

SOVEREIGN GATE

KINGSFLEET, THETFORD

A STUNNING COLLECTION OF
2, 3 & 4 BEDROOM HOMES



Welcome to Sovereign Gate

Sovereign Gate is an attractive collection of two, three and four bedroom homes located at Kingsfleet in Thetford. Ideally situated in the Norfolk countryside and makes the perfect place to live for families and first-time buyers.



Education

A home at Sovereign Gate provides the perfect place for your family to thrive.

Raleigh Infant Academy

This nursery and primary school provides children of Thetford with a fantastic start to their education and life long learning. They value the importance of partnership with families and want everyone to feel welcome.

The Thetford Academy

Thetford Academy is a secondary school and sixth form with close links to nearby primary schools to ensure a smooth transition. It is part of the Inspiration Trust family of schools and has been rated Good by Ofsted.

Thetford Grammar School

This independent co-educational school provides learning for children from the ages of three to 19 years. With a history of education that dates back to the 7th century, it is one of the oldest schools in the country.

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

25
min

Bury St Edmunds

14.6 miles

39
min

Norwich

29.1 miles

45
min

Ipswich

34.1 miles



Destinations by train
Thetford Train Station

33
min

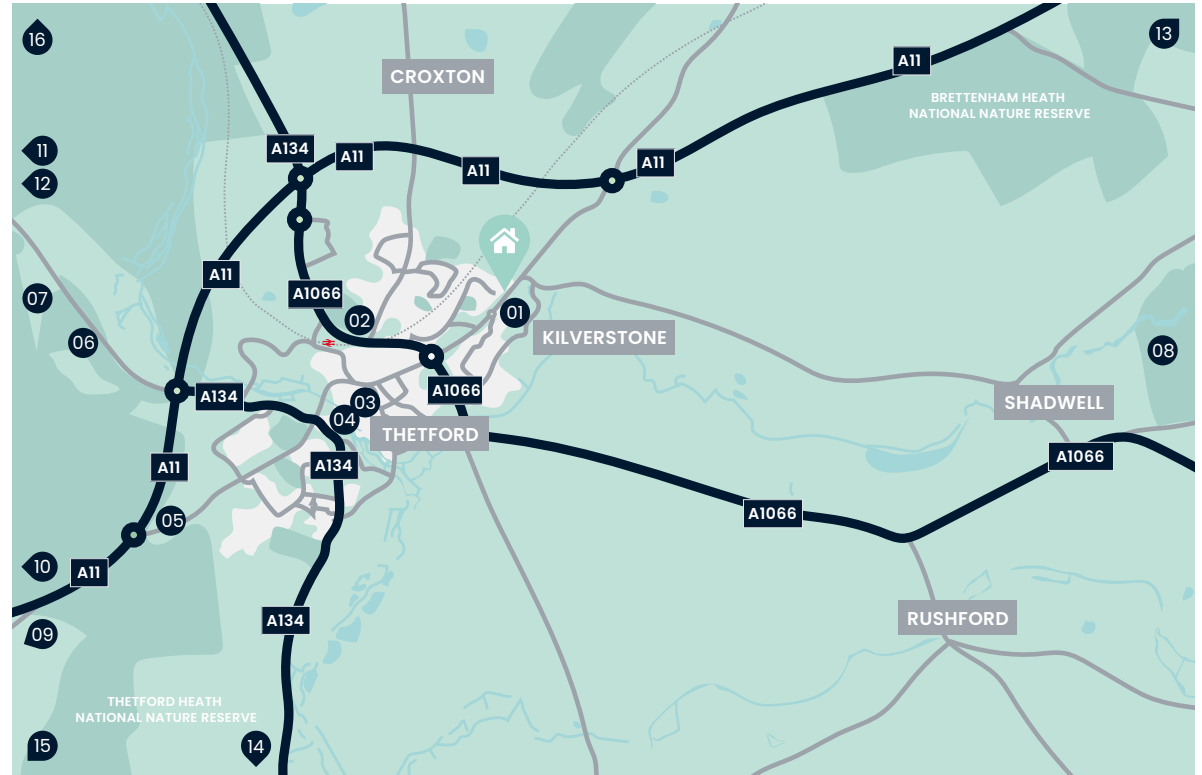
Norwich

45
min

Cambridge

1 38
hr min

London King's Cross



Your nearest transport links



Thetford
Train Station



A11



Norwich
Airport

Up to 2 Miles

- 01. Tesco Superstore
- 02. Breckland Leisure Centre & Waterworld
- 03. Thetford Market
- 04. The Mulberry

