



# Ceatta Woods

INGRAM HOMES

'An enhanced living experience created by thoughtful design and detailing'





‘Our family  
have been  
building new  
homes for  
over 100 years’

Ingram Homes build exceptional quality new homes in East Anglia. Ingram Homes is a family run business which was established in 1972. We have a strong and vibrant team and ensure that all of our skilled trades are fully trained and qualified to ensure your new home is of the highest quality. We produce a relatively small number of high quality properties and this is done with a view of maintaining our exacting standards.

#### **Heritage**

The current company was formed in 1972 but building in the Ingram family goes back a long way. Frederick ‘Fred’ Ingram began building as F.J.C.Ingram Ltd. in North London in the 1920’s. He was a very successful builder and naturally took a keen interest in what his grandson, Derek, was doing when he decided to move to Norfolk and establish the building firm Derek Ingram Ltd. in 1972. In continuing the heritage of building within the family, Derek’s son, John, took over the firm in 2006 and rebranded the company as Ingram Homes.

Please note: All the pictures within this brochure are taken from previous completed developments by Ingram Homes. The external images are CGI artistic impressions and for illustration purposes only.





# ‘Wake up in the morning with a view of the meadow and woodland to the south...’



Wren  
House  
Rear

Careful consideration has been given to the lifestyle afforded by these bespoke properties. We have detailed large ‘open plan’ internal areas which link seamlessly to spacious landscaped areas to the outside via wide bifold doors. We have added large roof lanterns to bring yet more light into living areas. Even on winters evenings there will be an abundance of comfort due to the addition of underfloor heating, mood lighting and woodburning stoves.

Wake up in the morning with a view of the meadow and woodland to the south, read your paper while drinking your coffee outside on the terrace on a warm summers morning, entertain your friends and enjoy a nice glass of wine while chatting around a large kitchen island or simply snuggle up in comfort in a warm living room by a wood burning stove. The end result is an enhanced living experience created by thoughtful design and detailing.

Location



# ‘Ideally placed for the Norfolk Broads’

Chedgrave is a small village with population of approximately 1,000. It is linked with Loddon and is beside the River Chet, a tributary of the River Yare. In the vicinity of Chedgrave and Loddon are shops, schools, doctors surgery, pubs etc. The location is ideally placed for the Norfolk Broads with a local marina in Loddon and boat hire companies, it is easy to link with the River Yare and onwards to the River Waveney and Oulton Broad.

Norwich is 11 miles to the North West and is around a 20 minutes journey by car. Norwich is a bustling cultural city with good shops, theatres, cinemas, restaurants and enjoys good transport links by road, rail and air.

**Postcode: NR14 6BG**



‘Each property  
has a one quarter  
acre plot and  
faces south over  
countryside’





The four properties are located adjacent to Chedgrave Manor. Each property has a one quarter acre plot size and faces south over countryside. The properties are accessed on Norwich Road on the outskirts of the west side of Chedgrave.

These luxury homes are an elegant mix of red brick, timber cladding, clay pantiles and generous glazing throughout.

These properties combine traditional style with contemporary open-plan interiors.

Plot 1 – Dove House



‘Detailed, large,  
open plan internal  
areas which  
link seamlessly  
to spacious  
landscaped areas’

- » Bifold doors to south
- » Roof lantern to family room
- » Large open plan kitchen and family room
- » Double garage with remote control entry
- » Spacious living rooms
- » 4 bedrooms









# Dove House Plot 1



Dove House Rear

# A large 4 bedroom house of 265 sq m / 2,850 sq ft.



## Ground Floor

### Living Room

4.60 x 6.20 1 5'1" x 20'4"

### Kitchen

5.05 x 3.40 16'7" x 11'2"

### Dining/Family Room

6.00 x 6.20 19'8" x 20'4"

### Snug

3.30 x 3.95 10'10" x 13'0"

### Study/Playroom

3.30 x 3.95 10'10" x 13'0"

### Garage

5.70 x 5.40 18'8" x 17'9"

## First Floor

### Bedroom 1

5.05 x 4.20 16'7" x 13'9"

### Bedroom 2

4.60 x 3.50 15'1" x 11'6"

### Bedroom 3

3.30 x 3.95 10'10" x 13'0"

### Bedroom 4

3.30 x 3.95 10'10" x 13'0"



