TILIA
HOMES

ROUNDHOUSE GATE

NORTH QUARTER

CRINGLEFORD

3, 4 & 5 bedroom homes





Welcome to Roundhouse Gate North Quarter...

This outstanding collection of three, four and five bedroom homes is located in the heart of Cringleford, making it just as easy to be near the buzz of the city as it is to be in the calm of the stunning Norfolk countryside.

The Local Area

Nestled in the picturesque village of Cringleford — proudly recognised as a multi-award-winning “Best Kept Village” — this development offers a peaceful, tree-lined setting designed for relaxed living. Here, you can enjoy the calm of a village retreat while benefiting from a wide range of everyday amenities close to home.

Everyday essentials are close at hand, with a Tesco Express, GP surgery and a range of local services located within the village. For a wider choice of shopping, dining and leisure, Norwich city centre is just three miles away. Explore the independent boutiques and contemporary galleries of the Norwich Lanes, enjoy shopping at Chantry Place, or discover the city’s excellent selection of restaurants, cafés and entertainment venues. Norwich University Hospital is also conveniently located within five miles of the development.

Perfectly positioned between city and countryside, Roundhouse Gate offers the best of both worlds. Just three miles from Norwich’s historic centre and within easy reach of the Norfolk Broads and stunning coastline, it provides an ideal setting for work, leisure and family life. Excellent transport links connect Cringleford to Norwich, London and beyond, making it a great choice for commuters and weekend adventurers alike.

Whether you’re taking your first step onto the property ladder, looking for more space for a growing family, or searching for your forever home, Roundhouse Gate offers a welcoming community and beautifully designed homes where you can put down roots in comfort and style.







Education

The Cringleford area offers a rare educational mix that places your family at the heart of one of the UK's premier knowledge hubs. By blending a nurturing community spirit with academic prestige, the area provides a pathway from 'Outstanding' primary schools to world-leading research institutions. Here, your child's independence, learning and development is fostered within a culture of innovation, ensuring they are fully prepared for the future.

Primary Education

Cringleford CE VA Primary School

Located in a modern, innovative facility, this school is a cornerstone of the local community. Focusing on strong academic achievement alongside personal development and a supportive learning environment. The school encourages family involvement and offers varied activities, visits and projects to enhance pupil's learning.

Cringleford Prep (Inspiration Trust)

The newest addition to the area's educational landscape, Cringleford Prep offers an ambitious, broad, and balanced curriculum. Part of the renowned Inspiration Trust, the school provides a modern alternative for local families, with a particular emphasis on curiosity and character-building.

Town Close School

Located just a short distance from the city centre, Town Close is one of the region's leading independent co-educational prep schools for ages 3-13. Set in 15 acres of beautiful grounds, it offers exceptional facilities for music, swimming, and outdoor learning, operating under the motto "Every Moment Matters."

Secondary & Post-16 Education

Hethersett Academy

An Ofsted-rated Outstanding school, inspectors described pupil behaviour as "exemplary" and highlighted the school's "polite, inquisitive" atmosphere.

The school takes pride in its transformative approach to teaching, delivering innovative lessons and extending learning beyond the classroom to help maximise achievement and deepen students' understanding of the world around them.

Wymondham College

Located approximately 15 minutes from Cringleford, this is the largest state boarding school in England for ages 11-18. It provides a "world-class" education with facilities that rival top-tier independent schools, including extensive sports pitches and a dedicated Sixth Form centre.

Norwich High School for Girls and Norwich School

Both of these institutions are consistently ranked at the top of national league tables. Norwich High School for Girls offers a tailored, empowering environment for girls, while Norwich School (located in the historic Cathedral Close) is a leading co-educational choice. Both are easily accessible via the direct commuter routes from Cringleford.

Higher Education & Research

University of East Anglia (UEA)

The 360-acre campus is famous for its "Do Different" ethos and the Sainsbury Centre for Visual Arts. It is a major driver for the local economy and culture, with 81% of its graduates moving directly into professional work or further study.

Norwich Research Park

Adjacent to the University of East Anglia and Cringleford, this park is home to the John Innes Centre and the Quadram Institute, making the area a global hub for life sciences and food research.

Norwich University of the Arts

Is ranked among the top specialist creative arts universities in the UK for teaching and professional preparation. It's embedded in Norwich's creative quarter, focused on art, design, media, architecture, performance and related creative disciplines.



Although the schools listed above are nearby, we cannot guarantee admission.



Connections

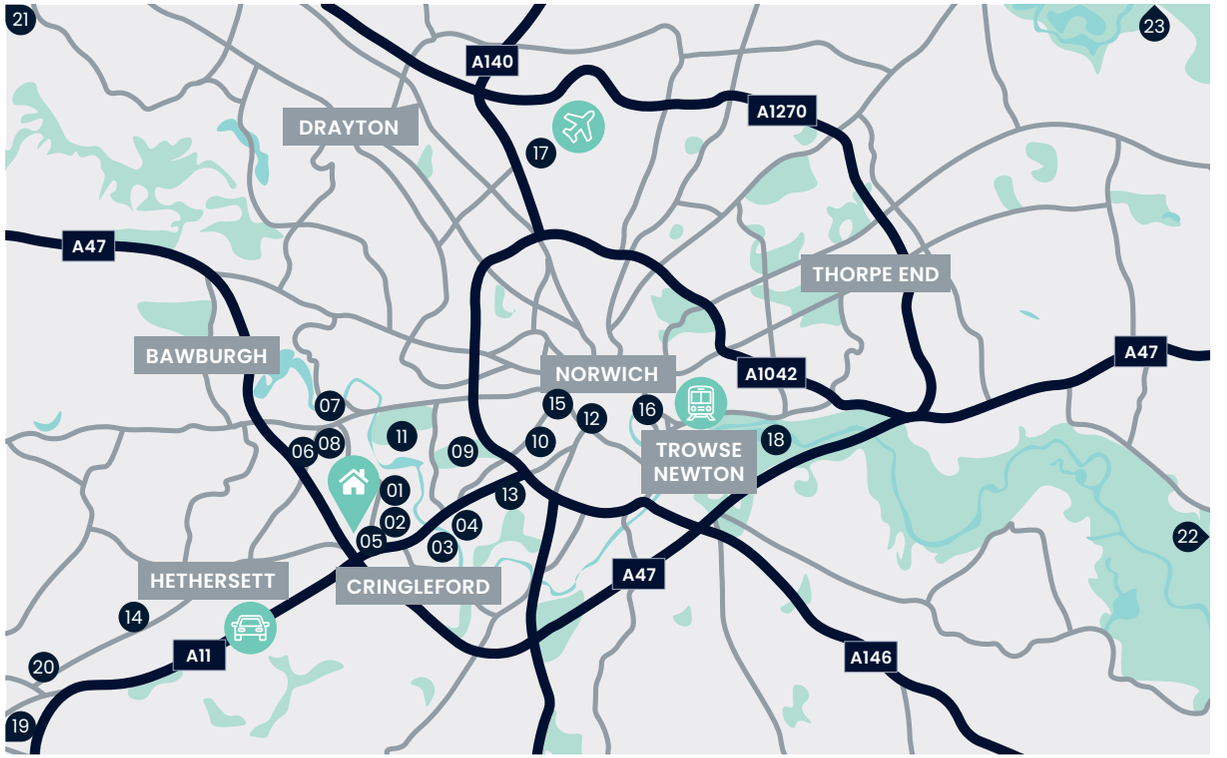
Good transport links to nearby towns, cities and further afield.

