots 37, 41, 43, 119 and 130

### Key

B Boiler C Cupboard AC Airing Cupboard ES En Suite FF Fridge Freezer

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# Cavendish

Dovecote Gardens, Old Catton

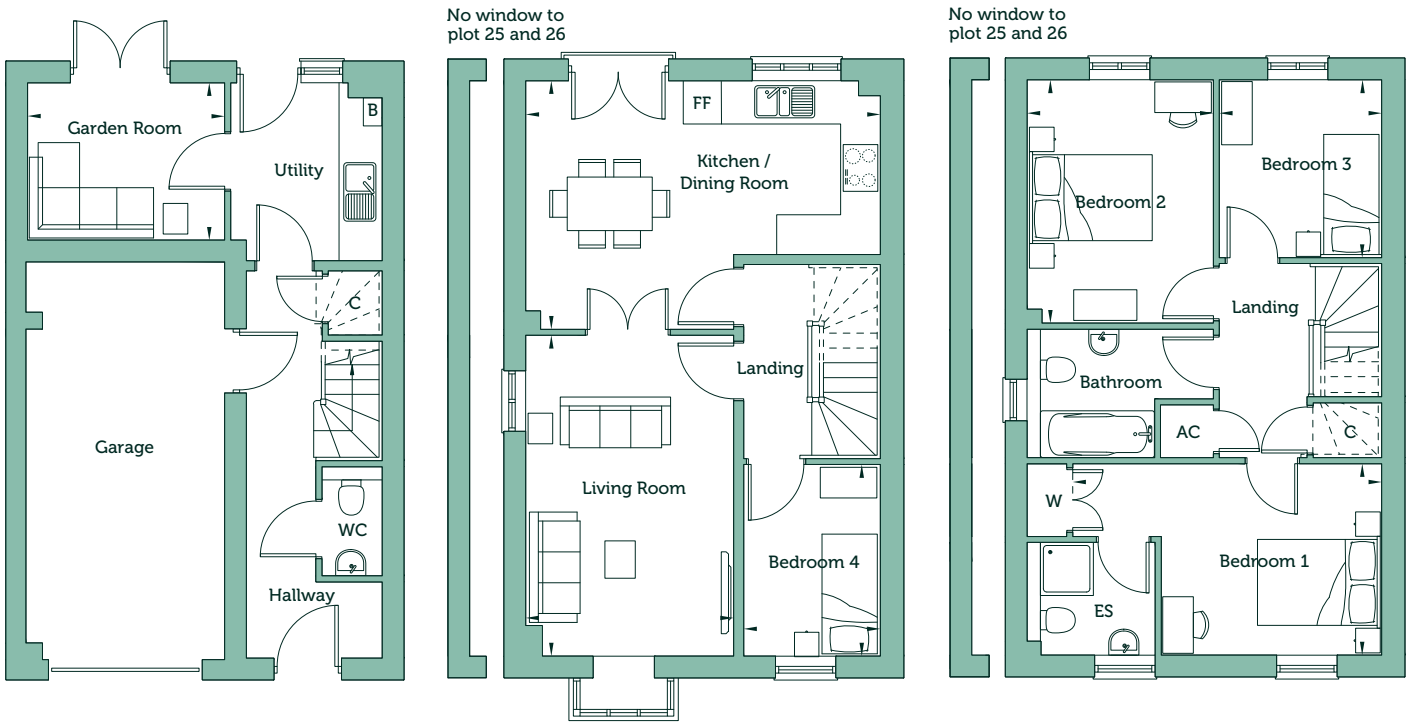
Four Bedroom Townhouse

Plots 24, 25, 26 and 27



## Cavendish

Dovecote Gardens, Old Catton



### Ground Floor

Garden Room  
7'9" x 9'9" 2.37m x 2.97m

### First Floor

Living Room  
15'10" x 10'3" 4.84m x 3.14m

Kitchen / Dining Room  
12'4"max x 17'7"max 3.75m x 5.35m

Bedroom 4  
9'5" x 6'8" 2.88m x 2.05m

### Second Floor

Bedroom 1  
9'6"max x 15'3"max 2.89m x 4.66m

Bedroom 2  
12'0" x 9'3" 3.67m x 2.81m

Bedroom 3  
8'10" x 8'0" 2.68m x 2.45m

Gross Internal Area  
1275 sq ft 118.44 sq m

Handed Plots 26 and 27

### Key

B Boiler C Cupboard W Fitted Wardrobe AC Airing Cupboard ES En Suite FF Fridge Freezer

