

FURLONG HEATH

SPROWSTON

A STUNNING COLLECTION OF
2, 3 & 4 BEDROOM HOMES



Welcome to Furlong Heath

A stunning development of two, three and four bedroom homes that finds the perfect balance between village charm and city chic. Each home has been designed to provide you with the utmost in comfort, style and connectivity. Perfect for today's modern lifestyle.



Education

At Furlong Heath you are within easy reach of a great selection of schools that will ensure your children get the very best start in life.

Falcon Junior School

A junior school that caters for children aged 7–11 and is driven by a desire for academic achievement combined with a nurturing community.

Sprowston Academy

This secondary school aims to promote learning in a structured and caring way and students leave as happy and well-rounded young people with clear plans for their future.

City College Norwich

Located in the city centre, City College Norwich offers a huge range of courses, including A-Levels, apprenticeships, degrees and higher education in a wide variety of subjects.

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

8 min

Norwich
2.4 miles

40 min

Great Yarmouth
20.4 miles

55 min

Cromer
24.9 miles



Destinations by train
Norwich Station

55 min

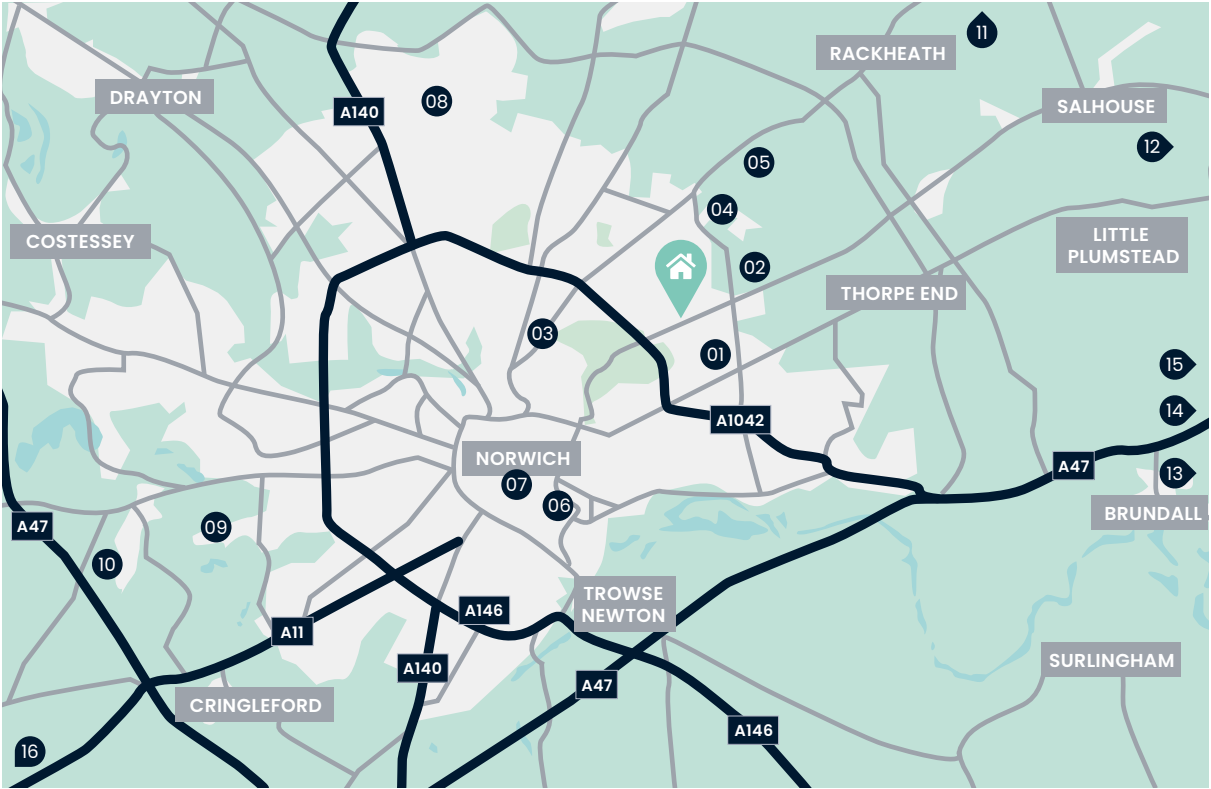
Cromer

1 hr 34 min

Peterborough

1 hr 55 min

London Liverpool Street



Your nearest transport links



Norwich Station



A47



Norwich International Airport

Up to 2 Miles

- 01. Co-op Daily
- 02. Harrison's Wood
- 03. The Fat Cat Brewery Tap
- 04. Costa