Destinations by car

17 min	Norwich	4 miles
34 min	Thetford Forest	30.1 miles
1 hr 05 min	Cambridge	59.9 miles

Destinations by train
Norwich Railway Station

35 min	Great Yarmouth
1 hr 16 min	Cambridge
1 hr 45 min	London Liverpool Street



Your nearest transport links

- Norwich Railway Station
- A11
- Norwich International Airport

Up to 5 Miles

01. Tesco Express
02. Cringleford Primary School
03. Cringleford Doctors' Surgery
04. The Red Lion
05. Waitrose
06. Cringleford Prep
07. Norwich Research Park
08. Norfolk & Norwich University Hospital
09. Eaton Park
10. Norwich High School for Girls and Norwich School
11. University of East Anglia (UEA)
12. Chapelfield Shopping Centre
13. Town Close School
14. Heathersett Academy
15. Norwich City Centre

Up to 10 Miles

16. Norwich Railway Station
17. Norwich Intl Airport
18. Whitlingham Country Park
19. Wymondham Station
20. Wymondham College

Up to 25 Miles

21. Foxley Wood
22. Great Yarmouth
23. Mundesley Beach

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. June 2023.
Note: Train times shown are for the rail journey only and do not include the 17 minute journey to get from Cringleford to Norwich Railway Station.

Smarter EV charging, built into your new home.

Charging your electric vehicle should feel simple, not something you have to think about.

The Ohme home charger is designed to work quietly in the background, helping to reduce charging costs and keep vehicles ready to go whenever needed.

By automatically identifying the best times to charge based on the selected energy tariff, the charger can take advantage of lower-cost electricity without the need for manual planning.



Easy control and complete visibility

Charging can be managed through the Ohme app, providing a clear view of charging activity and allowing settings to be updated at any time. Charging can also be controlled directly from the unit using the simple buttons on the front.

Everything is designed to be straightforward and easy to use from day one.



Air Source Heat Pumps, efficiently heating your home.

An air source heat pump is a modern, energy-efficient way to heat your home and provide hot water. Instead of burning gas or oil, it captures heat from the outside air, even on cold days and boosts it to a higher temperature to warm the home. That heat is then used for the radiators and hot water.



Lower carbon emissions and reduced energy costs

Compared with a traditional gas boiler, an air source heat pump can reduce emissions from heating and hot water by around 75%, helping to lower a home's environmental impact while reducing energy consumption.

Comfortable, consistent heating

Designed to deliver reliable performance throughout the year, air source heat pumps provide a steady and comfortable indoor temperature, helping create a pleasant living environment in every season.

Reliable hot water every day

As well as heating the home, the system provides a dependable supply of hot water for bathing, showering and everyday household use.

Designed for modern living

The air source heat pump systems installed in Tilia Homes are compact and designed to integrate seamlessly into modern homes. Where an integrated hot water cylinder is included, key components are combined within a single space-saving unit with a footprint similar to a fridge freezer, helping to keep the system neat and unobtrusive.

Trusted technology

Tilia Homes partners with established manufacturers with decades of expertise in heating technology and heat pump development. Every system is rigorously tested and designed to perform reliably in the outdoor temperatures typically experienced across the UK.

The benefits of buying new

All our homes also come with a ‘2-year Tilia Homes Customer Care Warranty’ and a further ‘8-year NHBC Warranty’ for added peace of mind.



Energy efficient and cost effective

Modern building standards make today’s new homes more energy efficient than ever, helping to reduce running costs while keeping homes comfortable throughout the year. High-performance insulation, energy-efficient heating systems and modern double glazing work together to deliver exceptional thermal efficiency, with utility bills that can be up to 50% lower than those of an equivalent older property*.

Enjoy a home that’s warmer in winter, cooler in summer and more affordable to run, while making a positive contribution to a more sustainable future. Better for everyday living, better for the environment.



Great schemes

Benefit from a selection of moving schemes when buying a new build home. They range from Part Exchange, Smooth Move and Key Worker incentive.



Built with reassurance in mind

Buying a brand-new home brings added peace of mind. Everything is new and unused, from the roof above to the fixtures and fittings throughout, and is backed by a 10-year warranty.

Built to the latest building regulations and quality standards, a new home is designed for modern living, with no costly renovations, unexpected repairs or hidden surprises to worry about.

Simply move in and start enjoying a beautifully designed home that’s ready from day one.



A smoother, stress-free move

One of the biggest advantages of buying new is the simplicity.

With no onward chain to worry about, your move can be far more straightforward and stress free. That means fewer delays, clearer timelines and greater peace of mind, especially helpful if you’re juggling work, family life or a big life change.



A fresh start, your way

Put a personal stamp on a brand-new home with a range of choices and upgrades available*. From kitchens and worktops to flooring, tiling and finishing touches, there may be opportunities to tailor a home to individual tastes before moving in.

It’s a chance to create a home that feels uniquely yours from day one, without the cost and disruption of making changes later.



It’s brand new

There’s something special about being the first to call a house home. Everything is brand new and untouched, from the kitchen and bathrooms to the fixtures and fittings throughout, creating a fresh, modern space that’s ready to enjoy from day one.

