



MANOR VIEW

Halesworth, Suffolk



Home at the heart of a thriving community

Nestled on the edge of the bustling market town of Halesworth in beautiful Suffolk, Manor View takes its name from the charming vistas over the rolling grounds of the historical hall nearby.

We've designed Manor View to offer all the comforts of a luxury countryside home. Every property in this small and exclusive development has been designed with care and attention to the consistently high standards that define Heritage.



Plots shown (L-R): 16, 15 and 14





The Heritage Way

Welcome to Heritage. We've been building high-quality homes in beautiful corners of East Anglia for nearly 20 years. Our approach is personal. We never forget that we don't simply build properties – we make you a home. So we set our standards high and use a network of trusted local suppliers to design, build and finesse every property with care and skill.

It's the little things that set us apart. From our thoughtfully chosen locations to the quality of the interior finishes, we create fully finished homes for thriving, sustainable lifestyles – all supported by consistently helpful service from our locally based team.

We focus on smaller, exclusive property developments in East Anglia. This enables us to create a community where complementary house styles blend sympathetically with their surroundings, with plenty of space for greenery to flourish.

And we're proud to offer personal support from your very first enquiry to your first years living in your new home – a home we hope you love as much as we do.



Say hello to Halesworth

Welcome to Halesworth, a pretty market town situated in the picturesque Blythe Valley, North Suffolk. This is a town that's steeped in history – and today is home to a lively and thriving community. From charming old streets filled with independent shops, delis, cafes and restaurants, to the UK's largest millennium green, to a host of family-friendly facilities including doctors, dentists, schools and more, Halesworth offers an idyllic combination of vibrant town living with the peace and quiet of the countryside.

Only ten miles from Suffolk's stunning coastline, Halesworth is a hive of activity. Pop in every Wednesday for the bustling Market Day, where you can pick up freshly caught fish and tempting regional treats, or stroll along the historic Thoroughfare to browse the shops or stop for a drink.

There's the Cut Arts Centre hosting a diverse range of cultural activities and talks, plus seasonal arts and music festivals to mark in your calendar. If you're after revitalising time in nature, head to the millennium green, where over 40 acres of lush meadows, woodland and heathland await you.





Specification

Kitchen/Utility

- Choice from selected range of kitchen fascia, handle and laminate worktop with upstand
- Stainless steel sinks
- Neff double oven, hob and extractor fan
- Integrated Neff dishwasher and fridge/freezer
- Space in utility for washing machine and tumble dryer
- Under cupboard lighting

Carpentry

- Linings, skirting and architraves painted white gloss
- Staircases with white gloss painted spindles and oak tops
- Wooden 'Suffolk Oak' style doors with chrome effect ironmongery
- Fitted wardrobes (where applicable) with shelf and hanging rail

Plumbing

- Underfloor heating throughout ground floor with radiators to first floor, all supplied by a gas boiler with zonal controls
- Heated towel rails to bathrooms/ensuite
- White sanitaryware throughout
 - with chrome fittings
- Outside tap to rear

Internal finishes

- Choice from selected range, of carpet to lounge, study (where applicable), landings and bedrooms
- Choice from selected range, of Luxury Vinyl Tile to ground floor (excluding lounge and study)
- Choice from selected range, of Porcelanosa floor and half height wall tiles to bathrooms and ensembles
- Choice of Porcelanosa splashback tile to WC
- Painted white ceilings and walls
- Smooth white ceilings throughout

Exterior

- Woodgrain UPVC windows
- Black Composite 'Secure by Design' Front Door
- Black finish metal up and over garage doors
- Block paved driveway
- Turf to front garden
- Rear Garden rotavated and top soiled
- Close board timber fencing
- Solar PV panels on roof

Electrical

- Brushed satin light switches and plug sockets
- Double Sockets throughout with USB sockets to kitchen, Master Bed and study (if applicable)
- TV points to all occupiable rooms with Sky point to lounge
- Telephone points to study, kitchen, lounge and master bedroom
- Plug socket for cordless vacuum*
- White downlighters to kitchen/diner, bathroom/ensuite, WC, hallway and landing
- Pendants to utility, bedrooms, lounge and study (if applicable)
- Entry alarm to ground floor
- Pre-wired for electric vehicle charging point
- Sockets and light to garage
- External lighting to front and rear

*Located in either the utility or a ground floor cupboard.