Up to 5 Miles

- 05. Sprowston Manor Golf Club
- 06. Riverside Entertainment Centre
- 07. Norwich Castle Museum & Art Gallery
- 08. Norwich International Airport

Up to 10 Miles

- 09. University of East Anglia
- 10. Norfolk & Norwich University Hospital
- 11. Wroxham Barns
- 12. Fairhaven Woodland and Water Garden

Up to 25 Miles

- 13. The Norfolk Broads
- 14. Caister Roman Fort
- 15. Great Yarmouth
- 16. Banham Zoo



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

new homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

you are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Schemes

benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



Low Maintenance

with the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

be the first to live in the property. It's brand new – and all yours!

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

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



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.

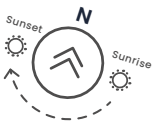


Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.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. **MONTH 0000**.

FURLONG HEATH

SPROWSTON

A stunning development of two, three and four bedroom homes which has the perfect balance between village charm and city chic. Each home has been designed and built to the highest specification to provide you with the utmost in comfort, style and connectivity. Perfect for today's modern lifestyle.



2 Bedroom Homes

The Rosedene

3 Bedroom Homes

The Ashdown

The Coleridge

The Melford

The Dunstable

The Morden

4 Bedroom Homes

The Ambleside

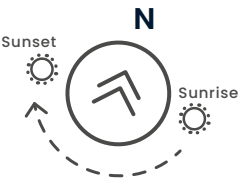
The Ashleworth

The Chiddingstone

The Selsdon

The Willington

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 blue 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. May 2025.



- Affordable Housing
- CS

 Cycle Store
- BCP

 Bin Collection Point
- V

 Visitor Parking

The Rosedene

2 Bedroom Home



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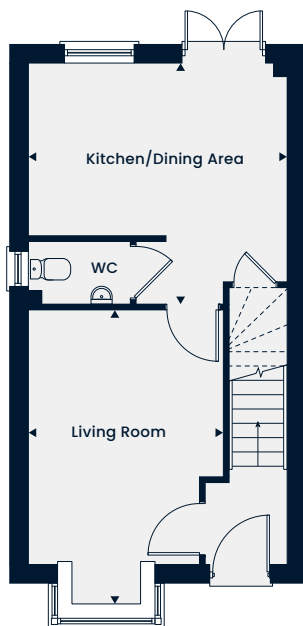


The Rosedene

2 Bedroom Home

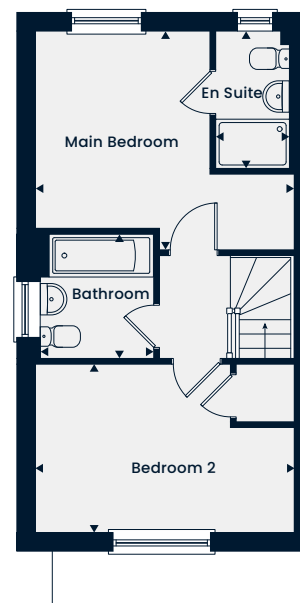
Total Area 735 sq. ft.

A delightful two bedroom home with an open-plan kitchen/dining area with double doors leading out to the garden and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.16m x 3.89m 13'7" x 12'9"
Living Room	4.79m x 3.13m 15'8" x 10'3"



First Floor

Main Bedroom	4.16m x 3.53m 13'7" x 11'7"
En Suite	2.21m x 1.20m 7'3" x 3'11"
Bedroom 2	4.16m x 2.71m 13'7" x 8'10"
Bathroom	2.02m x 1.90m 6'7" x 6'2"

WC – Cloakroom

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. April 2022.