First Floor



Ground Floor

Plot 2 – Lark House



‘Vaulted ceilings  
and large open  
plan living offers a  
beautiful space to  
live day and night’

- » Large open plan kitchen with bifold doors and roof lantern
- » Large principal bedroom complete with en-suite and dressing room
- » South facing views
- » Double garage with remote control
- » Vaulted ceilings







# Lark House Plot 2



Lark House Front

# A large 4 bedroom chalet bungalow of 245 sq m / 2,635 sq ft.



## Ground Floor

<b>Living Room</b>	6.20 x 5.60	20'4" x 18'4"
<b>Kitchen/Dining/Family</b>	7.10 x 5.70	23'4" x 18'8"
<b>Study/Dressing Room</b>	4.68 x 4.00	15'4" x 13'1"
<b>Bedroom 2</b>	4.60 x 3.50	15'1" x 11'6"
<b>Bedroom 3</b>	4.02 x 4.70	13'2" x 15'5"
<b>Bedroom 4</b>	4.68 x 3.10	15'4" x 10'2"
<b>Garage</b>	5.40 x 5.50	17'9" x 18'1"

## First Floor

<b>Bedroom 1</b>	4.20 x 6.80 max	13'9" x 22'4"
------------------	-----------------	---------------



Plot 3 – **Sisken House**



‘Packed full of detail and features, this home is perfect for entertaining friends and family’

- » **Large open plan kitchen with bifold doors and roof lantern**
- » **Large principal bedroom complete with en-suite and dressing room**
- » **South facing views**
- » **Double garage with remote control**
- » **Vaulted ceilings**



Sisken House Rear







# Sisken House Plot 3



Sisken House Front

# A large 4 bedroom chalet bungalow of 245 sq m / 2,635 sq ft.



## Ground Floor

<b>Living Room</b>	6.20 x 5.60	20'4" x 18'4"
<b>Kitchen/Dining/Family</b>	7.10 x 5.70	23'4" x 18'8"
<b>Study/Dressing Room</b>	4.68 x 4.00	15'4" x 13'1"
<b>Bedroom 2</b>	4.60 x 3.50	15'1" x 11'6"
<b>Bedroom 3</b>	4.02 x 4.70	13'2" x 15'5"
<b>Bedroom 4</b>	4.68 x 3.10	15'4" x 10'2"
<b>Garage</b>	5.40 x 5.50	17'9" x 18'1"

## First Floor

<b>Bedroom 1</b>	4.20 x 6.80 max	13'9" x 22'4"
------------------	-----------------	---------------



Plot 4 – **Wren House**



# ‘Modern open plan living with striking oak trusses to add a twist of traditional charm’

- » Large open plan kitchen with bifold doors, vaulted ceiling and oak trusses
- » South facing views
- » Double garage with remote control opening door
- » Large living room with fireplace, roof lantern and bifold doors to south
- » South facing terrace off principal rooms
- » Big open plan hall with vaulted ceiling
- » Oak detailing to front porch