Specification details are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at time of installation. Photography is for guidance only.



Site map

A fine selection of 2 or 3 bedroom bungalows and 4 bedroom homes

The Otley

● **Plots 2 & 3**
2 bedroom semi-detached bungalow

The Mannington

● **Plots 4 & 7**
3 bedroom detached bungalow

The Hindringham

● **Plot 5**
2 bedroom detached bungalow

The Felbrigg

● **Plots 6 & 8**
3 bedroom detached bungalow



● Plots 1 & 17-21 Affordable housing

Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. All road and paving surface colours and landscaping are intended for illustrative purposes only. Please check availability with a Sales Consultant before reservation.

The Heacham

● **Plot 13**
4 bedroom detached house

The Melford

● **Plots 11 & 14**
4 bedroom detached house

The Houghton

● **Plots 10 & 15**
4 bedroom detached house

The Oxburgh

● **Plots 9, 12 & 16**
4 bedroom detached house



The Otley



Semi-detached bungalow

Plots **2** **3**

 2  904 sq ft

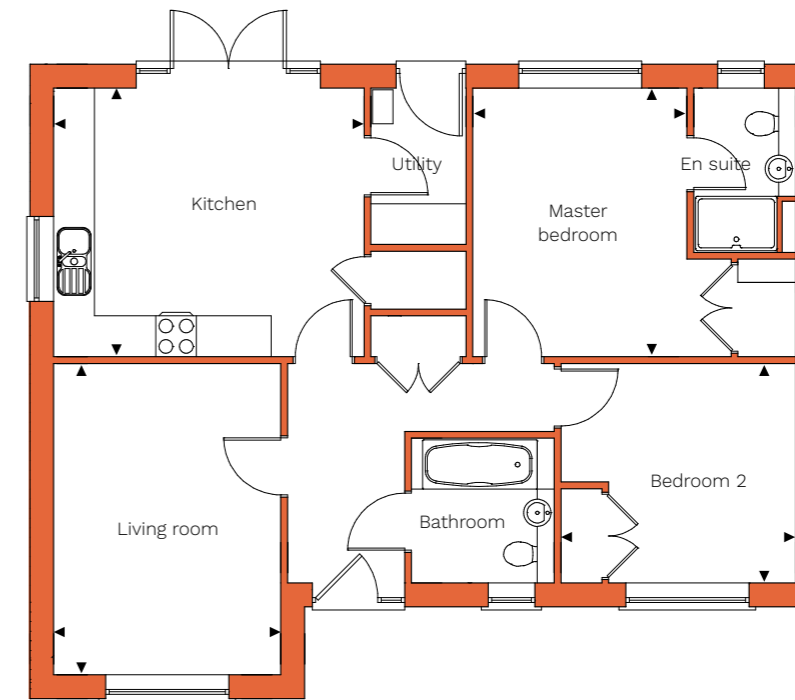
 Single garage

This appealing semi-detached bungalow offers both comfort and practicality.

Step through the oak porch into a generous entrance hall, with easy access to the living room, bathroom and both bedrooms. The master bedroom comes with its own en-suite while the light and airy kitchen-diner benefits from a utility room and patio doors to the garden.

Plot 3

Plot 2 handed



Living room

3.34m x 4.58m 10'11 x 15'0

Kitchen/dining room

4.56m x 3.95m 14'11 x 12'11

Bathroom

2.10m x 2.13m 6'11 x 6'12

Utility

2.25m x 1.40m 7'4 x 4'7

Master bedroom

3.15m x 3.95m 10'4 x 12'11

En Suite

2.42m x 1.50m 7'11 x 4'11

Bedroom 2

3.45m x 3.23m 11'4 x 10'7

Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. ◀▶ Indicates where measurements have been taken from. They are not intended to be used for carpet sizes, appliance space or items of furniture.