*Available only at specified stages of build.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

Smooth Move

Take the hassle out of moving. We'll work with trusted estate agents to support a swift sale at the best possible price, giving added peace of mind throughout the process. Better still, we'll cover the estate agent's fees, helping make the move even easier.

Key Worker

Our Key Worker incentive is our way of showing our deep appreciation for all the selfless work of this very special group of people. When you buy a Tilia home, you'll receive an incentive of £500 for every £25,000 you spend.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.

TILIA HOMES

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

NEW HOMES QUALITY CODE

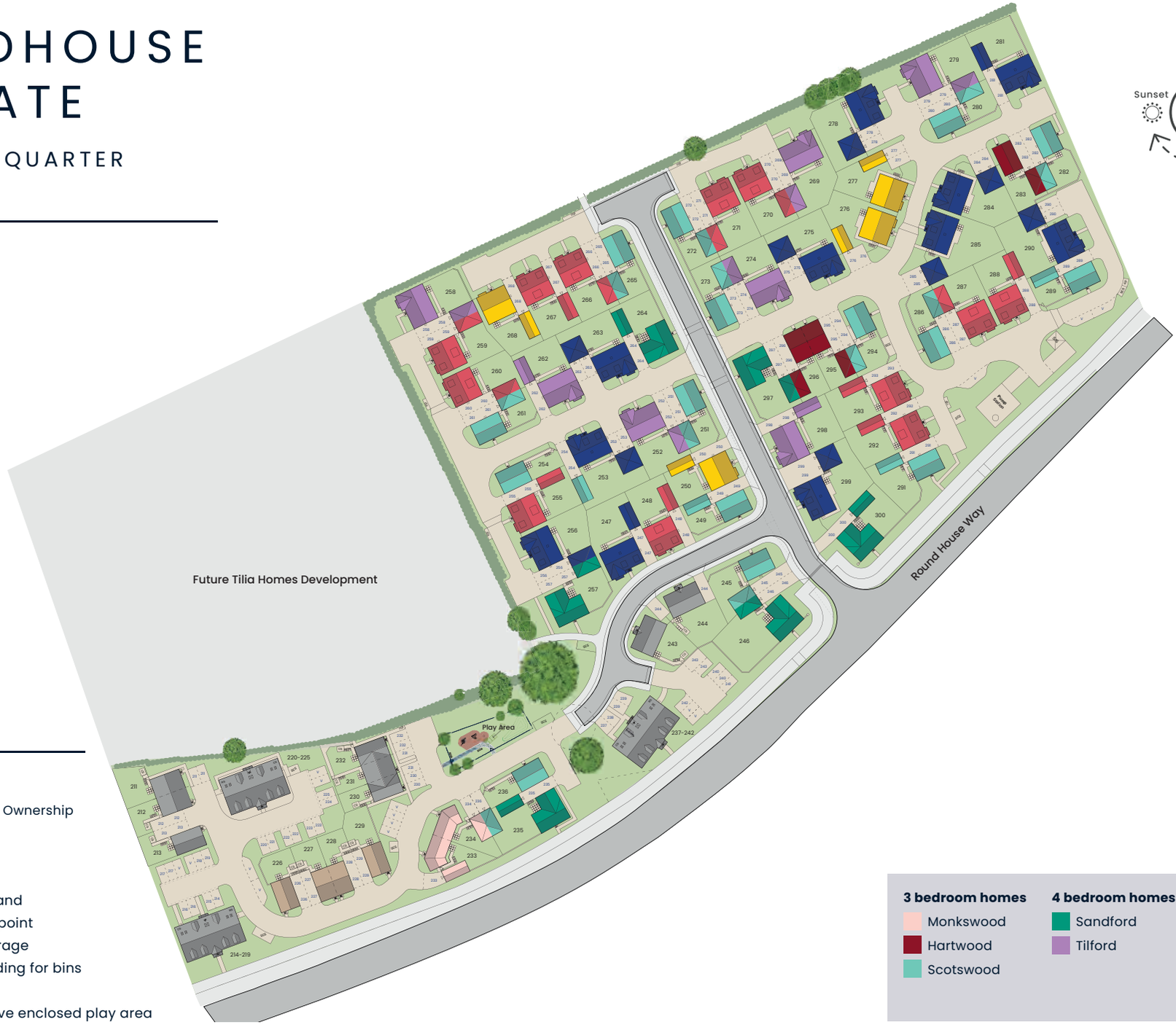
NEW HOMES OMBUDSMAN SERVICE

Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. March 2025.



ROUNDHOUSE GATE

NORTH QUARTER



– Affordable Rent
– Affordable Shared Ownership
RS – Refuse Store
CS – Cycle Store
S/S – Sub-station
SCS – Sheffield Cycle Stand
rcp – Refuse collection point
CS – Garden Cycle Storage
B – Garden hardstanding for bins
V – Visitor Parking
– Accessible inclusive enclosed play area

3 bedroom homes	4 bedroom homes	5 bedroom homes
Monkswood	Sandford	Farnworth
Hartwood	Tilford	Langworth
Scotswood		Polesworth

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured grey will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. July 2025.

