



Norton Meadows
Norton in Hales

A stunning new development of 8 luxury bungalows within a gated community



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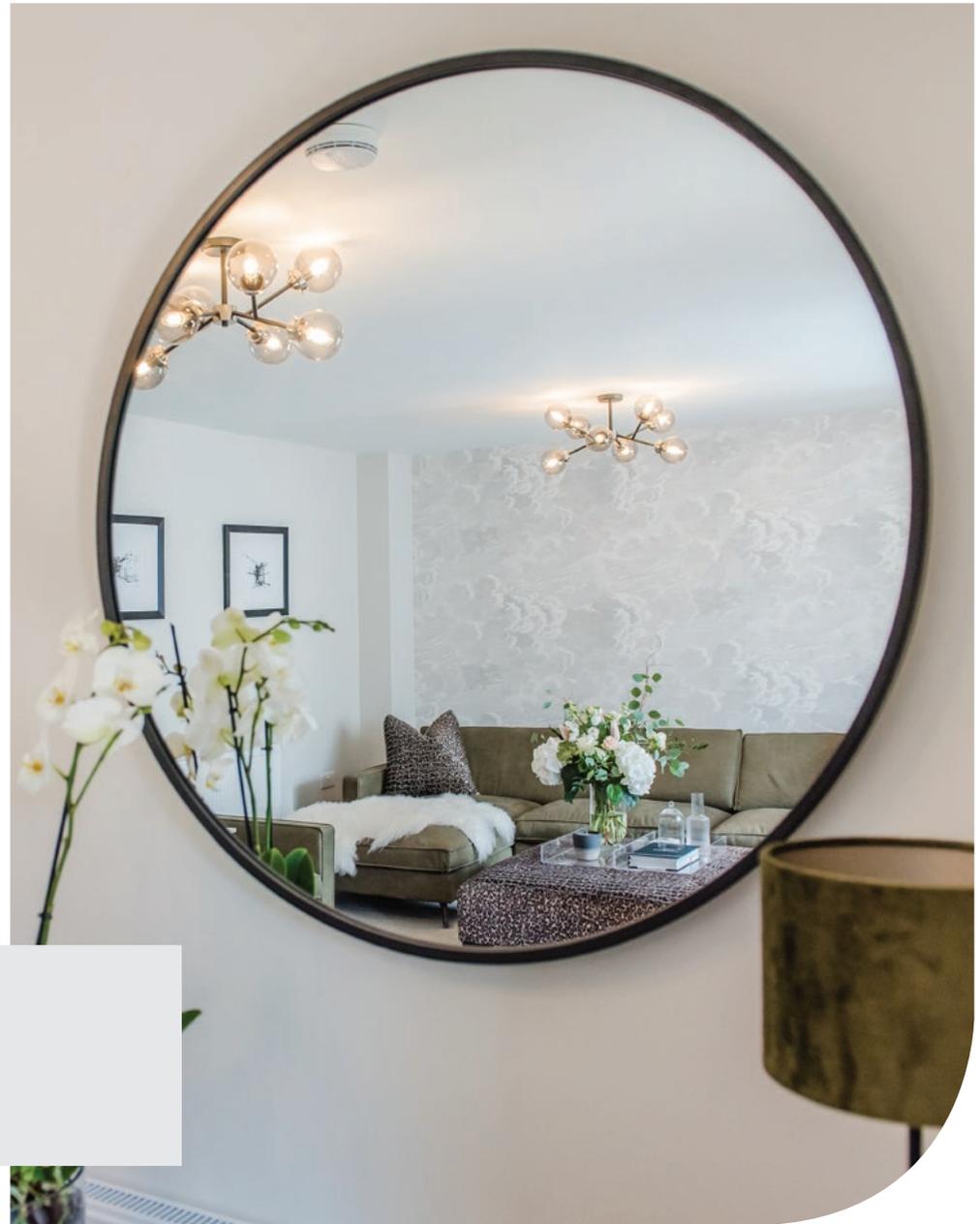
Welcome to Norton Meadows

Norton Meadows is a prestigious development of just eight 1, 2 and 3-bedroom detached bungalows within a gated community in the much sought-after village of Norton in Hales.

A rare opportunity to purchase a bespoke, high-class specification, brand-new bungalow with contemporary interiors, modern internal arrangements and Belford Homes' renowned attention to detail continuing throughout to the architect designed landscaped rear gardens.

Nestled in the stunning Shropshire countryside, Norton Meadows has been thoughtfully designed to nurture a vibrant community of neighbours and friends with local amenities just a stone's throw away and transport links to Market Drayton, Nantwich, Audlem, Shrewsbury, Stoke on Trent, Chester & Stafford.

A superb collection of 1, 2 and 3-bedroom detached bungalows from just **£369,995**



Norton Meadows

Norton in Hales

-  Newbury
-  Oakley
-  Edale
-  Ashwick



Site plans are intended for illustrative purposes only and should be treated as general guidance only. The layout including parking arrangements, play areas and public open spaces may change to reflect changes in the planning permission for the development. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



Britain in Bloom Gold Medal Winners

Norton in Hales

Norton in Hales is a beautiful and picturesque village in Shropshire, located just 4 miles from Market Drayton.

Featuring stunning medieval architecture, the beauty of the village has led to many successes in the Heart of England in Bloom competition, for the village category. In 2019, the village received a Britain in Bloom gold medal.

The village is perfect for a peaceful countryside lifestyle. Amongst the stunning scenery, the village includes a thriving family run restaurant with the characteristics of a traditional village pub and sports facilities including tennis, cricket and bowls. Take a short drive into the nearest town where you'll find everything you need including supermarkets, schools, independent retail outlets, bars and restaurants, banks and a medical practice.