The Mannington



Detached bungalow

Plots **4** **7**

 3  1,121 sq ft

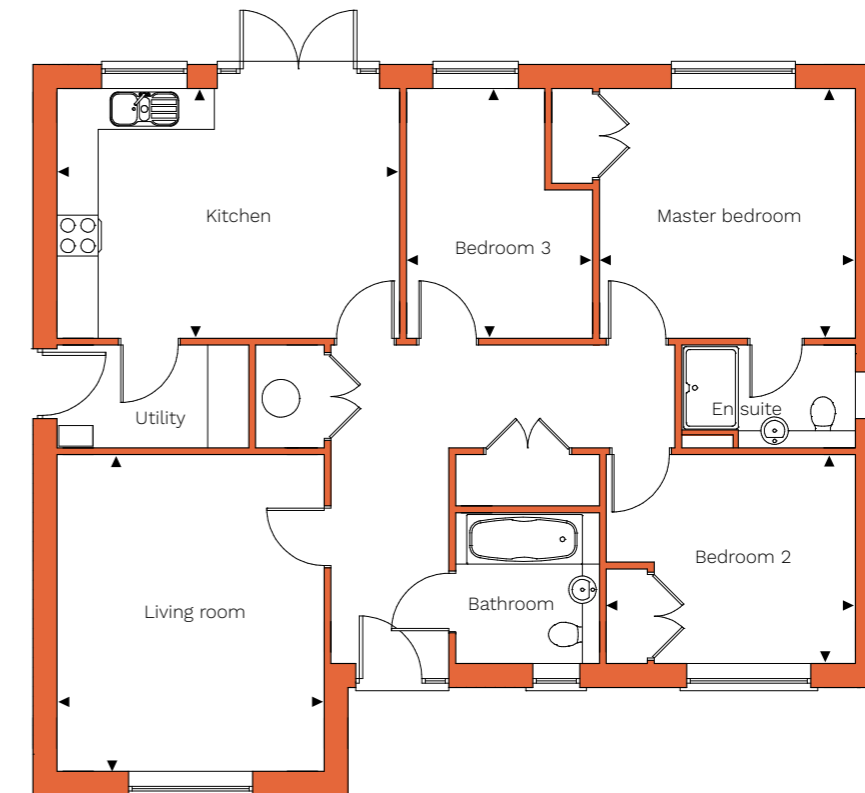
 Single garage

A spacious detached bungalow, the Mannington offers three good-sized bedrooms with an en-suite to the master bedroom.

Ideal for welcoming families and visitors, this bungalow includes a separate bathroom, large living room and a bright, open plan kitchen with double doors into the garden.