The Ashdown

3 Bedroom Home



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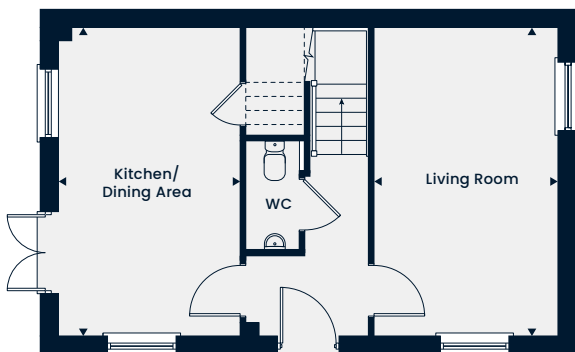


The Ashdown

3 Bedroom Home

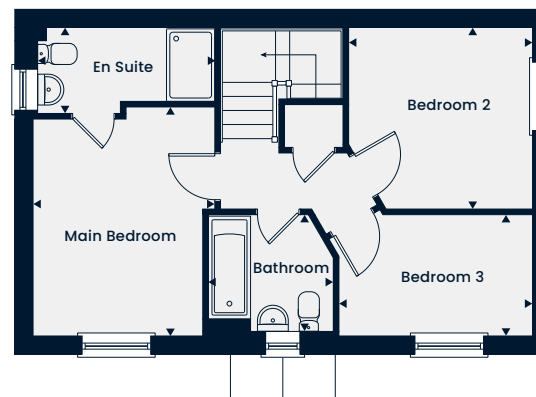
Total Area 896 sq. ft.

A modern three bedroom home with a spacious living room and a large open-plan kitchen/dining area which includes double doors leading out to the garden. Upstairs, there is the main bedroom which benefits from an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.06m x 2.98m 16'7" x 9'9"
Living Room	5.06m x 3.02m 16'7" x 9'11"



First Floor

Main Bedroom	3.76m x 2.98m 12'4" x 9'9"
En Suite	2.98m x 1.40m 9'9" x 4'7"
Bedroom 2	3.02m x 2.98m 9'11" x 9'9"
Bedroom 3	3.18m x 1.98m 10'5" x 6'6"
Bathroom	2.07m x 1.98m 6'9" x 6'6"

WC – Cloakroom

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The Coleridge

3 Bedroom Home



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The Coleridge

3 Bedroom Home

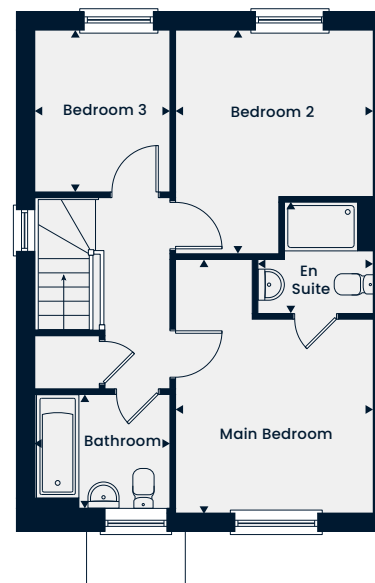
Total Area 936 sq. ft.

A spacious three bedroom home with a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.51m x 3.10m 18'1" x 10'2"
Living Room	4.69m x 3.19m 15'5" x 10'5"



First Floor

Main Bedroom	4.14m x 3.22m 13'7" x 10'7"
En Suite	1.87m x 1.83m 6'1" x 6'0"
Bedroom 2	3.65m x 3.22m 11'11" x 10'7"
Bedroom 3	2.63m x 2.19m 8'7" x 7'2"
Bathroom	2.19m x 1.92m 7'2" x 6'3"

WC – Cloakroom

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The Dunstable

3 Bedroom Home



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The Dunstable

3 Bedroom Home

Total Area 947 sq. ft.

A delightful three bedroom home that benefits from a spacious living area and an open-plan kitchen/dining area with double doors leading out to the garden. On the first floor is the main bedroom with an en suite and two further bedrooms with easy access to the family bathroom.



Ground Floor

Kitchen/Dining Area	5.18m x 2.78m 17'0" x 9'1"
Living Area	5.18m x 4.93m 17'0" x 16'2"



First Floor

Main Bedroom	3.89m x 3.22m 12'9" x 10'6"
En Suite	2.41m x 1.46m 7'10" x 4'9"
Bedroom 2	2.98m x 2.90m 9'9" x 9'6"
Bedroom 3	4.17m x 2.11m 13'8" x 6'11"
Bathroom	2.62m x 1.85m 8'7" x 6'0"

WC – Cloakroom

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The Melford

3 Bedroom Home



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The Melford

3 Bedroom Home

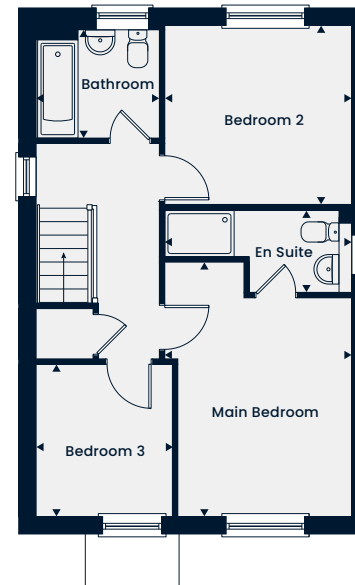
Total Area 984 sq. ft.