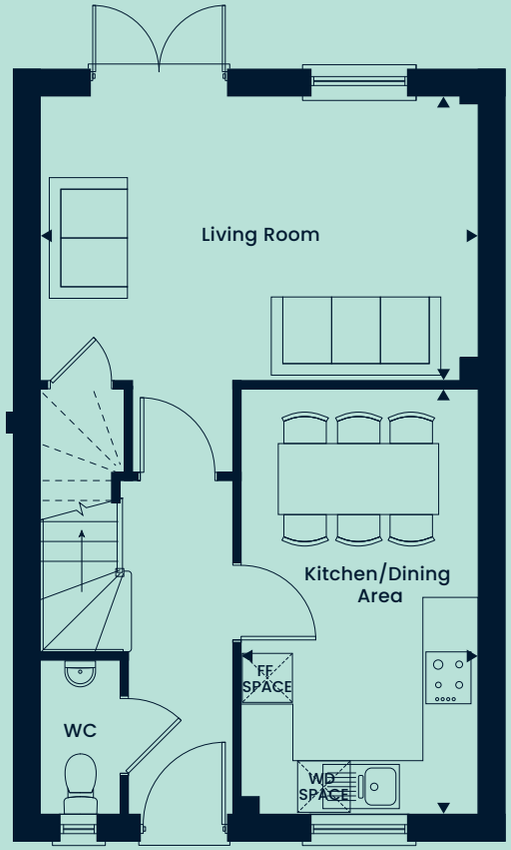
The Hartwood

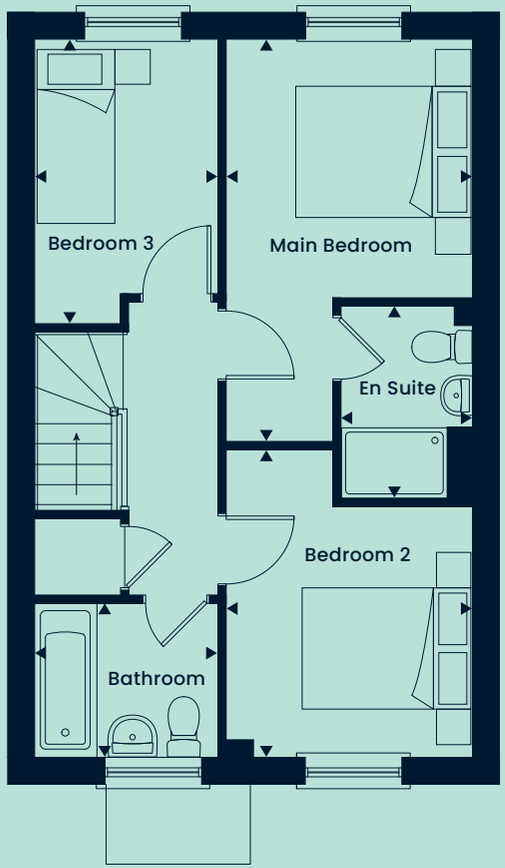
TILIA HOMES



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Hartwood





GROUND FLOOR

Kitchen/Dining Area	4.77m x 2.66m	(15'8" x 8'9")
Living Room	4.91m x 3.20m	(16'1" x 10'6")

FIRST FLOOR

Main Bedroom	4.52m x 2.76m	(14'10" x 9'0")
Bedroom 2	3.45m x 2.76m	(11'4" x 9'0")
Bedroom 3	3.20m x 2.06m	(10'6" x 6'9")
Bathroom	2.06m x 1.72m	(6'9" x 5'7")
En Suite	2.15m x 1.47m	(7'0" x 4'10")

North Quarter homes 295, 296

852 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **www.tiliahomes.co.uk/new-homes/norfolk/cringleford/roundhouse-gate** to find out more

The Hartwood

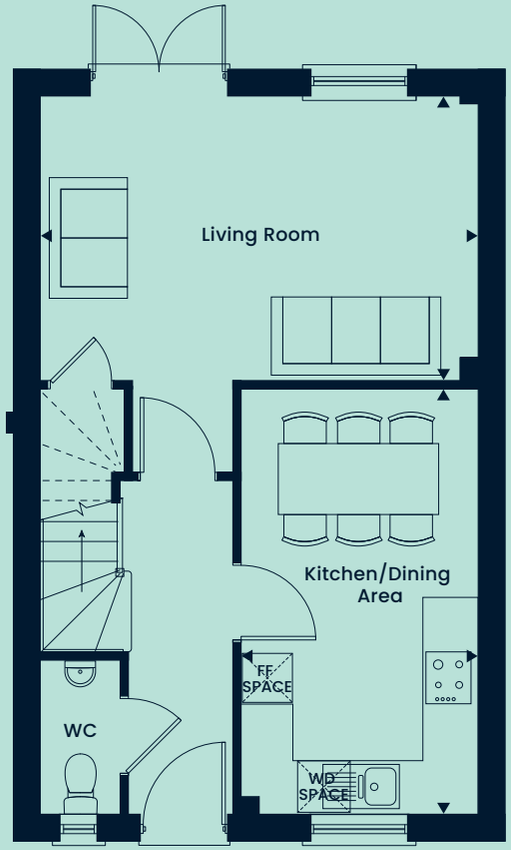
TILIA HOMES

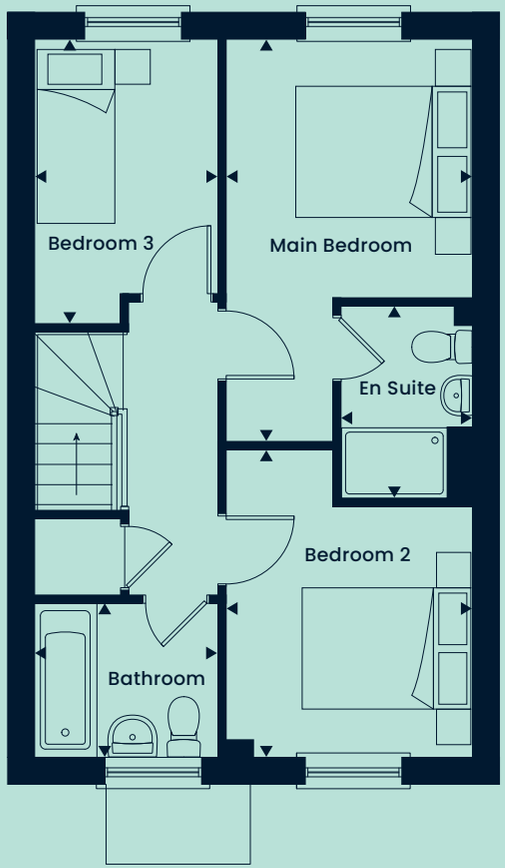




This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Hartwood





GROUND FLOOR

Kitchen/Dining Area	4.77m x 2.66m	(15'8" x 8'9")
Living Room	4.91m x 3.20m	(16'1" x 10'6")

FIRST FLOOR

Main Bedroom	4.52m x 2.76m	(14'10" x 9'0")
Bedroom 2	3.45m x 2.76m	(11'4" x 9'0")
Bedroom 3	3.20m x 2.06m	(10'6" x 6'9")
Bathroom	2.06m x 1.72m	(6'9" x 5'7")
En Suite	2.15m x 1.47m	(7'0" x 4'10")

North Quarter homes 283, 295, 296

852 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **www.tiliahomes.co.uk/new-homes/norfolk/cringleford/roundhouse-gate** to find out more