Plot 4

Plot 7 handed



Living room

3.90m x 4.63m 12'9 x 15'2

Kitchen/dining room

3.65m x 5.00m 12'0 x 16'5

Bathroom

2.20m x 2.10m 7'3 x 6'11

Utility

2.80m x 1.50m 9'2 x 4'11

Master bedroom

3.74m x 3.65m 12'3 x 12'0

En Suite

2.45m x 1.50m 8'0 x 4'11

Bedroom 2

3.54m x 3.05m 11'8 x 10'0

Bedroom 3

2.72m x 3.65m 8'11 x 12'0

The Mannington - 3 bedroom detached bungalow

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The Hindringham



Detached bungalow

Plots **5**

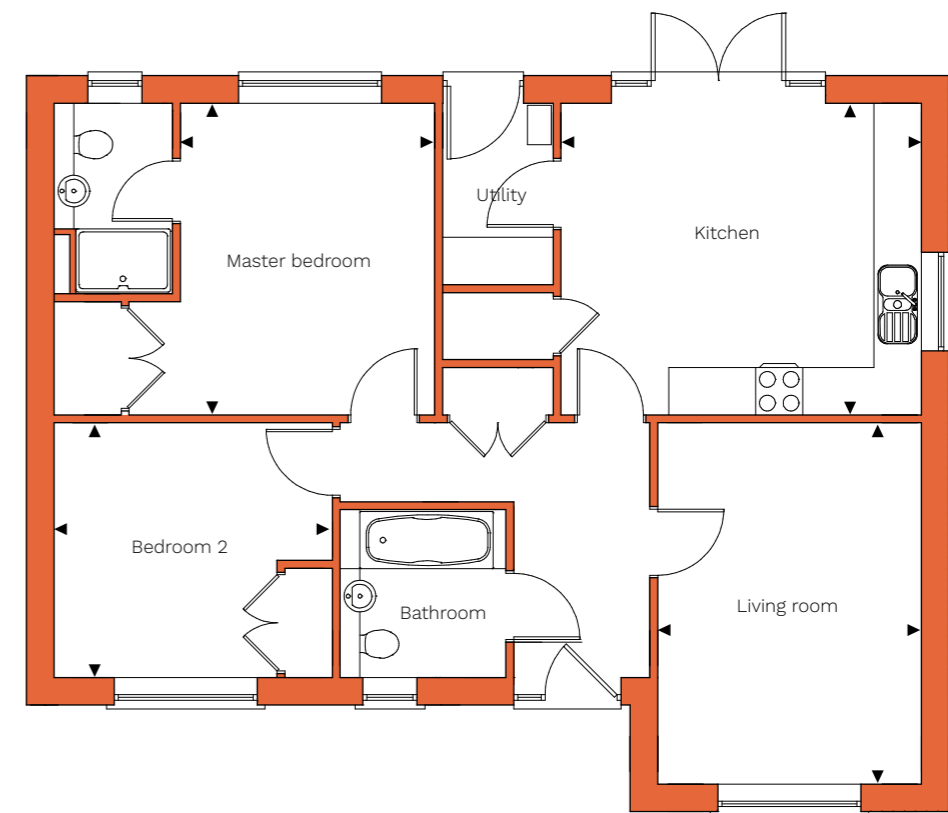
 2  910 sq ft

 Single garage

The Hindringham is a well-proportioned detached bungalow with two good-sized bedrooms.

The master bedroom has its own en-suite and built-in cupboards, while the front-facing living room draws in the light thanks to a generous window. The kitchen is the heart of the house, with a separate utility room and double doors leading straight into the garden.