A well-proportioned three bedroom home with a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.41m x 3.07m 17'8" x 10'0"
Living Room	5.27m x 3.13m 17'3" x 10'3"



First Floor

Main Bedroom	4.37m x 3.21m 14'4" x 10'6"
En Suite	3.21m x 1.42m 10'6" x 4'8"
Bedroom 2	3.21m x 3.07m 10'6" x 10'0"
Bedroom 3	2.61m x 2.33m 8'6" x 7'7"
Bathroom	2.10m x 1.87m 6'10" x 6'1"

WC – Cloakroom

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The Morden

3 Bedroom Home



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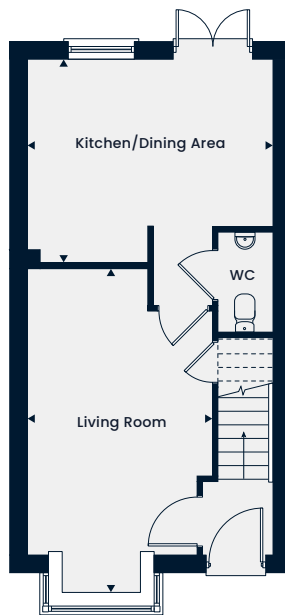


The Morden

3 Bedroom Home

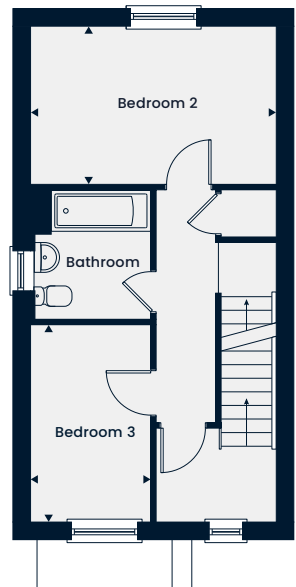
Total Area 1,092 sq. ft.

A modern three bedroom, three-storey home with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite.



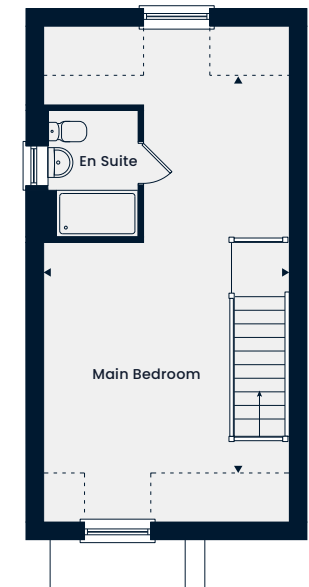
Ground Floor

Kitchen/Dining Area
4.16m x 3.49m | 13'7" x 11'5"
Living Room
5.52m x 3.14m | 18'1" x 10'3"



First Floor

Bedroom 2
4.16m x 2.68m | 13'7" x 8'9"
Bedroom 3
3.35m x 2.03m | 10'11" x 6'7"
Bathroom
2.22m x 1.98m | 7'3" x 6'6"



Second Floor

Main Bedroom
6.80m x 4.16m | 22'3" x 13'7"
En Suite
2.17m x 1.54m | 7'1" x 5'0"

- - - Reduced Head Height WC - Cloakroom

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The Ambleside

4 Bedroom Home



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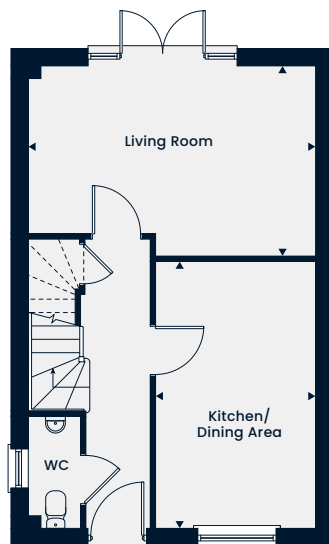


The Ambleside

4 Bedroom Home

Total Area 1,207 sq. ft.