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# Stevington (A)

Dovecote Gardens, Old Catton

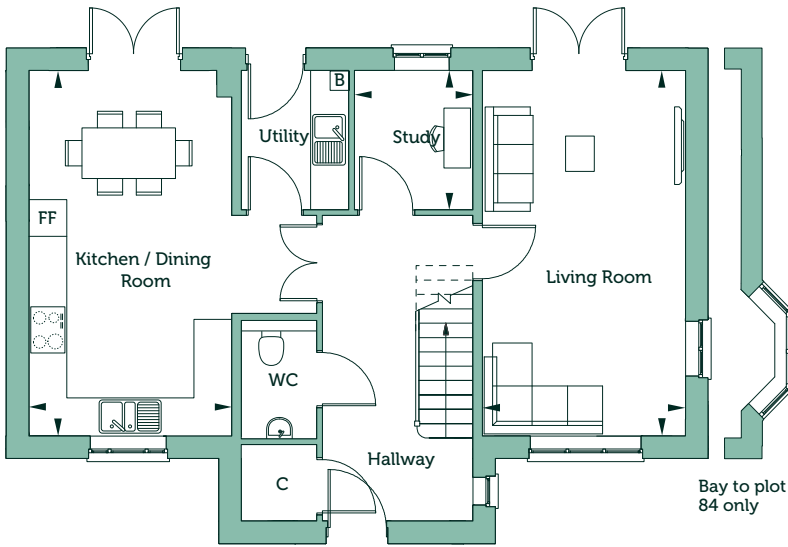
Four Bedroom House

Plots 45, 66 and 84

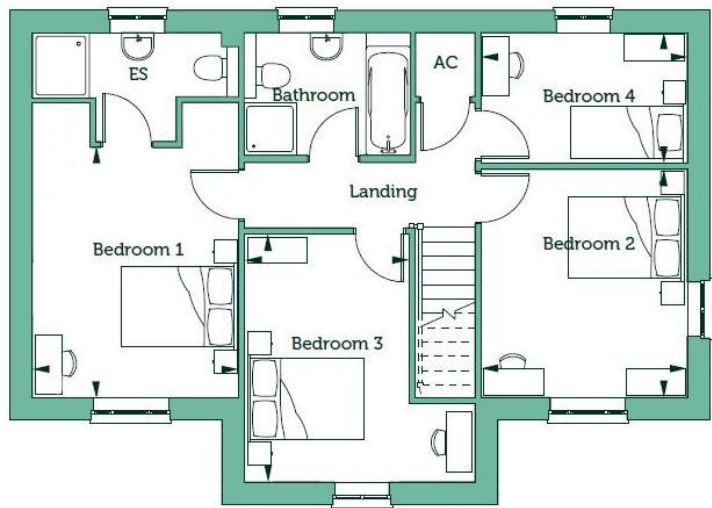


## Stevington (A)

Dovecote Gardens, Old Catton



Ground Floor		
Living Room	18'10" x 10'5"	5.76m x 3.20m
Kitchen / Dining Room	18'10" x 10'5"	5.76m x 3.20m
Study	7'2" x 6'1"	2.20m x 1.87m



First Floor		
Bedroom 1	12'11" x 10'8"	3.94m x 3.26m
Bedroom 2	11'9" x 10'8"	3.60m x 3.26m
Bedroom 3	12'10" max x 8'6" min	3.92m x 2.61m
Bedroom 4	6'9" x 10'8"	2.07m x 3.26m

Gross Internal Area	
1386 sq ft	128.82 sq m
1388 sq ft	128.98 sq m (Bay)

Key

B Boiler   C Cupboard   AC Airing Cupboard   ES En Suite   FF Fridge Freezer

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# Stevington (B)