Plot 5



Living room

3.34m x 4.58m 10'11 x 15'0

Kitchen/dining room

4.56m x 3.95m 15'0 x 13'0

Bathroom

2.10m x 2.12m 6'11 x 6'11

Utility

2.25m x 1.40m 7'4 x 4'7

Master bedroom

3.22m x 3.95m 10'7 x 13'0

En Suite

2.42m x 1.50m 7'11 x 4'11

Bedroom 2

3.53m x 3.23m 11'7 x 10'7

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The Felbrigg



Detached bungalow

Plots **6** **8**

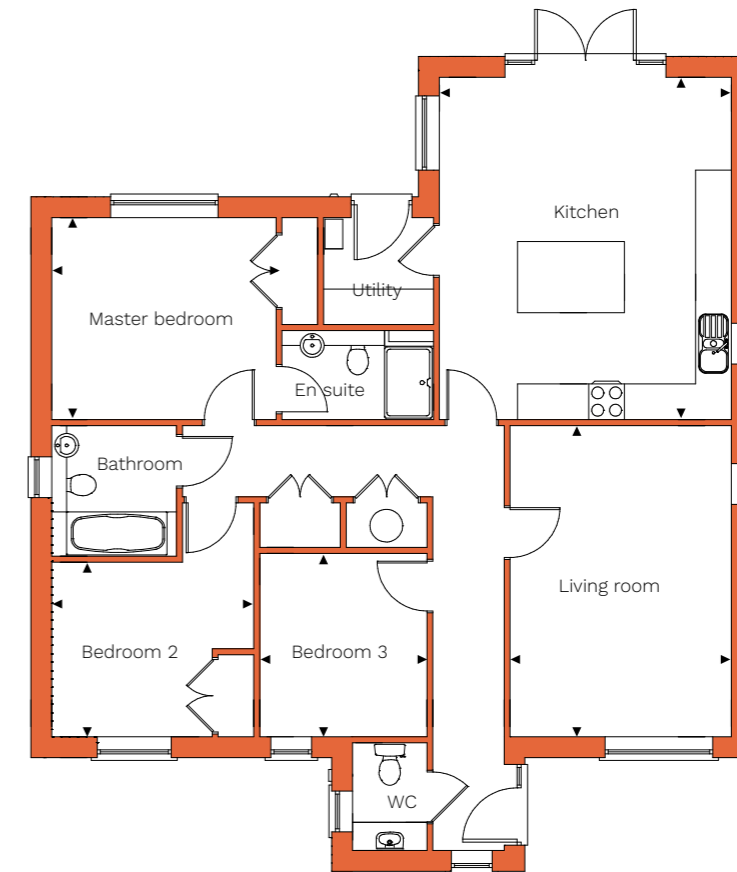
 3  1,254 sq ft

 Single garage

This is the largest of our bungalows. The Felbrigg is a detached home with three bedrooms and a spacious kitchen diner, with double doors that let in the light during winter and open up for al fresco summer dining.

With an en-suite to the master bedroom, a separate bathroom and a handy cloakroom, this home is ideal for entertaining and relaxing alike.

Plots 6 & 8



Living room
3.72m x 5.24m 12'2 x 17'2

Kitchen/dining room
4.91m x 5.76m 16'1 x 18'11

Bathroom
2.20m x 2.10m 7'3 x 6'11

Utility
1.85m x 1.80m 6'0 x 5'11

Master bedroom
3.77m x 3.40m 12'4 x 11'2

Bedroom 2
3.03m x 2.94m 9'11 x 9'8

Bedroom 3
2.81m x 3.04m 9'3 x 10'0

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The Felbrigg - 3 bedroom detached bungalow



The Heacham



Detached house

Plots **13**

4 1,426 sq ft

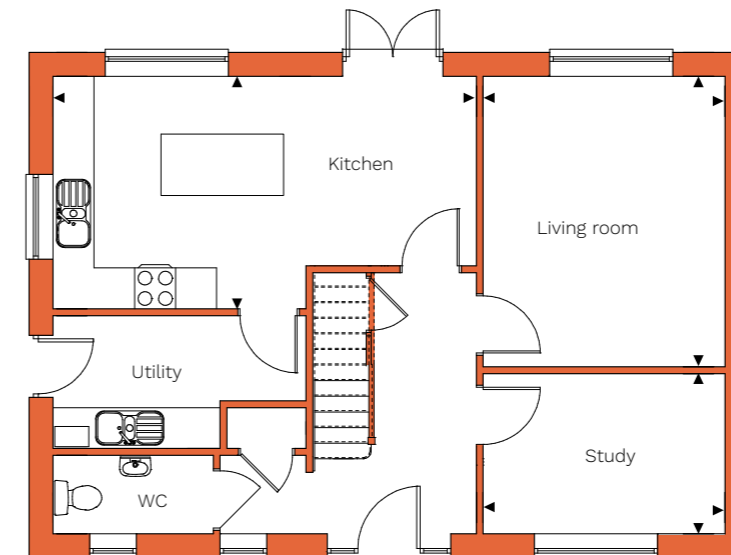
Single garage

The Heacham is one-of-a-kind. This pretty detached four bedroom home is inspired by the look and feel of a traditional cottage, coupled with generous living spaces.

The ground floor includes a living room, study, bathroom, utility room and large open plan kitchen and dining room, with a kitchen island and patio doors. Upstairs, choose from four airy bedrooms, a bathroom and en-suite.