A spacious four bedroom, three-storey home with an open-plan kitchen/dining area and a living room with double doors leading out to the garden. On the first floor, three good-sized bedrooms and a family bathroom can be found. On the top floor, there is a spacious main bedroom which boasts an en suite.



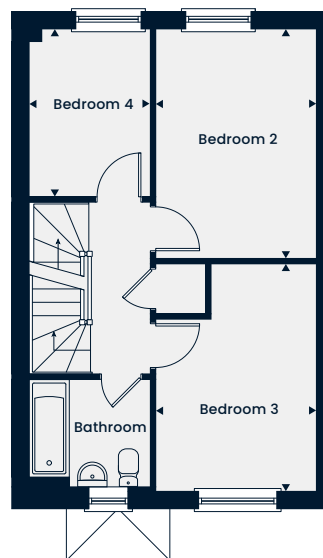
Ground Floor

Kitchen/Dining Area

4.62m x 2.78m | 15'2" x 9'1"

Living Room

4.95m x 3.28m | 16'3" x 10'9"



First Floor

Bedroom 2

3.97m x 2.77m | 13'0" x 9'1"

Bedroom 3

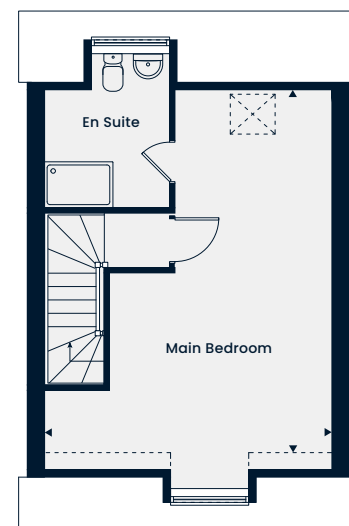
3.93m x 2.77m | 12'10" x 9'1"

Bedroom 4

2.89m x 2.08m | 9'6" x 6'9"

Bathroom

2.08m x 1.87m | 6'9" x 6'1"



Second Floor

Main Bedroom

6.31m x 4.95m | 20'8" x 16'3"

En Suite

2.68m x 2.15m | 8'9" x 7'0"

- - - Reduced Head Height ☒ - Rooflight WC - Cloakroom

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The Ashleworth

4 Bedroom Home



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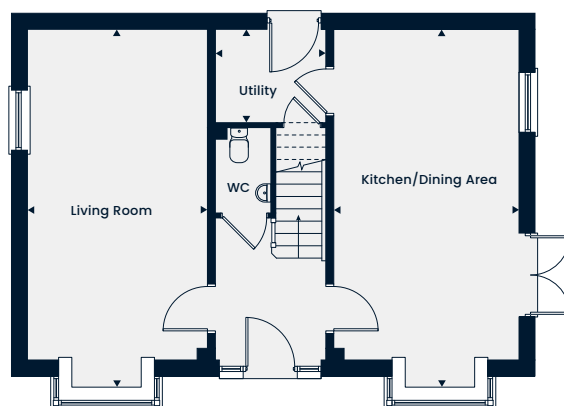


The Ashleworth

4 Bedroom Home

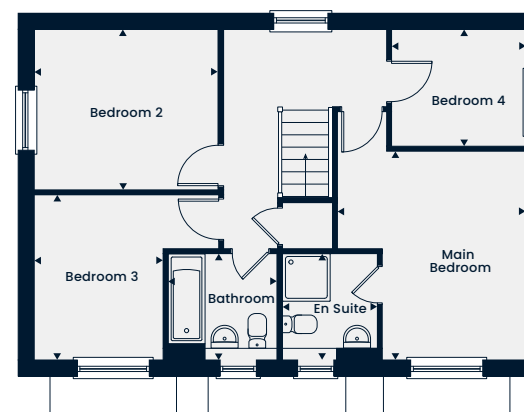
Total Area 1,249 sq. ft.

A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious kitchen/dining area, a separate living room and a utility room complete downstairs. There is the main bedroom with an en suite, three further bedrooms and a family bathroom on the first floor.