**Wren House Rear**





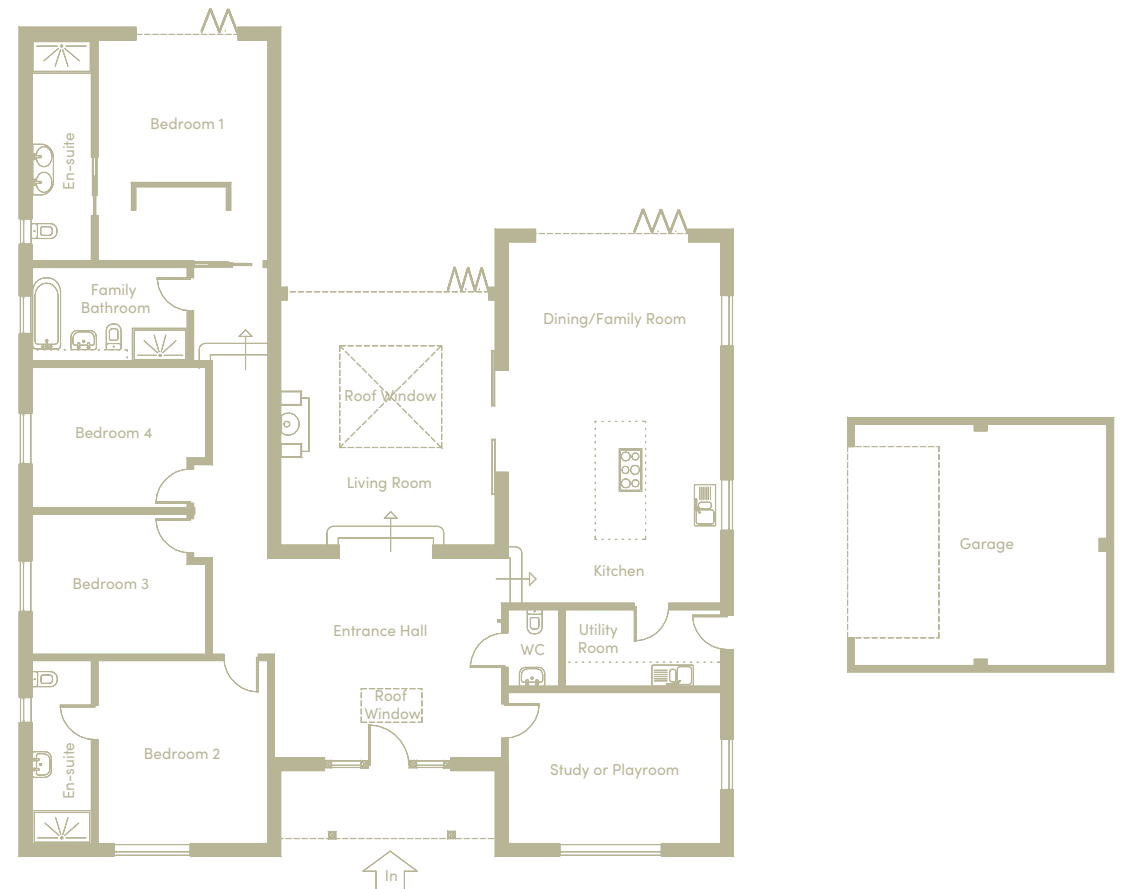
# Wren House Plot 4



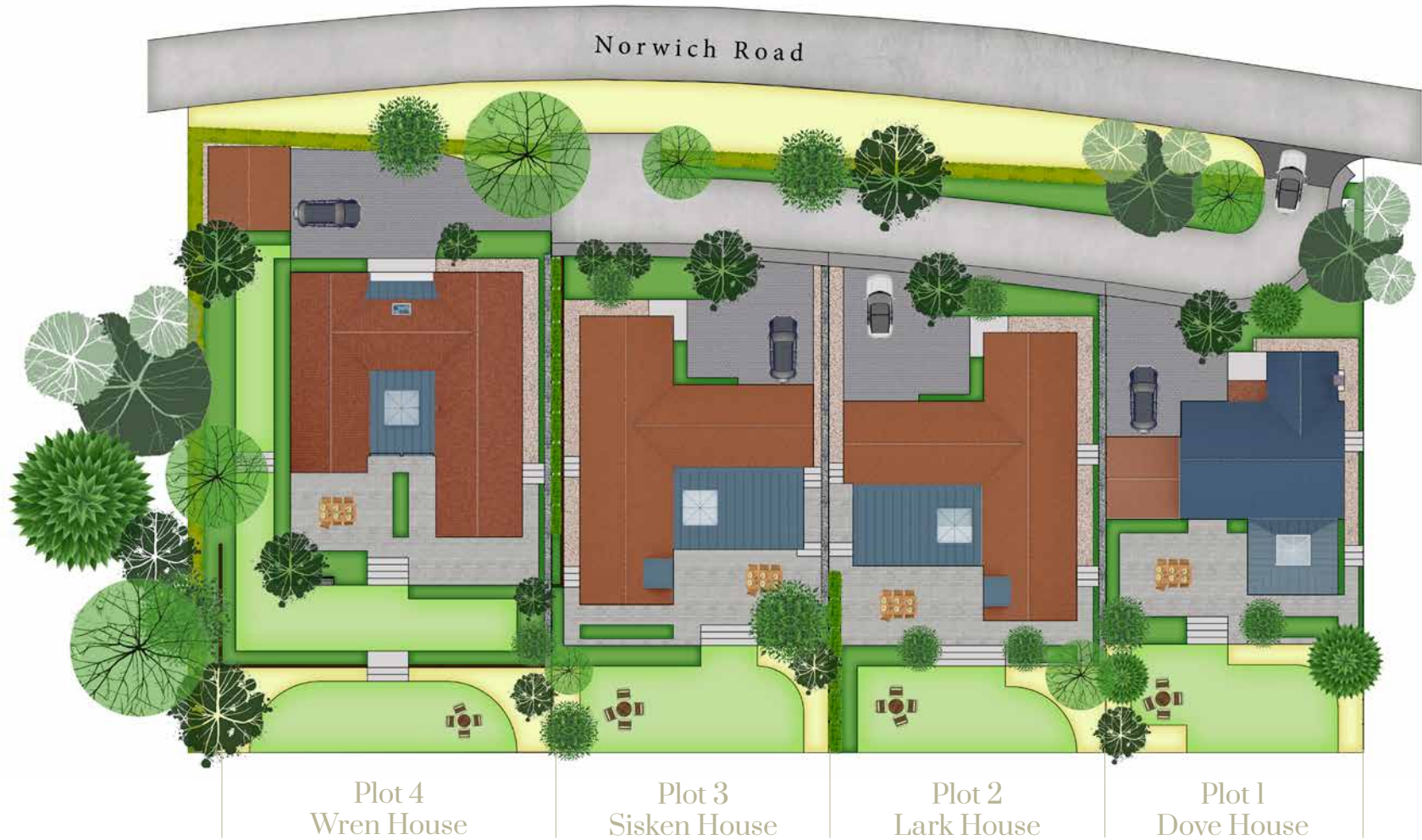
# A large 4 bedroom bungalow of 236 sq m / 2,540 sq ft.