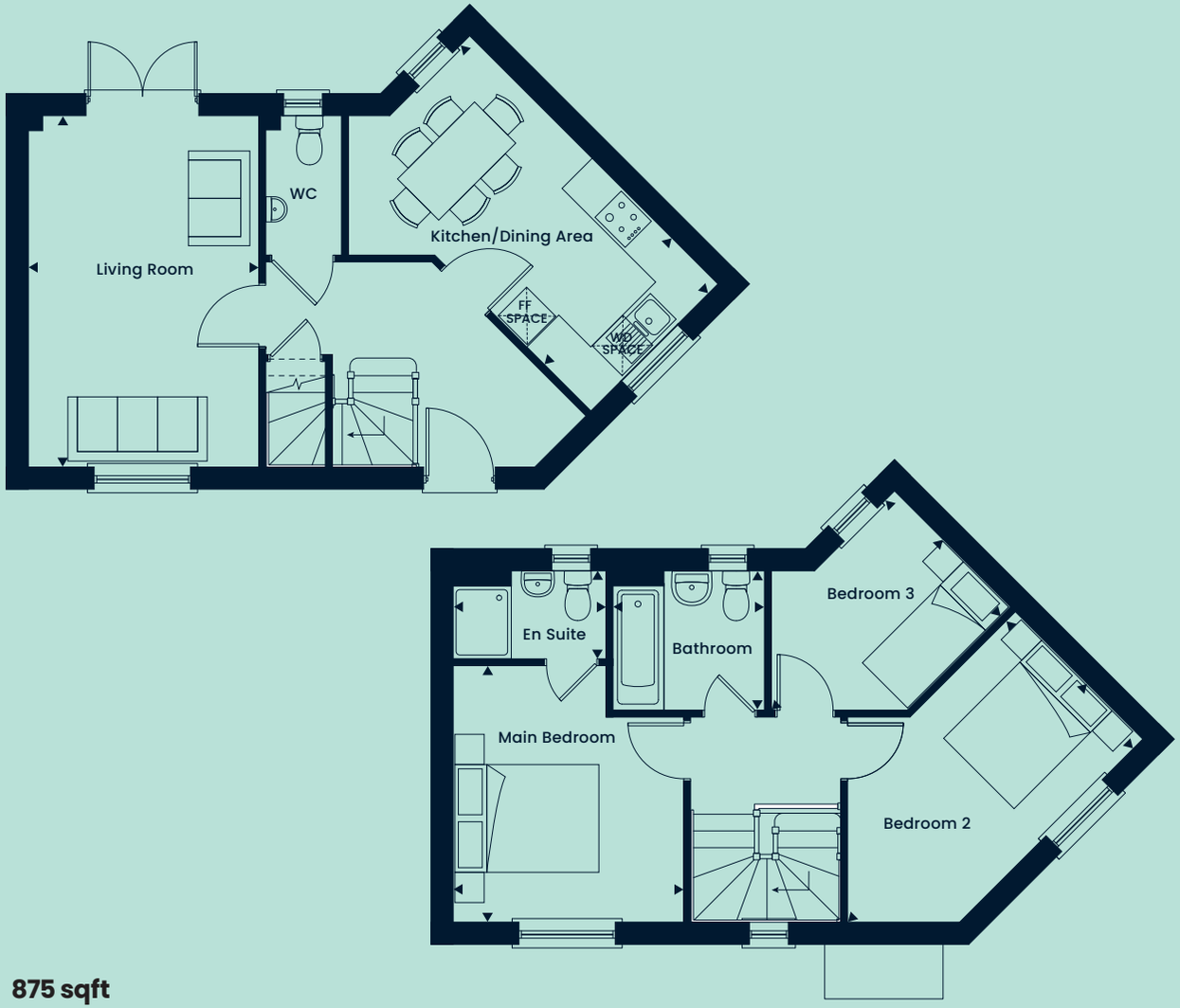
The Monkswood

TILIA HOMES



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Monkswood



875 sqft

GROUND FLOOR

Kitchen/Dining Area	4.80m x 2.46m	(15'9" x 8'1")
Living Room	4.80m x 3.14m	(15'9" x 10'3")

FIRST FLOOR

Main Bedroom	3.50m x 3.14m	(11'6" x 10'3")
Bedroom 2	4.58m x 2.46m	(15' 0" x 8'1")
Bedroom 3	3.27m x 2.25m	(10'8" x 7'4")
Bathroom	2.06m x 1.90m	(6'9" x 6'3")
En Suite	2.09m x 1.20m	(6'10" x 3'11")

North Quarter homes 233, 234

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **www.tiliahomes.co.uk/new-homes/norfolk/cringleford/roundhouse-gate** to find out more

The Scotswood

TILIA HOMES

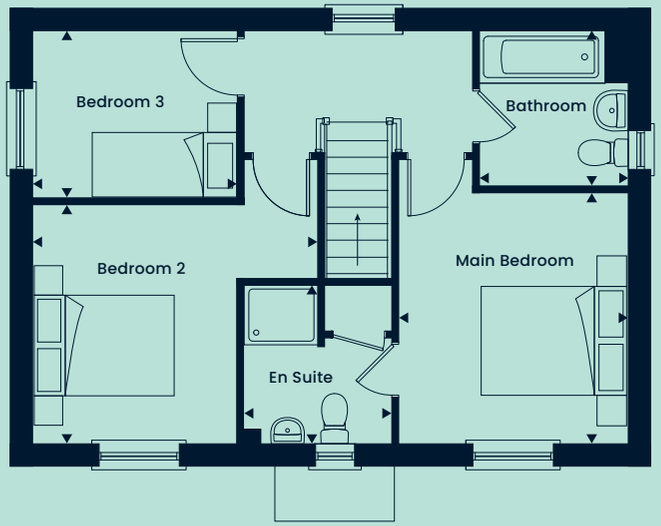




This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Scotswood





969 sqft

GROUND FLOOR

Kitchen/Dining Area	5.58m x 2.76m	(18'3" x 9'1")
Living Room	5.58m x 3.10m	(18'3" x 10'2")
Utility	2.00m x 1.86m	(6'7" x 6'1")

FIRST FLOOR

Main Bedroom	3.39m x 3.10m	(11'1" x 10'2")
Bedroom 2	3.86m x 3.27m	(12'8" x 10'8")
Bedroom 3	2.77m x 2.26m	(9'1" x 7'5")
Bathroom	2.10m x 2.01m	(6'10" x 6'7")
En Suite	2.14m x 2.00m	(7'0" x 6'7")

North Quarter homes 236, 245, 249, 251, 254, 261, 265, 272, 273, 280, 282, 286, 289, 291, 294