Dovecote Gardens, Old Catton

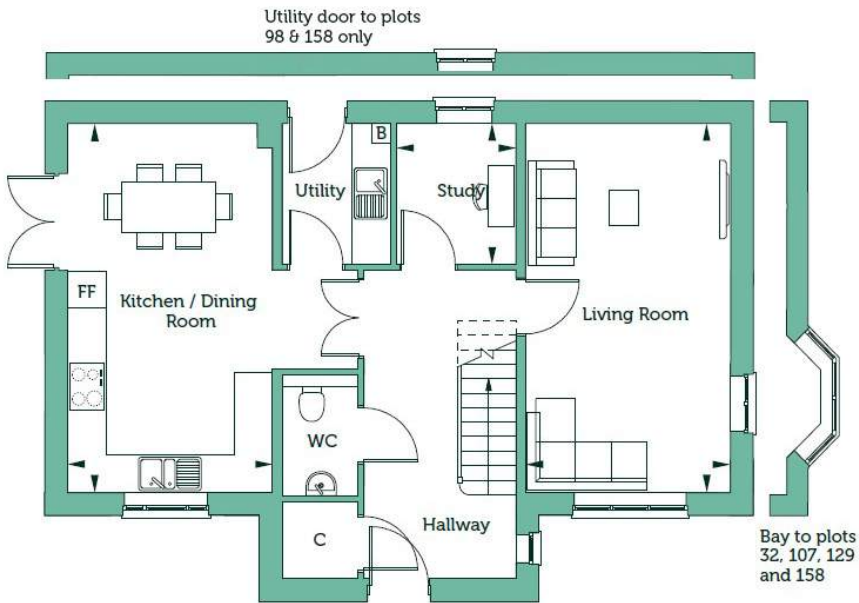
Four Bedroom House

Plots 32, 98, 107, 108, 128, 129 and 158

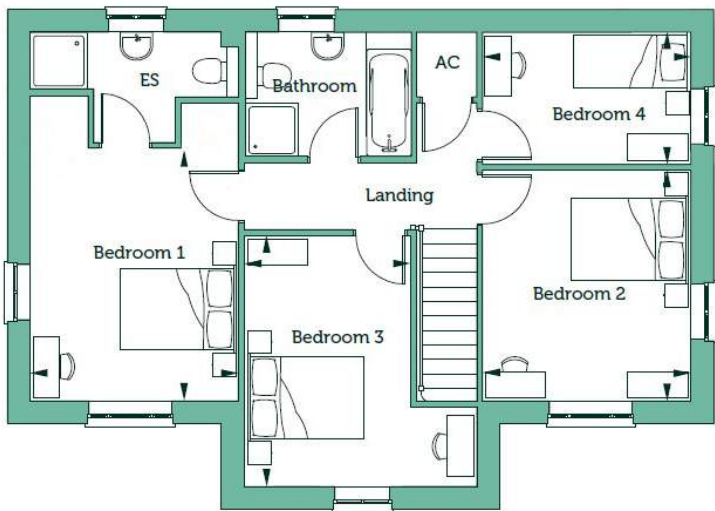


## Stevington (B)

Dovecote Gardens, Old Catton



Ground Floor		
Living Room	18'10" x 10'5"	5.76m x 3.20m
Kitchen / Dining Room	18'10" x 10'5"	5.76m x 3.20m
Study	7'2" x 6'1"	2.20m x 1.87m



First Floor		
Bedroom 1	12'11" x 10'8"	3.94m x 3.26m
Bedroom 2	11'9" x 10'8"	3.60m x 3.26m
Bedroom 3	12'10"max x 8'6"min	3.92m x 2.61m
Bedroom 4	6'9" x 10'8"	2.07m x 3.26m
Gross Internal Area	1386 sq ft	128.82 sq m
	1388 sq ft	128.98 sq m (Bay)