Up to 5 Miles

- 05. Forest Retail Park
- 06. Thetford Golf Club
- 07. Thetford Warren Lodge
- 08. Thorpe Woodlands Adventure Centre

Up to 10 Miles

- 09. Elveden Estate Shops & Restaurant
- 10. Center Parcs, Elveden Forest
- 11. Thetford Forest High Lodge

Up to 25 Miles

- 12. Go Ape Thetford
- 13. Snetterton Circuit
- 14. Arc Shopping Centre
- 15. West Stow Anglo Saxon Village
- 16. Oxburgh Hall



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. April 2023.

SOVEREIGN GATE

KINGSFLEET, THETFORD

Consisting of two, three and four bedroom homes, Sovereign Gate is located within Kingsfleet on the northern edge of Thetford and offers easy access to the Norfolk countryside. Each home has been crafted with the quality and care that Tilia Homes is known for, offering generous proportions.



2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
<div></div> The Hanbury II	<div></div> The Dunstable	<div></div> The Chartwell
<div></div> The Rosedene	<div></div> The Coleridge	<div></div> The Chiddingstone
	<div></div> The Derwent	<div></div> The Selsdon
	<div></div> The Morden	

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. Location of affordable housing subject to planning approval. Site plan is not to scale. Please speak to our Sales Executives for more details. March 2024.

N

Sunrise

Sunset

BCP

B/C

V

Affordable Homes

Bin Collection Point

Bin/Cycle Store

Visitor Parking

The Hanbury II

2 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.

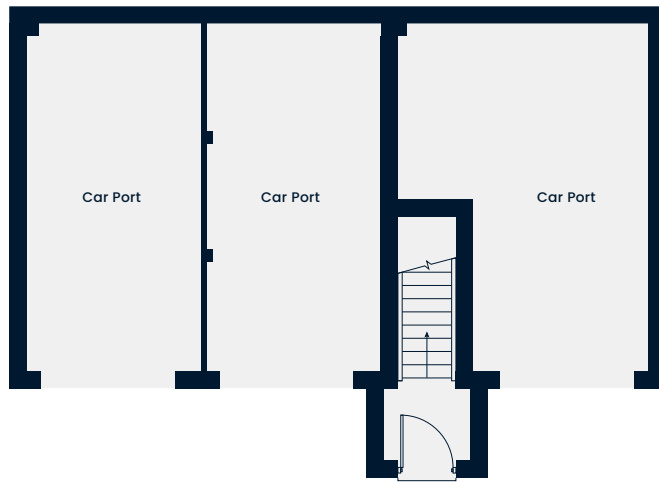


The Hanbury II

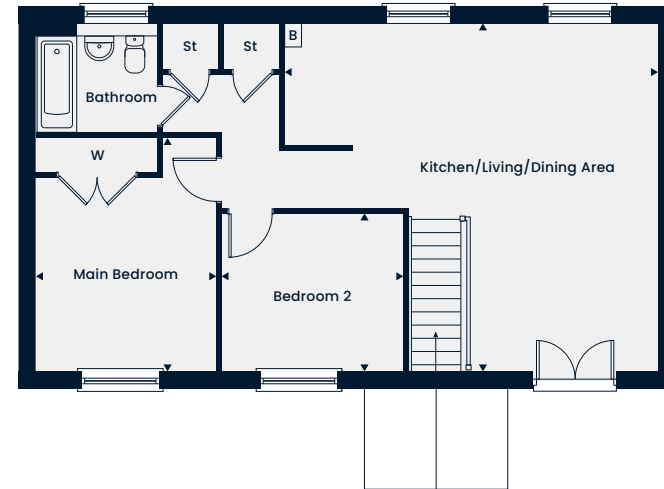
2 Bedroom Home

Total Area 779 sq. ft.

A charming two-bedroom home featuring a modern open-plan kitchen/living/dining area, two good-sized bedrooms, a family bathroom and this home comes with a car port.



Ground Floor



First Floor

Kitchen/Living/Dining Area	6.54m x 6.08m		21'5" x 19'11"
Main Bedroom	4.09m x 3.16m		13'5" x 10'4"
Bedroom 2	3.19m x 2.75m		10'5" x 9'0"

B – Boiler St – Store W – Wardrobe

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 Rosedene

2 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.