Plot 13

Ground floor



Living room

3.55m x 4.26m 11'8 x 14'0

Kitchen/dining room

6.21m x 3.41m 20'4 x 11'2

Study

3.55m x 2.35m 11'8 x 7'9

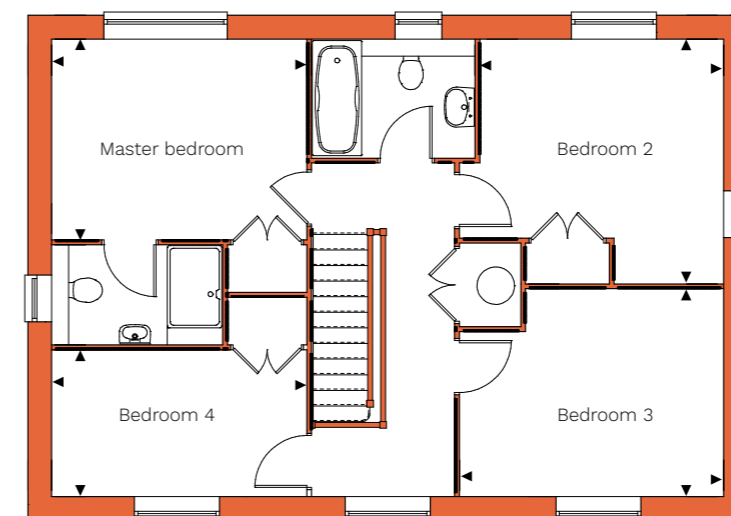
WC

2.35m x 1.15m 7'8 x 3'9

Utility

3.61m x 1.95m 11'10 x 6'5

First floor



Master bedroom

3.74m x 2.95m 12'3 x 9'8

En Suite

1.47m x 2.50m 5'10 x 8'2

Bedroom 2

3.58m x 3.59m 11'9 x 11'9

Bedroom 3

3.88m x 3.05m 12'9 x 10'0

Bedroom 4

3.74m x 2.15m 12'3 x 7'0

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The Heacham - 4 bedroom detached house



The Melford



Detached house

Plots **11** **14**

 4  1,543 sq ft

 Single garage (Plot 14)
 Double garage (Plot 11)

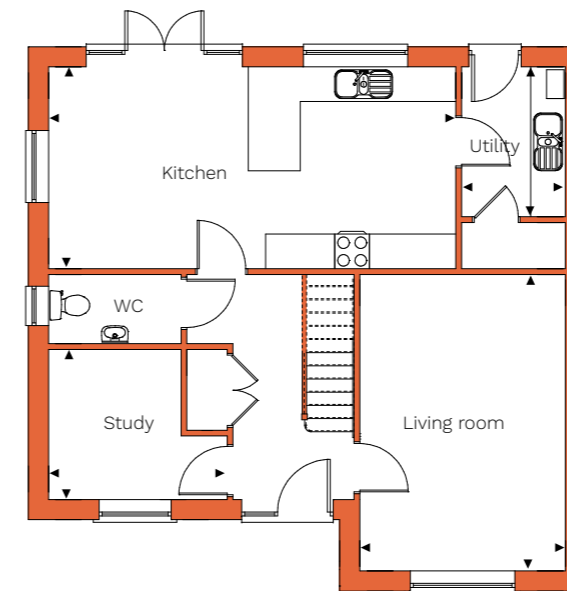
This is a home that's perfect for families. The living spaces are particularly generous, with a big and bright living room and a roomy open plan kitchen and dining room.

There's extra space in the utility room, plus attractive patio doors to the garden, while upstairs offers four spacious bedrooms, a bathroom and en-suite to the master bedroom.

Plot 14

Plot 11 handed

Ground floor



Living room
 3.56m x 5.14m 11'8 x 16'10

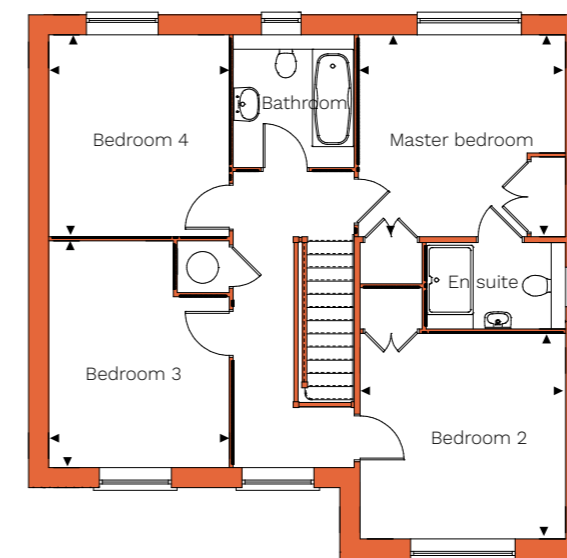
Kitchen/dining room
 7.06m x 3.50m 23'2 x 11'6

