



Britannia Grange

THETFORD, NORFOLK

A beautiful collection of two, three and four bedroom homes nestled north of the ancient market town of Thetford in the Norfolk countryside.

Taylor
Wimpey

Contents



Welcome to Britannia Grange

Britannia Grange has been thoughtfully designed and will provide a central area of green open space.

As part of the wider Kingsfleet neighbourhood, Britannia Grange will benefit from primary schools, nurseries, a health centre and public open spaces.



[→ View the site plan](#)

Love town life

Perfectly placed for first time buyers or families, Thetford has a range of shops and amenities, a wide choice of schools locally and is only 15 minutes from High Lodge in Thetford Forest offering a fun day out for the whole family. Or if you prefer, enjoy a day shopping in Norwich or a night out.

Kings Street



Thetford Priory



High Lodge, Thetford Forest



[Find out more](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Our Homes

→ 2 Bedroom Homes



→ 3 Bedroom Homes



→ 4 Bedroom Homes



→ [View the site plan](#)



The Beauford

2 BEDROOM HOME, TOTAL 856 sq. ft. / 79.52 sq. m.



GROUND FLOOR

Kitchen/Dining Area

4.70m x 2.87m 15'5" x 9'5"

Living Room max.

4.04m x 3.67m 13'3" x 12'1"



FIRST FLOOR

Bedroom 1

3.57m x 2.94m min. 11'9" x 9'8" min.

Bedroom 2

4.70m x 2.55m 15'5" x 8'4"

[→ Discover more about this development](#)

[→ View our current availability](#)

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51794 / October 2024.



The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq. ft. / 95.13 sq. m.



GROUND FLOOR

Kitchen

3.37m x 3.35m 11'1" x 11'0"

Dining Area

2.27m x 2.04m 7'5" x 6'8"

Living Room

5.41m x 3.07m 17'9" x 10'1"



FIRST FLOOR

Bedroom 1

4.15m x 3.09m 13'7" x 10'2"

Bedroom 2

3.33m x 2.95m 10'11" x 9'8"

Bedroom 3

3.41m x 2.37m 11'2" x 7'9"



[Discover more about this home](#)



[View our current availability](#)

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The Ardale

3 BEDROOM HOME, TOTAL 997 sq. ft. / 92.62 sq. m.



GROUND FLOOR

Kitchen

3.18m × 2.50m 10'6" × 8'3"

Dining Area

2.91m × 2.11m 9'7" × 6'11"

Living Room

5.41m × 3.01m 17'9" × 9'11"



FIRST FLOOR

Bedroom 1

4.15m × 3.07m 13'7" × 10'1"

Bedroom 2

3.13m × 2.95m 10'3" × 9'8"

Bedroom 3

3.25m × 2.37m 10'8" × 7'9"

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The Ardale Special

3 BEDROOM HOME, TOTAL 1,022 sq. ft. / 95.00 sq. m.



GROUND FLOOR

Kitchen/Dining Area max.

5.41m x 3.18m 17'9" x 10'6"

Living Room

5.41m x 3.01m 17'9" x 9'11"



FIRST FLOOR

Bedroom 1

4.15m x 3.07m 13'7" x 10'1"

Bedroom 2

3.13m x 2.95m 10'3" x 9'8"

Bedroom 3

3.25m x 2.37m 10'8" x 7'9"

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➔ **View our current availability**

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The Braxton Special

3 BEDROOM HOME, TOTAL 1,092 sq. ft. / 101.45 sq. m.



GROUND FLOOR

Kitchen/Dining Area

4.25m x 2.71m 14'0" x 8'11"

Living Room

4.72m x 2.44m min. 15'6" x 8'0" min.

FIRST FLOOR

Bedroom 2

4.25m x 2.82m min.
14'0" x 9'3" min.

Bedroom 3

3.59m x 2.11m 11'10" x 6'11"

SECOND FLOOR

Bedroom 1

6.28m x 2.75m min.
20'8" x 9'0" min.