Ground Floor

Kitchen/Dining Area	6.76m x 3.47m 22'2" x 11'4"
Living Room	6.76m x 3.37m 22'2" x 11'0"
Utility	2.08m x 1.74m 6'10" x 5'8"



First Floor

Main Bedroom	3.92m x 3.53m 12'10" x 11'7"
En Suite	1.98m x 1.79m 6'6" x 5'10"
Bedroom 2	3.45m x 3.01m 11'4" x 9'10"
Bedroom 3	3.09m x 2.41m 10'1" x 7'11"
Bedroom 4	2.51m x 2.18m 8'3" x 7'1"
Bathroom	2.06m x 1.98m 6'9" x 6'6"

WC – Cloakroom

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The Chiddingstone

4 Bedroom Home



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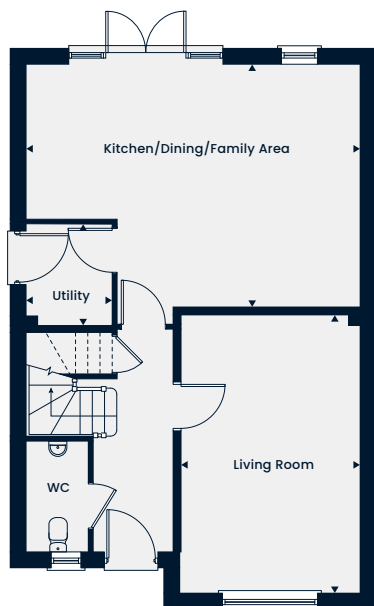


The Chiddingstone

4 Bedroom Home

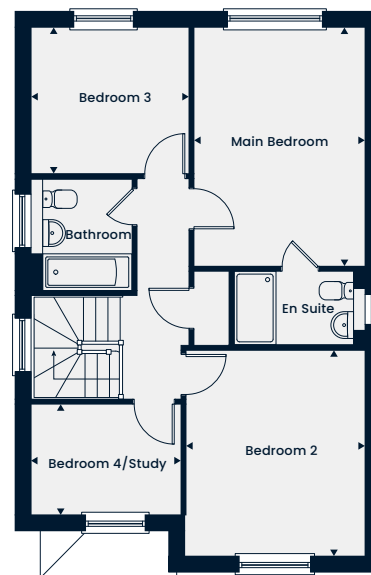
Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with double doors leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.60m 20'8" x 15'1"
Living Room	5.27m x 3.38m 17'3" x 11'1"
Utility	1.93m x 1.61m 6'4" x 5'3"



First Floor

Main Bedroom	4.52m x 3.23m 14'10" x 10'7"
En Suite	2.47m x 1.40m 8'1" x 4'7"
Bedroom 2	3.89m x 3.38m 12'9" x 11'1"
Bedroom 3	2.98m x 2.73m 9'9" x 8'11"
Bedroom 4	2.83m x 2.08m 9'3" x 6'10"
Bathroom	2.12m x 1.90m 6'11" x 6'3"

WC – Cloakroom

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The Selsdon

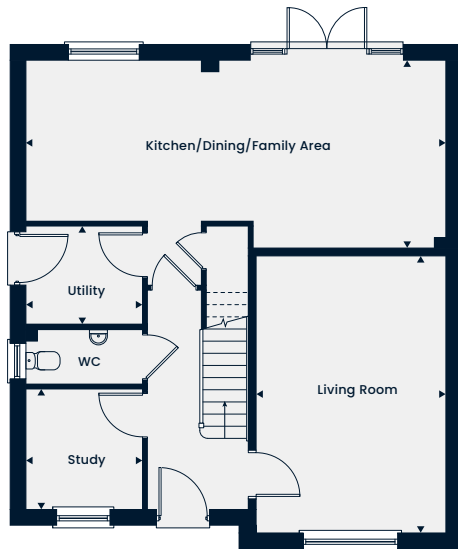
4 Bedroom Home



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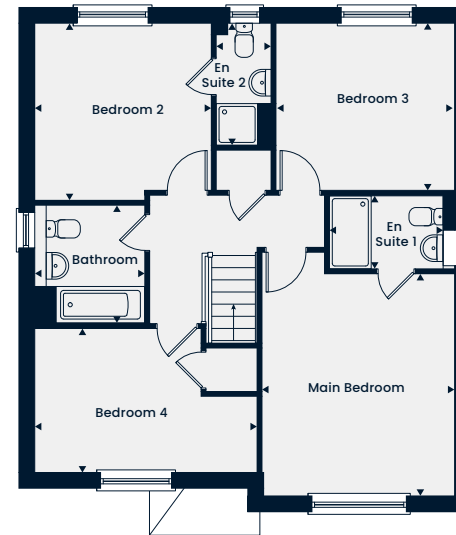


A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is the main bedroom, three further bedrooms and a family bathroom. Both the main bedroom and bedroom 2 benefit from an en suite.