Study
 3.10m x 2.60m 10'2 x 8'6

WC
 1.20m x 2.30m 3'11 x 7'6

Utility
 2.60m x 1.80m 8'6 x 5'11

First floor



Bedroom 1
 3.59m x 3.50m 11'9 x 11'6

En Suite
 2.42m x 1.50m 7'11 x 4'11

Bedroom 2
 3.46m x 3.56m 11'4 x 11'8

Bedroom 3
 3.13m x 3.95m 10'3 x 13'0

Bedroom 4
 3.13m x 3.50m 10'3 x 11'6

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The Oxburgh



Detached house

Plots **9** **12** **16**

 **4**  **1,426 sq ft**

 **Single garage** (Plots 12 & 16)
Double garage (Plot 9)

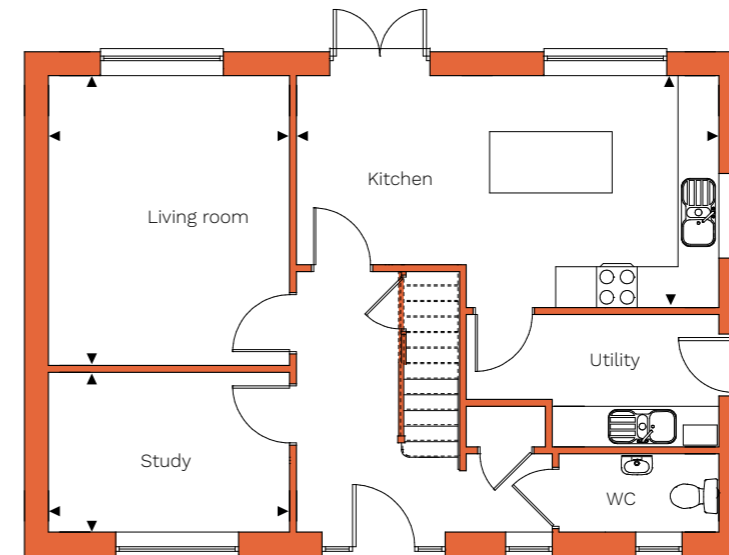
This generously sized four-bedroom home has been designed with a cottage feel in mind.

Head through the traditional oak porch and discover a spacious ground floor, with a good-sized living room, study, utility room and kitchen-diner leading straight into the garden. Upstairs the master bedroom enjoys its own en-suite.

Plot 9

Plot 12 & 16 handed

Ground floor



Living room

3.55m x 4.26m 11'8 x 14'0

Kitchen/dining room

6.21m x 3.41m 20'4 x 11'2

Study

3.55m x 2.35m 11'8 x 7'9

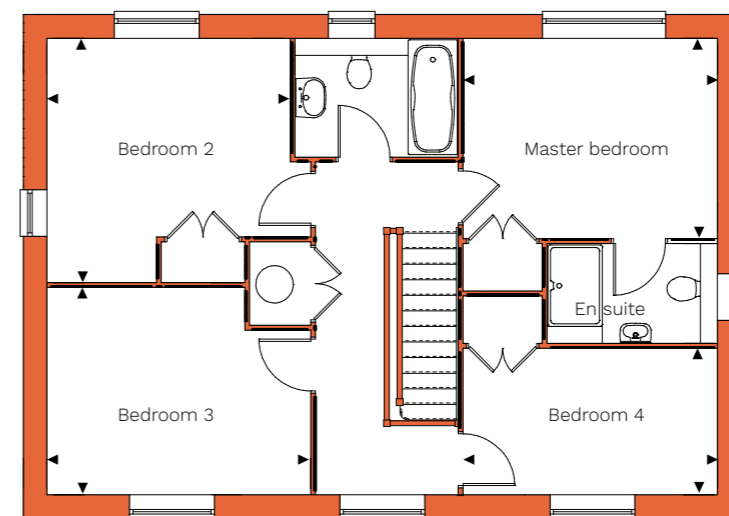
WC

2.35m x 1.15m 7'8 x 3'9

Utility

3.61m x 1.95m 11'10 x 6'5

First floor



Master bedroom

3.74m x 2.95m 12'3 x 9'8

En Suite

1.47m x 2.51m 4'10 x 8'3

Bedroom 2

3.58m x 3.59m 11'9 x 11'9

Bedroom 3

3.88m x 3.05m 12'9 x 10'0

Bedroom 4

3.74m x 2.15m 12'3 x 7'1

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The Oxburgh - 4 bedroom detached house