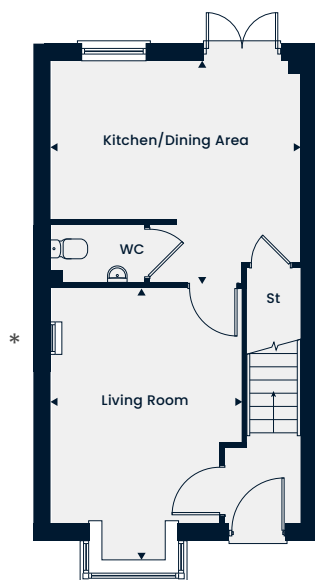


The Rosedene

2 Bedroom Home

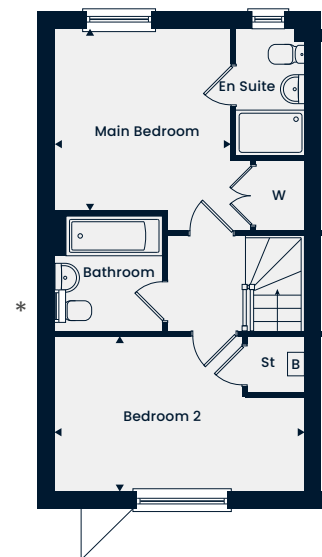
Total Area 788 sq. ft.

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	4.38m x 3.91m 14'4" x 12'10"
Living Room	4.78m x 3.38m 15'8" x 11'1"



First Floor

Main Bedroom	3.17m x 3.09m 10'5" x 10'2"
Bedroom 2	4.38m x 2.71m 14'4" x 8'11"

B – Boiler St – Store W – Wardrobe 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. *Plot specific window to plot 77 only. April 2022.

The Dunstable

3 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.

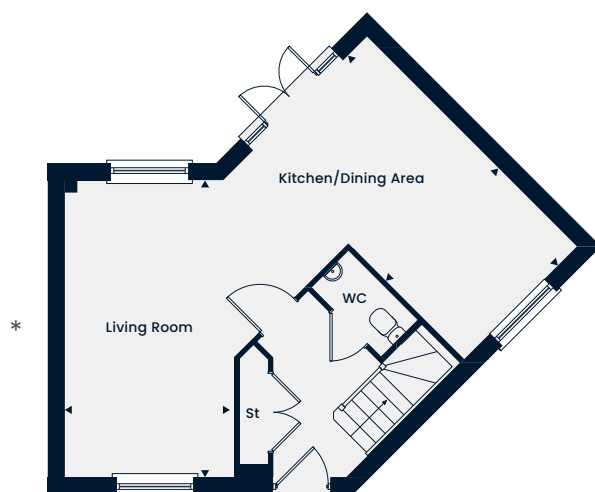


The Dunstable

3 Bedroom Home

Total Area 978 sq. ft.

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



Ground Floor

Kitchen/Dining Area	5.29m x 2.78m 17'4" x 9'1"
Living Room	5.29m x 2.88m 17'4" x 9'5"



First Floor

Main Bedroom	3.74m x 3.32m 12'3" x 10'11"
Bedroom 2	2.98m x 2.90m 9'9" x 9'6"
Bedroom 3	4.10m x 2.22m 13'5" x 7'3"

B – Boiler St – Store W – Wardrobe 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. *Plot specific window to plot 43 only. April 2022.

The Coleridge

3 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.

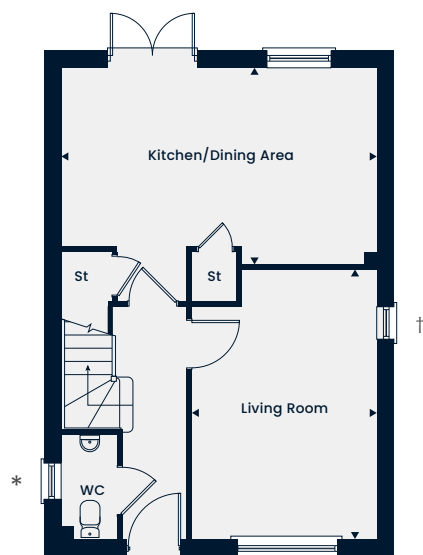


The Coleridge

3 Bedroom Home

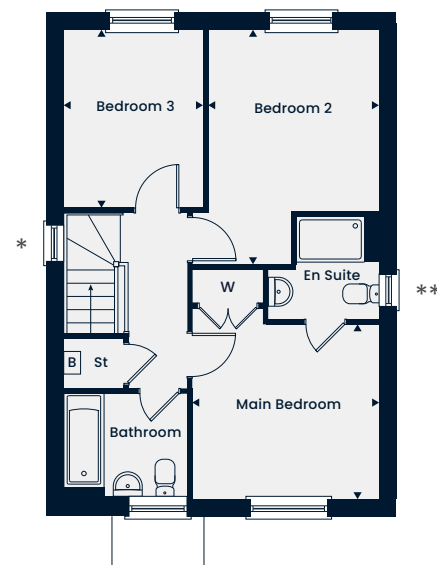
Total Area 1,040 sq. ft.