Handed Plots 32, 98, 108 and 129

Key

B Boiler C Cupboard AC Airing Cupboard ES En Suite FF Fridge Freezer

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# Sandringham

Dovecote Gardens, Old Catton

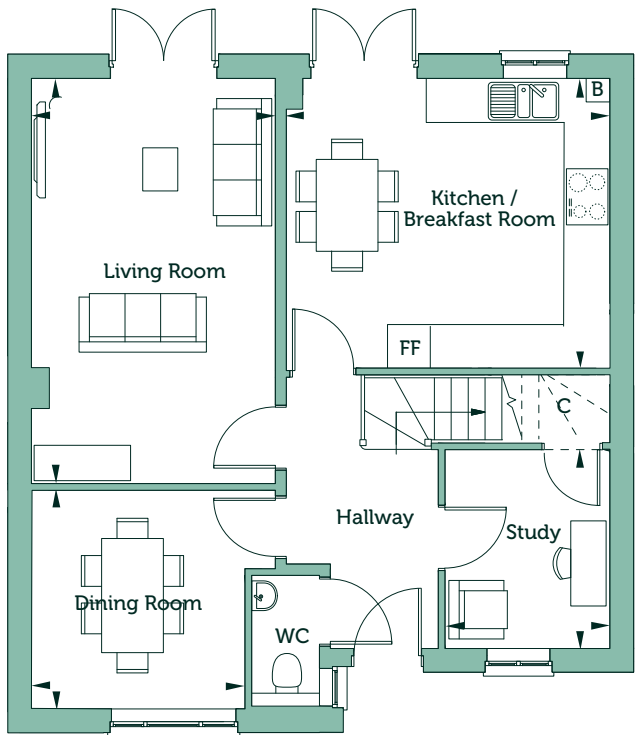
Four Bedroom House

Plots 29, 30, 31, 35, 36, 39, 40, 69, 70 and 73

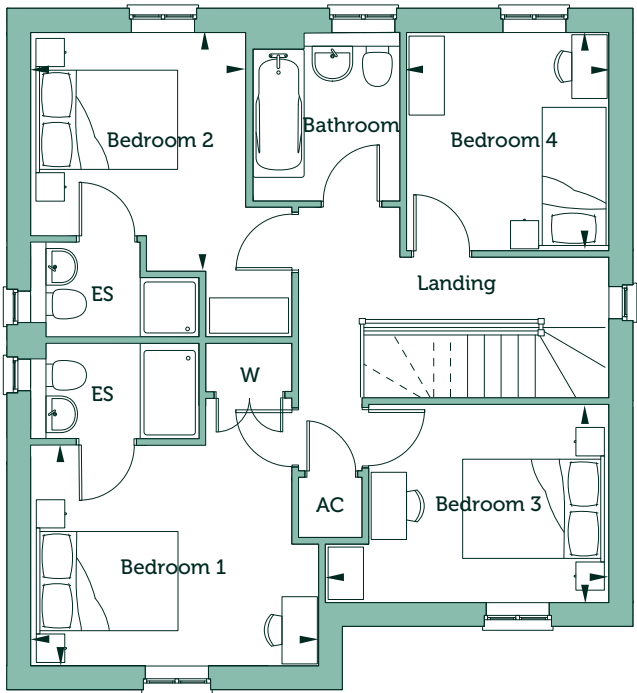


## Sandringham

Dovecote Gardens, Old Catton



Ground Floor		
Living Room	18'1" x 10'10"	5.52m x 3.32m
Kitchen / Breakfast Room	13'0" x 14'5"	3.98m x 4.41m
Dining Room	9'10" x 9'7"min	3.02m x 2.94m
Study	8'8" x 7'4"	2.66m x 2.25m



First Floor		
Bedroom 1	9'9"min x 12'10"	2.98m x 3.92m
Bedroom 2	10'8" x 9'7"	3.28m x 2.94m
Bedroom 3	8'8" x 10'9"max	2.66m x 3.28m
Bedroom 4	9'9" x 9'0"	2.98m x 2.76m
Gross Internal Area	1392 sq ft	129.36 sq m

Handed Plots 30, 35, 39 and 70

### Key

B Boiler C Cupboard W Fitted Wardrobe AC Airing Cupboard ES En Suite FF Fridge Freezer