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **www.tiliahomes.co.uk/new-homes/norfolk/cringleford/roundhouse-gate** to find out more

The Sandford

TILIA HOMES





This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Sandford



GROUND FLOOR

Kitchen/Dining Area	5.36m x 3.50m	(17'7" x 11'6")
Living Room	5.36m x 3.22m	(17'7" x 10'7")
Family Room	3.96m x 3.31m	(13'0" x 10'10")
Utility	2.58m x 1.64m	(8'5 x 5'4")

FIRST FLOOR

Main Bedroom	5.36m x 3.27m	(17'7" x 10'8")
Bedroom 2	4.00m x 3.31m	(13'1" x 10'10")
Bedroom 3	3.40m x 2.92m	(11'2" x 9'7")
Bedroom 4	3.00m x 2.35m	(9'10" x 7'8")
Bathroom	2.10m x 1.90m	(6'10" x 6'3")
En Suite	2.06m x 1.47m	(6'9" x 4'10")

North Quarter homes 235, 246, 257, 264, 297, 300

1,424 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **www.tiliahomes.co.uk/new-homes/norfolk/cringleford/roundhouse-gate** to find out more

The Tilford

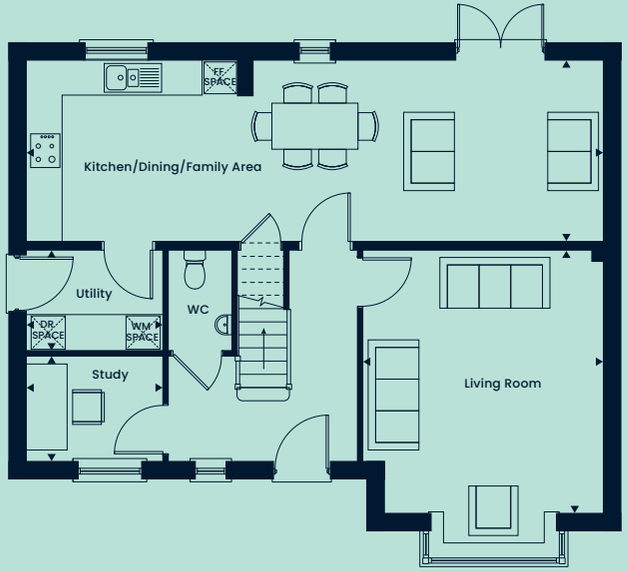
TILIA HOMES

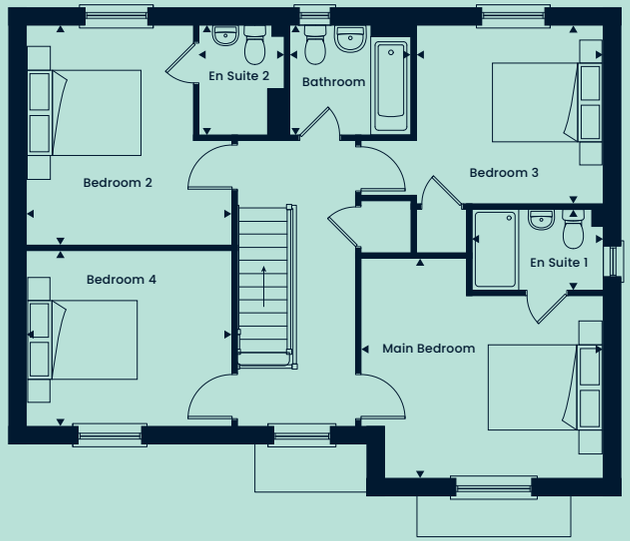




This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Tilford





GROUND FLOOR

Kitchen/Dining/Family Area	9.97m x 3.13m	(32'8" x 10'3")
Living Room	4.55m x 4.16m	(14'11" x 13'7")
Study	2.36m x 1.82m	(7'9" x 5'11")
Utility	2.36m x 1.73m	(7'9" x 5'8")

FIRST FLOOR

Main Bedroom	4.19m x 3.80m	(13'9" x 12'5")
Bedroom 2	3.81m x 3.55m	(12'6" x 11'7")
Bedroom 3	3.23m x 3.09m	(10'7" x 10'1")
Bedroom 4	3.55m x 3.03m	(11'7" x 9'11")
Bathroom	2.09m x 1.90m	(6'10" x 6'3")
En Suite 1	2.26m x 1.40m	(7'5" x 4'7")
En Suite 2	1.90m x 1.47m	(6'3" x 4'10")

North Quarter homes 252, 258, 262, 269, 274, 279, 298

1,573 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **www.tiliahomes.co.uk/new-homes/norfolk/cringleford/roundhouse-gate** to find out more