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 a main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.63m x 3.53m 18'5" x 11'7"
Living Room	4.81m x 3.31m 15'9" x 10'10"



First Floor

Main Bedroom	3.34m x 3.16m 11'0" x 10'4"
Bedroom 2	4.21m x 3.06m 13'9" x 10'0"
Bedroom 3	3.19m x 2.48m 10'6" x 8'2"

B – Boiler St – Store W – Wardrobe 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. *Plot specific window to plots 24 & 45. †Plot specific window to plots 3, 4, 10 & 35. **Plot specific window to plots 3, 4 & 10. April 2022.



The Derwent

3 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 Derwent

3 Bedroom Home

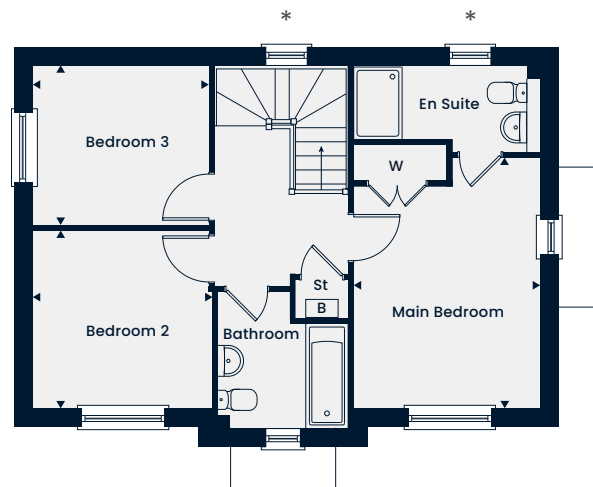
Total Area 1,053 sq. ft.

A delightful three-bedroom home featuring a living room with a bay window allowing for plenty of natural light and a separate kitchen/dining area with double doors leading out to the garden. Upstairs you'll find a main bedroom boasting an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.63m x 2.88m 18'6" x 9'5"
Living Room	5.63m x 3.71m 18'6" x 12'2"



First Floor

Main Bedroom	4.14m x 3.05m 13'7" x 10'0"
Bedroom 2	2.94m x 2.92m 9'8" x 9'7"
Bedroom 3	2.88m x 2.62m 9'5" x 8'7"

B – Boiler St – Store W – Wardrobe 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. *Plot specific window. April 2022.

The Morden

3 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.

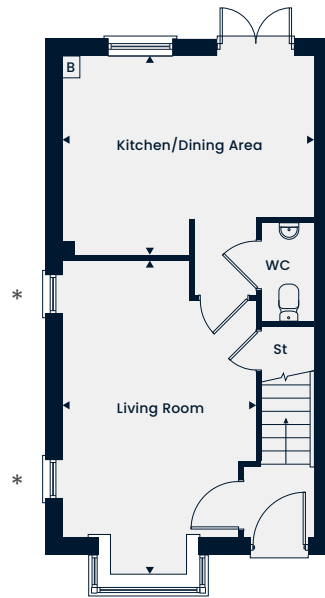


The Morden

3 Bedroom Home

Total Area 1,168 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.



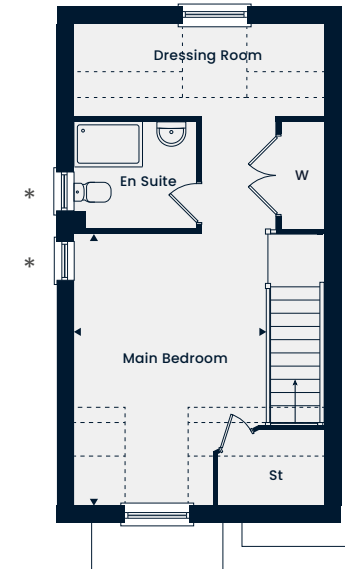
Ground Floor

Kitchen/Dining Area
4.38m x 3.49m | 14'4" x 11'5"
Living Room
5.55m x 3.37m | 18'2" x 11'1"



First Floor

Bedroom 2
4.38m x 2.68m | 14'4" x 8'10"
Bedroom 3
3.35m x 2.26m | 11'0" x 7'5"



Second Floor

Main Bedroom
4.76m x 3.39m | 15'7" x 11'1"

B – Boiler - - - - Reduced Head Height St – Store W – Wardrobe 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. *Plot specific window. April 2022.