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The Byford

3 BEDROOM HOME, TOTAL 958 sq. ft. / 89.00 sq. m.



GROUND FLOOR

Kitchen/Dining Area
5.06m x 2.87m 16'7" x 9'5"

Living Room
4.24m x 3.98m max. 13'11" x 13'1" max.



FIRST FLOOR

Bedroom 1 min.
3.34m x 3.00m 11'0" x 9'10"

Bedroom 2
3.46m max. x 2.82m 11'4" max. x 9'3"

Bedroom 3
3.91m x 2.15m 12'10" x 7'1"

[→ Discover more about this home](#)

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The Huxford

4 BEDROOM HOME, TOTAL 1,156 sq. ft. / 107.39 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.73m × 3.00m 18'10" × 9'10"

Living Room

4.66m × 3.63m 15'4" × 11'11"



FIRST FLOOR

Bedroom 1

3.42m × 3.16m 11'3" × 10'5"

Bedroom 2

3.23m × 2.84m 10'7" × 9'4"

Bedroom 3

3.25m × 2.23m 10'8" × 7'4"

Bedroom 4

2.48m × 2.42m 8'2" × 7'11"

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The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq. ft. / 113.89 sq. m.



GROUND FLOOR

Kitchen/Dining Area

6.09m x 3.58m max. 20'0" x 11'9" max.

Living Room

6.09m x 3.46m 20'0" x 11'4"



FIRST FLOOR

Bedroom 1 max.

3.74m x 3.52m 12'4" x 11'7"

Bedroom 2

3.64m x 2.95m 11'11" x 9'8"

Bedroom 3

3.05m x 2.51m 10'0" x 8'3"

Bedroom 4

3.54m x 2.25m 11'7" x 7'5"

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The Trusdale Special

4 BEDROOM HOME, TOTAL 1,235 sq. ft. / 114.75 sq. m.



GROUND FLOOR

Kitchen/Dining Area

6.09m x 3.58m max. 20'0" x 11'9" max.

Living Room

6.09m x 3.46m 20'0" x 11'4"



FIRST FLOOR

Bedroom 1

3.74m max. x 3.52m 12'4" max. x 11'7"

Bedroom 2

3.64m x 2.95m 11'11" x 9'8"

Bedroom 3

3.05m x 2.51m 10'0" x 8'3"

Bedroom 4

3.54m x 2.25m 11'7" x 7'5"

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The Manford

4 BEDROOM HOME, TOTAL 1,368 sq. ft. / 127.09 sq. m.



GROUND FLOOR

Kitchen/Dining Area

8.11m x 3.26m max. 26'7" x 10'9" max.

Living Room

4.74m x 3.88m 15'7" x 12'9"

Study

2.61m x 2.10m 8'7" x 6'11"



FIRST FLOOR

Bedroom 1

3.88m max. x 3.71m 12'9" max. x 12'2"

Bedroom 2

4.02m x 3.09m max. 13'2" x 10'2" max.

Bedroom 3

3.66m x 3.03m max. 12'0" x 10'0" max.

Bedroom 4 max.

3.97m x 2.75m 13'0" x 9'0"

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The Marford

4 BEDROOM HOME, TOTAL 1,546 sq. ft. / 143.62 sq. m.



GROUND FLOOR

Kitchen

4.79m × 3.32m 15'9" × 10'11"

Dining Room

3.91m × 3.26m 12'10" × 10'8"

Living Room

4.74m × 3.91m 15'7" × 12'10"

Family Room/Study

3.04m × 2.66m 10'0" × 8'9"



FIRST FLOOR

Bedroom 1

4.91m × 3.64m max. 16'2" × 12'0" max.

Bedroom 2

4.00m × 3.32m 13'2" × 10'11"

Bedroom 3 max.

4.72m × 3.23m 15'6" × 10'7"

Bedroom 4

3.81m × 2.55m 12'6" × 8'4"

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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



First time buyer?

→ Here's how we can help

Existing home owner?

→ Here's how we can help



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01842 770742**.



Find out how we can get you moving with our buying schemes.



Book an appointment



How to buy a home



BRITANNIA GRANGE Victory Way, Thetford, Norfolk, IP24 2GQ
CONTACT US ON 01842 770742

Taylor Wimpey