<b>Living Room</b>	5.00 x 5.60	16'5" x 18'4"
<b>Kitchen/Dining/Family</b>	5.00 x 8.50	16'5" x 27'11"
<b>Bedroom 1</b>	4.20 x 5.20	13'9" x 17'1"
<b>Bedroom 2</b>	4.20 x 4.30	13'9" x 14'1"
<b>Bedroom 3</b>	4.40 x 3.30	14'5" x 10'10"
<b>Bedroom 4</b>	4.40 x 3.30	14'5" x 10'10"
<b>Garage</b>	5.95 x 5.68	19'6" x 18'8"



Site Map





# ‘All the extras that transform these properties into truly exceptional homes...’

## Interior of properties

---

- » Walls and ceilings painted in neutral cream colour from Crown paint range
- » 4 panel oak internal doors throughout (some glazed)
- » Matt antique brass ironmongery throughout
- » Wood burners
- » Large profile skirtings, architraves and window sills all in painted softwood (not MDF)
- » Oak staircases with glass panels (where applicable)
- » Exposed oak king post trusses to kitchen (plot 4 only)
- » Floor tiling to kitchen, utility, cloakrooms and bathrooms





### Kitchen

---

- » Open plan layouts
- » 'Sterling' shaker units, finished in Ash and painted in a choice of pastel colours. Kitchens by Mackintosh
- » Stone/Quartz worktops to kitchen and utility (Konigstone)
- » Designs feature shelving and large islands
- » Neff appliances (upgrade options are available subject to stage of construction)\*\*
- » Choice of units, handles and worktops (subject to stage of construction)
- » Under unit lighting
- » Upgrade options such as addition of matching TV / Media cabinets and shelving

\*\* Designs vary but most plots include: Double wide oven, induction hob, fridge/freezer, wine fridge and dishwasher



### Exterior of Properties

- » Rustic clay pantiles by Wienerberger
- » Aldbury Red Multi Stock bricks by Terca with cream/White colour mortar
- » Oak porches
- » Galvanised gutters and downpipes by Lindab
- » Solar PV panels to south elevation sufficient to ensure properties attain an EPC A rating
- » Aura + flush casement windows by Rationel – Aluminium on outside, timber on inside
- » BiFold doors in various locations from CCS Midland (Kestrel Aluminium Systems).
- » Sawn timber cladding to various locations painted in Demidekk paint from Norway (in Grey Brown)
- » Bargeboards and Fascias in sawn timber painted in Demidekk paint from Norway (in Pebble grey)
- » Exterior wall lighting
- » Outside tap