Ground Floor

Kitchen/Dining/Family Area	7.99m x 3.57m 26'2" x 11'8"
Living Room	5.28m x 3.61m 17'3" x 11'10"
Study	2.28m x 2.21m 7'5" x 7'3"
Utility	2.21m x 1.88m 7'3" x 6'2"



First Floor

Main Bedroom	4.23m x 3.66m 13'10" x 12'0"
En Suite 1	2.37m x 1.40m 7'9" x 4'7"
Bedroom 2	3.37m x 3.36m 11'0" x 11'0"
En Suite 2	2.31m x 1.05m 7'7" x 3'5"
Bedroom 3	3.40m x 3.17m 11'1" x 10'4"
Bedroom 4	4.23m x 2.73m 13'10" x 8'11"
Bathroom	2.25m x 2.08m 7'4" x 6'9"

WC – Cloakroom

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The Willington

4 Bedroom Home



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.

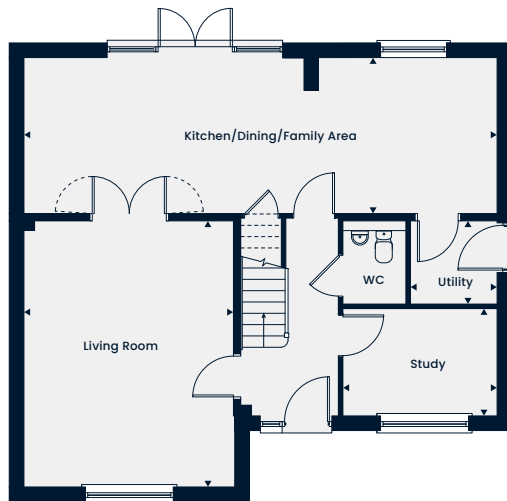


The Willington

4 Bedroom Home

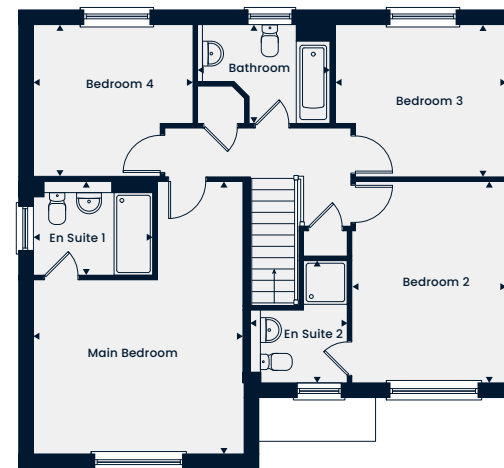
Total Area 1,662 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining/family area with a bi-fold door leading out to the garden. The ground floor is complete with a separate utility room, cloakroom, storage cupboard and spacious study. Upstairs, both the main bedroom and bedroom 2 benefit from an en suite, while two further bedrooms and a family bathroom complete the first floor.



Ground Floor

Kitchen/Dining/Family Area	9.68m x 3.18m 31'9" x 10'5"
Living Room	5.45m x 4.28m 17'10" x 14'0"
Study	3.14m x 2.18m 10'3" x 7'1"
Utility	1.76m x 1.71m 5'9" x 5'7"



First Floor

Main Bedroom	5.58m x 4.28m 18'3" x 14'0"
En Suite 1	2.43m x 1.93m 7'11" x 6'4"
Bedroom 2	4.12m x 3.16m 13'6" x 10'4"
En Suite 2	2.49m x 1.99m 8'2" x 6'6"
Bedroom 3	3.50m x 3.11m 11'5" x 10'2"
Bedroom 4	3.26m x 3.11m 10'8" x 10'2"
Bathroom	2.73m x 2.01m 8'11" x 6'7"

WC – Cloakroom

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. February 2025.



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