The Chiddingstone

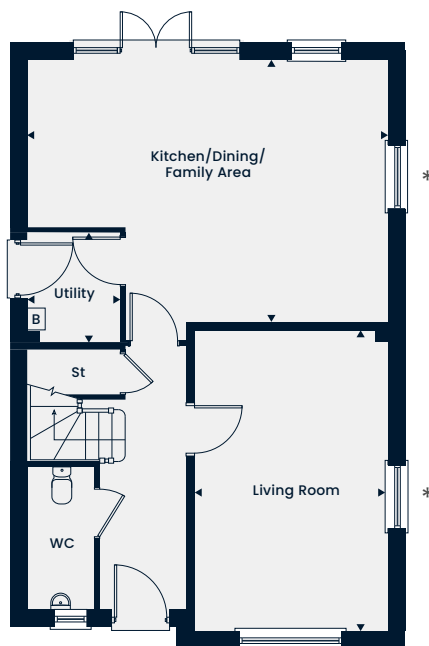
4 Bedroom Home



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.

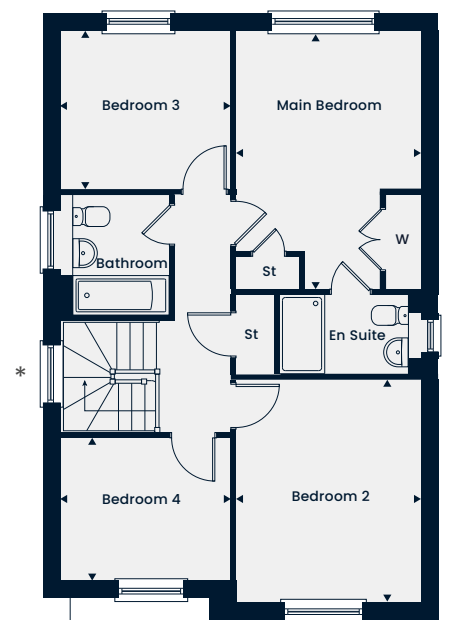


A well-proportioned four-bedroom home featuring a spacious kitchen/dining/family area, with double doors leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.59m		20'8" x 15'1"
Living Room	5.27m x 3.38m		17'3" x 11'1"
Utility	1.95m x 1.61m		6'5" x 5'3"



First Floor

Main Bedroom	4.52m x 3.23m		14'10" x 10'7"
Bedroom 2	3.89m x 3.23m		12'9" x 10'7"
Bedroom 3	2.98m x 2.76m		9'9" x 9'1"
Bedroom 4	2.98m x 2.53m		9'9" x 8'4"

B – Boiler St – Store W – Wardrobe 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. *Plot specific window. April 2022.

The Chartwell

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.

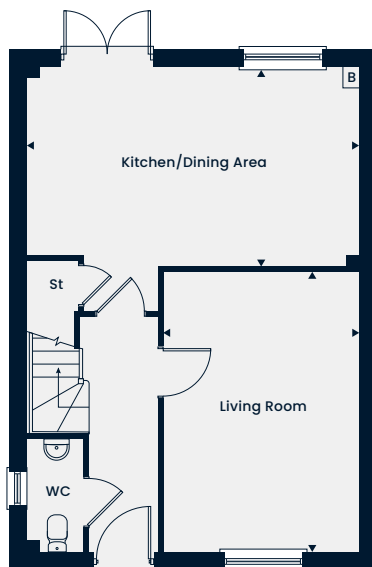


The Chartwell

4 Bedroom Home

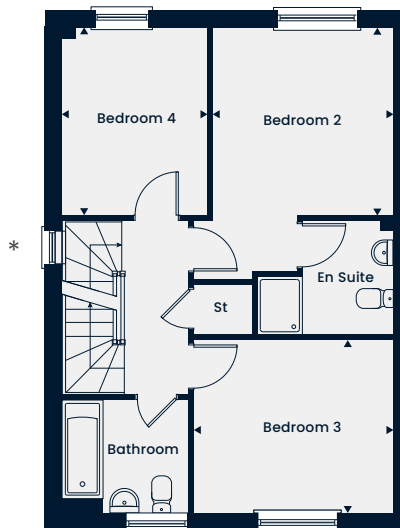
Total Area 1,431 sq. ft.