### Bathrooms and ensuites

- » Porcelanosa tiling throughout (all floors and most wall areas)
- » Heated towel rails
- » Saneux sanitary ware, taps, showers, mirrors and vanity units
- » Electric Underfloor Heating to upstairs bathrooms and en-suites (plot 1 and plots 2/3 master ensuite)
- » Wet Underfloor heating to all other bathrooms

### Heating, Lighting and Electrical

- » Air source heat pumps
- » Large hot water cylinder
- » Underfloor heating by WarmUp
- » Tempus Thermostat controls by WarmUp
- » Cat 6 Cabling
- » Ultrafast full fibre network delivering speeds of up to 1 gbps
- » Generous amounts of LED Spots throughout
- » Feature LED Strip lighting to roof lantern surrounds
- » Garages wired for 'high current' 7.2kw car charger
- » Electrically motor driven remote control garage doors
- » Outside mood light to terraces, front and side of the property

Development Location

---





## Travel distances by road:

- Beccles** 9 miles / 16 mins
- Norwich** 11 miles / 21 mins
- Great Yarmouth** 17 miles / 35 mins
- Southwold** 22 miles / 40 mins
- Diss** 26 miles / 42 mins
- Thetford** 39 miles / 48 mins
- Cromer** 36 miles / 56 mins
- King's Lynn** 55 miles / 1 hr 10 mins
- Bury St Edmunds** 45 miles / 1 hr 12 mins
- Ipswich** 46 miles / 1 hr 13 mins
- Colchester** 62 miles / 1 hr 32 mins
- Cambridge** 72 miles / 1 hr 33 mins
- Peterborough** 88 miles / 2 hr 5 mins

# ‘This is why we do what we do’

---



## **Mr M – Great Plumstead**

“During my life I have been lucky to purchase several newly built homes. Without any doubt, the quality of build, finish and attention to detail of my new Ingram Home is superb. During the actual build, I asked for a few ‘extras’ and the response was again excellent with no problems. Their after-sales service is also excellent.

With new properties you always have small teething problems and their response time was excellent if not immediate. John Ingram has an excellent support team and their customer relations point of contact is excellent, knowledgeable and responds very quickly. I felt as if the purchase, build and customer service made us feel we were special and I thank them all. I would not hesitate to recommend them to anyone.”

## **Mrs B – Great Plumstead**

“From the moment I first opened the brochure, I could see the new Ingram Homes development at Great Plumstead looked impressive. Over a year later since moving into my gorgeous new bungalow, I certainly wasn’t wrong! The build quality is first class and the interior fittings are beautiful, vastly superior to other local developments I had viewed previously. My bungalow has been admired greatly by everyone who visits, from friends and trades people alike. Thank you Ingram Homes, I am very happy with my lovely new home! “

## **Mrs A – Great Plumstead**

“I am the proud owner of a beautiful Ingram Home’s property. It is built to a very high standard and much admired. Thank you to Ingram Homes excellent support and professionalism from beginning to end.”

## **Mr B – Great Plumstead**

“We would like to share our memories of the building of our new home. Probably the biggest relief for us was your ability to continue building during the lockdown in spite of shortages of key materials and restrictions on your workforce. We were kept informed throughout the build, and were very much involved in the interior design with you.

The finish was excellent, quality materials throughout, the handover was detailed and snagging carried out very professionally. After sales service is also available for sorting out fine adjustments that are always needed with new build. All in all we are delighted with our new home and would recommend Ingram Homes.”

## **Mr A – Stoke Holy Cross**

“Hopefully, I’ll see you again soon, but I would like to record my appreciation for everything, and to say how impressed I am by the quality of the houses you build and the finish you achieve. I think you can be very proud of Harrold Place. You may not be aware of it, but others who deal with you on a regular basis, hold you in high regard, as both a builder and individual, and you can be sure I will be singing your praises in the future. My son has every intention of keeping an eye out for your next development!

As you know, my life has taken an unexpected turn, and I didn’t anticipate ever coming back to the Norwich area to live, but I couldn’t have asked for a better house to make a new home in.”





The Atrium, St. George's Street, Norwich, Norfolk, NR3 1AB

T 01603 629871 W [brown-co.com](http://brown-co.com)