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# Poringland

Dovecote Gardens, Old Catton

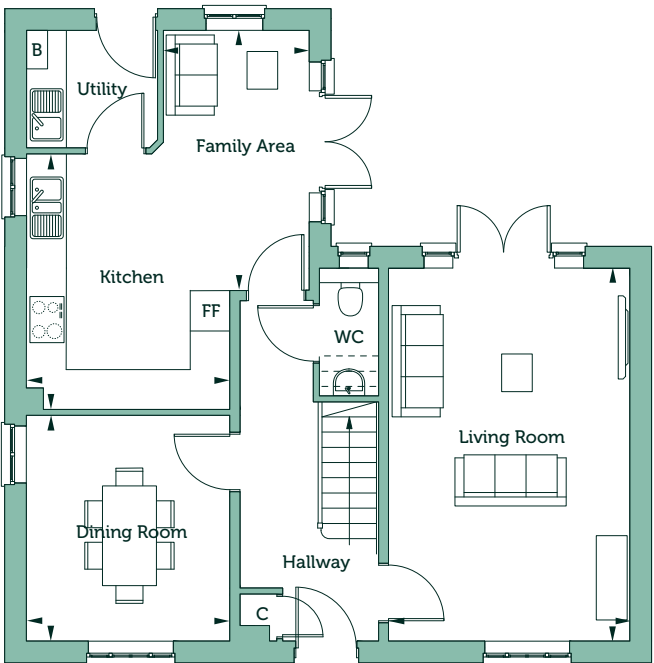
Four Bedroom House

Plots 28, 34 and 118



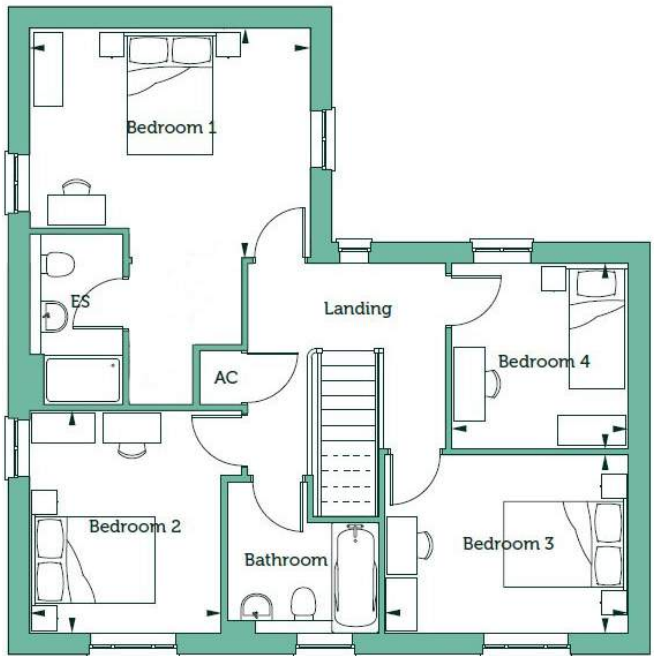
## Poringland

Dovecote Gardens, Old Catton



### Ground Floor

Living Room	18'5" x 11'11"	5.64m x 3.65m
Kitchen	12'7" x 10'1"	3.86m x 3.08m
Family Area	13'3" x 7'2" max	4.05m x 2.21m
Dining Room	11'2" x 10'1"	3.41m x 3.08m



### First Floor

Bedroom 1	11'5" max x 14'0" max	3.50m x 4.28m
Bedroom 2	11'1" x 9'6"	3.40m x 2.92m
Bedroom 3	8'10" x 12'1"	2.72m x 3.71m
Bedroom 4	9'2" x 8'10"	2.82m x 2.70m

Gross Internal Area	1437 sq ft	133.54 sq m
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Handed Plot 28

### Key

B Boiler C Cupboard AC Airing Cupboard ES En Suite FF Fridge Freezer

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# Homes to be proud of



"I would 100% recommend Orbit to anyone and would encourage any first-time buyers to purchase from them, as they really help with the whole process."

– Dan

We believe that in order to build homes and communities which people will take pride in, we need to take pride in them ourselves. For us, it's all about quality over quantity. All aspects of our building process are underpinned by our own high standards, placing our homeowners at the heart of everything we do and investing in our communities to create great places to live, work and play.

## Working from home

When it comes to commuting to work, life doesn't get much better for Dan. You could say that his job is literally on his doorstep, because Dan is employed as New Build Project Manager on the development where he has recently purchased his first home.

Dan had previously lived in his family home in Watton, Norfolk, but after saving enough for a deposit on a house, he began looking at properties in the local area. After comparing local developments, Dan chose to purchase a three bedroom home at Newlands, because he knew first-hand that he was purchasing a property which met high design standards in a great location, close to the A11.

Talking about his experience with Orbit as a first-time buyer, Dan said: "When I was looking at buying my first home, I kept an open mind and looked around to see what was on the market. To me, Newlands was the highest-quality new-build development in the local area – and in my profession, I have seen lots of homes built. All the Newlands properties are modern, light and airy, and the design, quality and product specifications are fantastic. So not only was I choosing the best home available to me, I was also literally buying on my doorstep!"

## Perfectly designed for downsizers

Karen and Barry had a large home which they no longer needed, and wanted to downsize and pay off their mortgage. They were concerned that downsizing would mean huge compromises when it came to lifestyle and accommodation.

What they found through Orbit surprised them. "We were delighted when we viewed the Orbit show home and discovered that buying a new build doesn't mean you have to compromise on space or quality. The house we chose was comfortably within our budget, yet it still offered everything we hoped for from our new home."