The Houghton



Detached house

Plots **10** **15**

 4  1,543 sqft

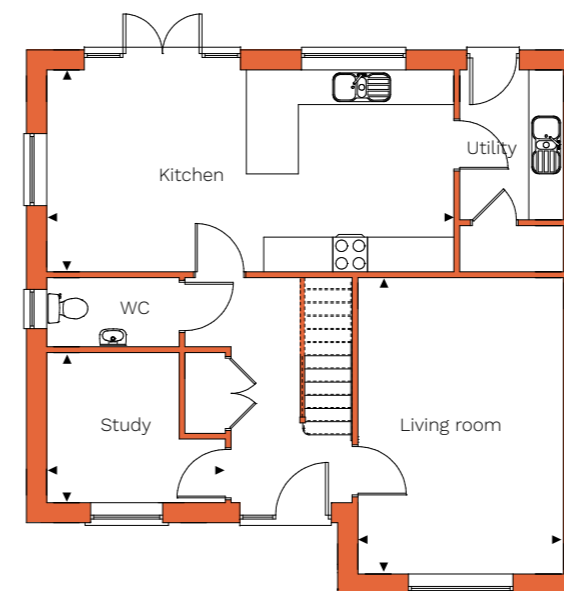
 Single garage (Plot 15)
Double garage (Plot 10)

Designed with space in mind, the Houghton offers all the luxury of a good-sized family home.

Downstairs includes a bright and airy living room, a separate study and cloakroom, while the combined kitchen and dining room offers the perfect space to unwind and entertain. Head upstairs to find four generous bedrooms, with an en-suite to the master bedroom, plus the main bathroom.

Plots 10 & 15

Ground floor



Living room
3.56m x 5.14m 11'8 x 16'10

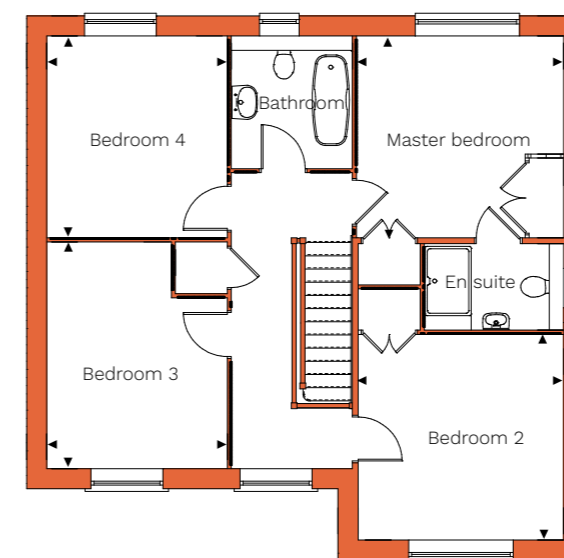
Kitchen/dining room
7.06m x 3.50m 23'2 x 11'6

Study
3.10m x 2.60m 10'2 x 8'6

WC
1.20m x 2.30m 3'11 x 7'7

Utility
2.60m x 1.80m 8'6 x 5'11

First floor



Bedroom 1
3.59m x 3.50m 11'9 x 11'6

En Suite
2.42m x 1.50m 7'11 x 4'11

Bedroom 2
3.56m x 3.56m 11'8 x 11'8

Bedroom 3
3.13m x 3.93m 10'3 x 12'11

Bedroom 4
3.13m x 3.50m 10'3 x 11'6

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Find your perfect Heritage home
at Manor View



Old Station Road,
Halesworth, Suffolk IP19 8JJ

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17 Manor Farm Barns, Fox Road, Framingham Pigot, Norwich NR14 7PZ
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