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



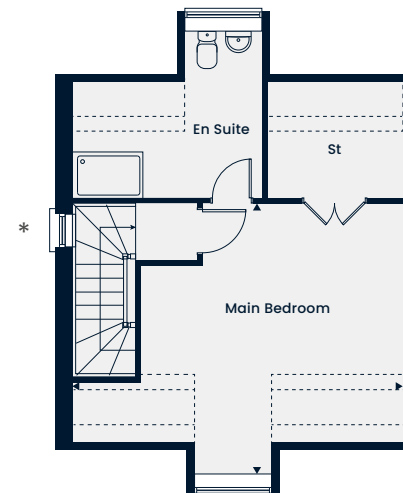
Ground Floor

Kitchen/Dining Area
5.68m x 3.43m | 18'7" x 11'3"
Living Room
4.81m x 3.36m | 15'9" x 11'0"



First Floor

Bedroom 2
3.20m x 3.09m | 10'6" x 10'2"
Bedroom 3
3.41m x 2.96m | 11'2" x 9'9"
Bedroom 4
3.22m x 2.49m | 10'7" x 8'2"



Second Floor

Main Bedroom
5.68m x 4.80m | 18'7" x 15'9"

B – Boiler - - - - Reduced Head Height St – Store 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. *Plot specific window. April 2022.

The Selsdon

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.

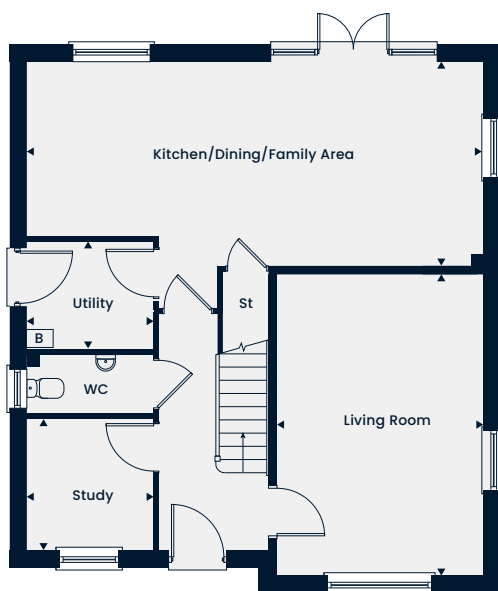


The Selsdon

4 Bedroom Home

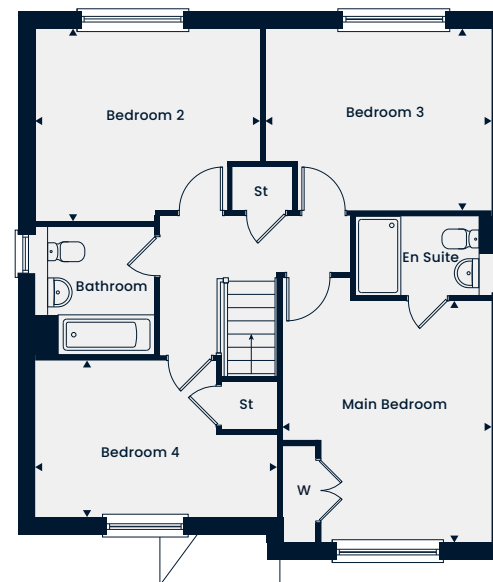
Total Area 1,527 sq. ft.

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 a main bedroom, three further bedrooms and a family bathroom. The main bedroom benefits 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		17'4" x 11'10"
Study	2.28m x 2.21m		7'6" 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"
Bedroom 2	3.96m x 3.37m		13'0" x 11'0"
Bedroom 3	3.94m x 3.17m		12'11" x 10'5"
Bedroom 4	4.23m x 2.73m		13'11" x 8'11"

B – Boiler St – Store W – Wardrobe 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.

Sovereign Gate
Off Norwich Road
Kingsfleet
Thetford
Norfolk
IP24 2RF

Find us using what3words
///battle.pianists.aliens

01842 422630
sovereigngate.sales@tiliahomes.co.uk
tiliahomes.co.uk