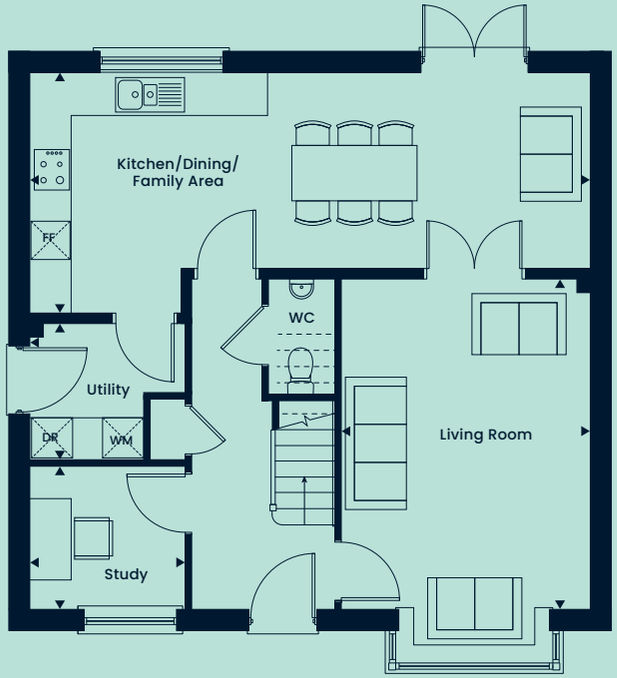
The Farnworth

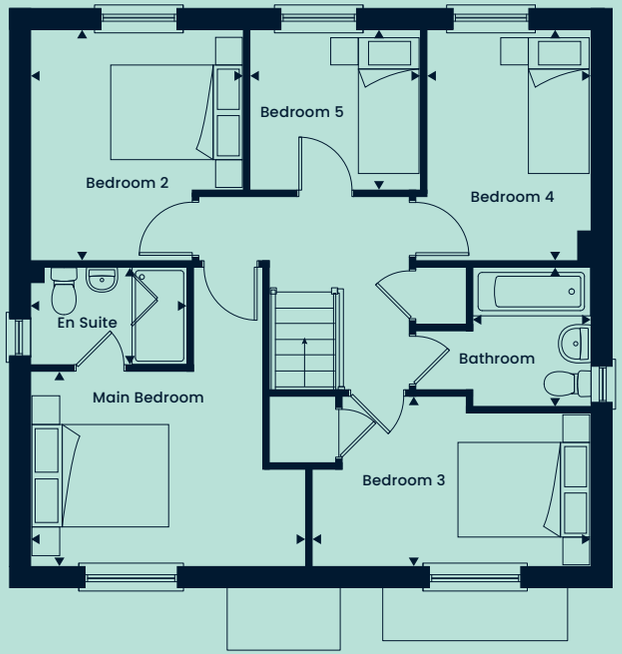
TILIA HOMES



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Farnworth





GROUND FLOOR

Kitchen/Dining/Family Area	8.06m x 3.46m	(26'5" x 11'4")
Living Room	4.75m x 3.58m	(15'7" x 11'9")
Study	2.23m x 2.06m	(7'3" x 6'9")
Utility	2.23m x 1.96m	(7'3" x 6'5")

FIRST FLOOR

Main Bedroom	3.95m x 2.81m	(12'11" x 9'2")
Bedroom 2	3.33m x 3.06m	(10'11" x 10'0")
Bedroom 3	4.01m x 2.45m	(13'2" x 8'0")
Bedroom 4	3.33m x 2.36m	(10'11" x 7'9")
Bedroom 5	2.45m x 2.31m	(8'0" x 7'7")
Bathroom	2.00m x 1.70m	(6'7" x 5'7")
En Suite	2.25m x 1.40m	(7'4" x 4'7")

North Quarter homes 250, 268, 276, 277

1,351 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **www.tiliahomes.co.uk/new-homes/norfolk/cringleford/roundhouse-gate** to find out more

The Langworth

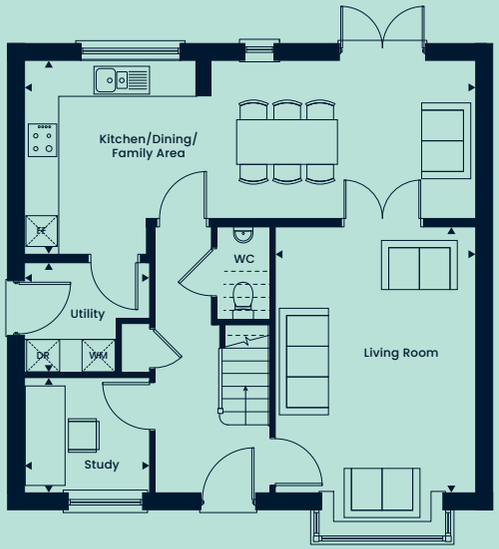
TILIA HOMES

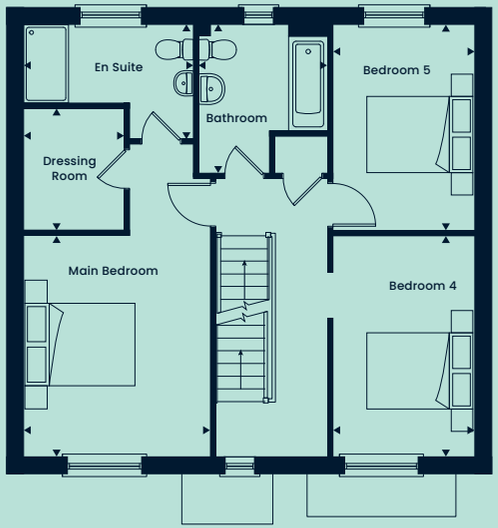


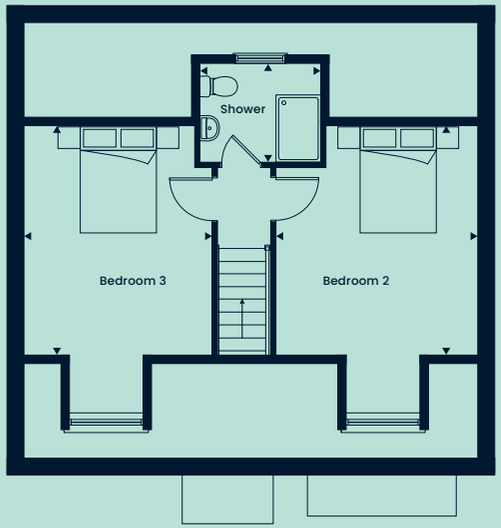


This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Langworth







1,763 sqft

GROUND FLOOR		
Kitchen/Dining/Family Area	8.06m x 3.46m	(26'5" x 11'4")
Living Room	3.58m x 4.75m	(11'9" x 15'7")
Study	2.23m x 2.06m	(7'3" x 6'9")
Utility	2.23m x 1.96m	(7'3" x 6'5")
FIRST FLOOR		
Main Bedroom	3.34m x 3.96m	(10'11" x 13'0")
Dressing Room	1.80m x 2.18m	(5'11" x 7'2")
Bedroom 4	2.53m x 3.96m	(8'3" x 13'0")
Bedroom 5	2.53m x 3.67m	(8'3" x 12'0")
Bathroom	2.30m x 2.65m	(7'6" x 8'8")
En Suite	3.03m x 2.04m	(9'11" x 6'8")
SECOND FLOOR		
Bedroom 2	3.58m x 4.12m	(11'9" x 13'6")
Bedroom 3	3.34m x 4.12m	(10'11" x 13'6")
Shower Room	2.16m x 1.78m	(7'1" x 5'10")

North Quarter homes 248, 255, 259, 260, 266, 267, 270, 271, 287, 288, 292, 293

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **www.tiliahomes.co.uk/new-homes/norfolk/cringleford/roundhouse-gate** to find out more