## Jessie and Alex found their dream home through Shared Ownership

Jessie and Alex were living with parents and longed for a home of their own. Now, thanks to helpful advice from Orbit on a Shared Ownership property, they have a beautifully furnished, three bedroom home in a location they thought they could only dream of. "We looked around at a number of developments but didn't feel at home. We went to look at Summer Gates, and as soon as we walked into the show home, it felt like we had come home - we were so excited!"

## A wonderful journey

Sue, a single lady, wanted to move nearer to her family and friends: "I was looking for a house that I could manage myself. As a single lady, I didn't want a project this time – it needed to be well built with attention to detail, spacious, light and airy, and have a good feel about it. I wanted good storage space, a manageably sized garden and somewhere to park my car too."

After attending an open day event where she met representatives from Orbit, Sue was really impressed with the knowledge and information on offer. She decided on a home at The Sidings and submitted the paperwork. "I was so excited. The lady I dealt with was great – she explained the whole process and, to this day, it works. In fact, all parties involved have been amazing, the process has been seamless, and I can't thank everyone enough for making it happen – it really has been a wonderful journey. I was really impressed at how professionally the whole process was handled."

## A spacious family home

Gemma and David wanted to upsize and discovered Orbit's development at Mill View. Gemma said: "The size of our new home is ideal, and the interior is bright and spacious. We also have a big driveway and double garage, so plenty of parking when we have visitors. As a family, we have spent more time outdoors in our lovely big garden, which is something you don't always see with new builds. I couldn't be prouder of our perfect Orbit home!"

These quotations are from purchasers at other Orbit Homes developments.





Mill View, Dereham

# 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.

## 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.



Your place to thrive

## 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.

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.



Newlands, Attleborough

## 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'.

All of our homes are built to our own high standards, and we adhere to the requirements of the New Homes Quality Code.

Your place to thrive

## 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.

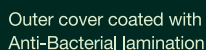
We have four main priorities:

- 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

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.



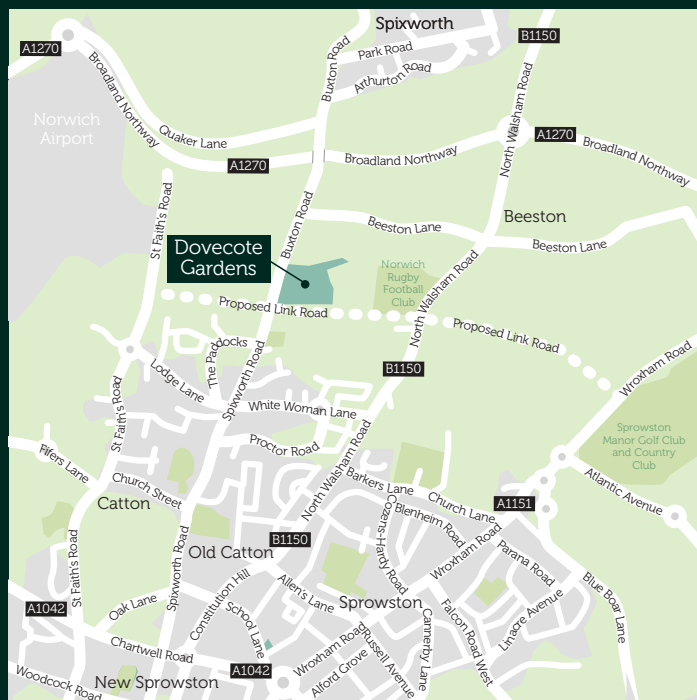




Dovecote Gardens  
off Buxton Road  
Old Catton  
Norwich  
Norfolk  
NR6 7GJ



## Wider Area



## Local Area

## Directions to Dovecote Gardens

Dovecote Gardens is located between Old Catton and Spixworth north of Norwich. Travelling from Norwich, take the B1150 north until you reach the A1042 junction roundabout, then take the second exit signposted North Walsham B1150 and Spixworth. Stay on the B1150 for approximately 1 mile, then, at the traffic lights, turn left into White Woman Lane and continue for approximately 800 metres (875 yards) until you reach the traffic lights at the junction. Turn right into Spixworth Road and stay on it for approximately 650 metres (710 yards), then turn right into Dovecote Gardens.

Travelling from the A1270, take the B1150 exit at the roundabout signposted Old Catton and stay on the B1150 for approximately 1.5 miles. Turn right into White Woman Lane and continue for approximately 800 metres (875 yards) until you reach the traffic lights at the junction. Turn right into Spixworth Road and stay on it for approximately 650 metres (710 yards), then turn right into Dovecote Gardens.



# Your place to thrive

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