The Polesworth

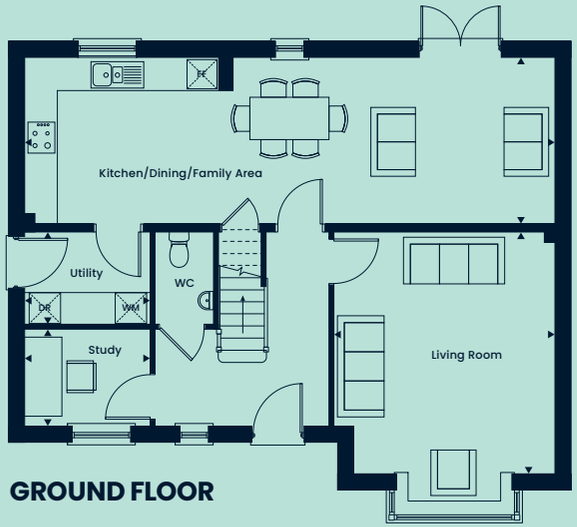
TILIA HOMES



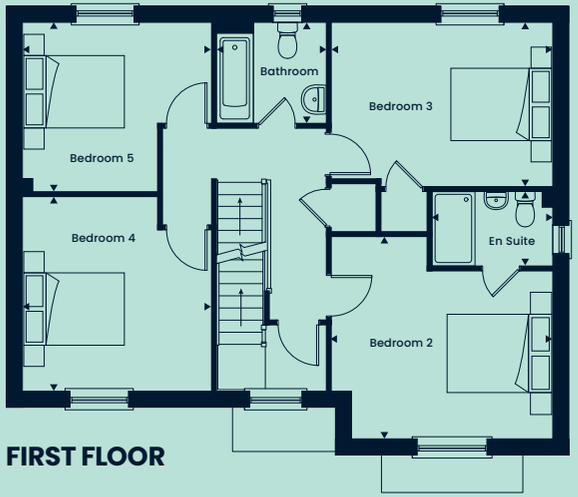


This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Polesworth



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

1,940 sqft

GROUND FLOOR		
Kitchen/Dining/Family Area	9.97m x 3.13m	(32'8" x 10'3")
Living Room	4.55m x 4.16m	(14'11" x 13'7")
Study	2.36m x 1.82m	(7'9" x 5'1")
Utility	2.36m x 1.73m	(7'9" x 5'8")
FIRST FLOOR		
Bedroom 2	4.16m x 3.80m	(13'7" x 12'5")
Bedroom 3	4.16m x 3.09m	(13'7" x 10'1")
Bedroom 4	3.65m x 3.55m	(11'11" x 11'7")
Bedroom 5	3.55m x 3.19m	(11'7" x 10'5")
Bathroom	2.06m x 1.90m	(6'9" x 6'3")
En Suite	2.26m x 1.40m	(7'5" x 4'7")
SECOND FLOOR		
Main Bedroom	8.29m x 3.33m	(27'2" x 10'11")
En Suite	3.55m x 2.56m	(11'7" x 8'5")

North Quarter homes 247, 253, 256, 263, 275, 278, 281, 284, 285, 290, 299

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **www.tiliahomes.co.uk/new-homes/norfolk/cringleford/roundhouse-gate** to find out more

Your Tilia home

TILIA HOMES

	3 bed	4 bed	5 bed
Kitchen**			
Choice of Symphony kitchen units with soft-close drawers and doors**	✓	✓	✓
Choice of 40mm worktops with matching upstand to kitchen and utility room*	✓	✓	✓
Stainless steel single bowl sink with mixer tap*	✓		
Stainless steel single bowl with half sink drainer with mixer tap*		✓	✓
Four-ring electric ceramic hob	✓	✓	✓
Under-counter single oven	✓		
Under-counter double oven		✓	
Eye level double oven			✓
60cm chimney cooker hood	✓	✓	✓
Glass splashback	✓	✓	✓
Spaces for appliances	✓	✓	
Space for appliances - washing machine and fridge freezer	✓	✓	
Integrated fridge freezer, dishwasher* and washer/dryer in utility (where applicable)			✓
Removal units in the kitchen for a dishwasher***	✓	✓	
Electrical			
TV point† (location - refer to working drawing)	✓	✓	✓
BT telephone point (location - refer to working drawing)	✓	✓	✓
Chrome bar with 4 spot lights to kitchen and pendant to utility room (where applicable)	✓		
White LED down lighters to kitchen and utility		✓	✓
LED down lighters to bathroom and en suite (if applicable)	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓

	3 bed	4 bed	5 bed
Bathroom & En Suite			
Choice of wall tiles to sink, bath and shower areas**	✓	✓	✓
Roca White sanitaryware from the Tilia Homes approved range	✓	✓	✓
Thermostatic shower with riser and handset (to bath where no en suite)	✓	✓	✓
Standard mixer taps to basins*	✓	✓	✓
Thermostatic exposed rainfall shower to en suite (where applicable)	✓	✓	✓
Internal Features			
All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white	✓	✓	✓
Five panel cottage style door internal doors	✓	✓	✓
Chrome Ironmongery to internal doors	✓	✓	✓
Air source heat pump	✓	✓	✓
Central heating to radiators and mains pressure hot water	✓	✓	✓
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓	✓
Windows and Doors			
Double-glazed uPVC windows, utility doors (Acoustic double glazing on selected homes)	✓	✓	✓
Garage door (where applicable) - vertical steel up and over garage door		✓	✓
External Features			
Patios - paving slabs providing an area of 1800mm x 1800mm	✓	✓	✓
Landscaped front gardens	✓	✓	✓
Boundary treatment as per schedule/drawings	✓	✓	✓
Rear gardens - rotavated and graded	✓	✓	✓
Path and driveways - as per schedule/drawings	✓	✓	✓
Ohme 7.5kw car charging point	✓	✓	✓
Outside tap	✓	✓	✓

10 year warranty and 2 year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation.
**Refer to the working house type drawing for full specification. ***Scotswood 3 bedroom housetype only. †Please note TV points are provided - purchaser to arrange own connection including aerial. July 2025.

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

TILIA
HOMES

Roundhouse Gate
North Quarter
Round House Way
Cringleford
Norwich
NR4 7SF

Find us using what3words
///feels.galaxy.hunter

01603 249965
roundhousegatenorthquarter@tiliahomes.co.uk
tiliahomes.co.uk

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

FSC
www.fsc.org
MIX
Paper | Supporting responsible forestry
FSC® C006671

CARBON BALANCED PUBLICATION
WORLD LAND TRUST™
www.carbonbalancedpaper.com
Healeys Print Group Reg. 2108