Contact **Megan James** for more information about the specification included in your new home:
nortonmeadows@belfordhomes.co.uk or call **01630 500 500**



2-bedroom detached bungalow Edale

£369,995

Plot: 5



This charming two-bedroom bungalow occupies a superb corner plot position, retaining the vernacular village architecture with a modern look and thoughtfully designed internal arrangement.

The property sits on a generous plot and is accessed off a private driveway with an integral garage.

At the rear of this home sits a beautifully designed open plan kitchen/dining area complete with quartz worktops, splashback, and upstands with modern integrated kitchen appliances by Neff and a Quooker boiling water tap. Make the most of the large set of bi-fold doors that open out onto the rear patio and architect-designed landscaped garden and dine Al Fresco. Tucked away from the kitchen is your convenient laundry room which provides a wealth of additional storage and includes a Neff washing machine and condensing dryer!

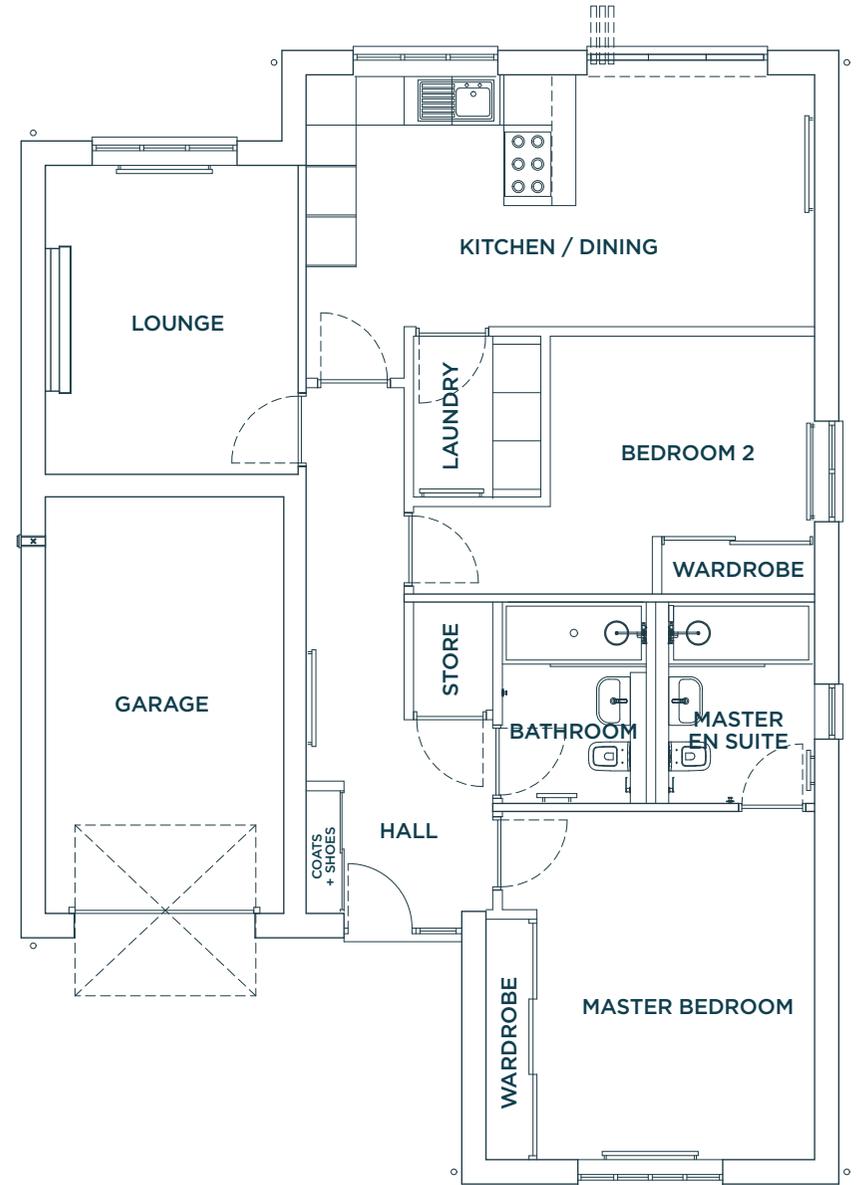
Enjoy plenty of space for peaceful moments in the inviting lounge, which features a modern inset electric fire as standard.

The magnificent master bedroom enjoys its own en suite with a walk-in shower enclosure, Vitra sanitaryware, and Vado brassware. The adjacent large bathroom enjoys the same high-quality sanitary and brassware as the en suite.

Both spacious bedrooms benefit from built-in sliding wardrobes.

Ground floor

Kitchen / Dining	20'7" x 10'2"	6317mm x 3104mm
Laundry	6'5" x 5'2"	1966mm x 1592mm
Lounge	12'4" x 10'2"	3789mm x 3120mm
Hall	8'5" x 7'6"	2587mm x 2313mm
Master Bedroom	14'0" x 13'3"	4277mm x 4065mm
Master En Suite	8'0" x 6'5"	2455mm x 1964mm
Bedroom 2	10'8" x 10'4"	3283mm x 3177mm
Bathroom	8'0" x 5'9"	2455mm x 1800mm
Store	4'3" x 3'3"	1319mm x 992mm



Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our sales advisor for details of the treatments specified for individual plots. Drainage, heating and electrical layouts may vary. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Check the site plan for plot handing's.

2-bedroom detached bungalow Newbury

from **£374,995**

Plots: 1 & 2



The Newbury is a delightful, high specification two-bedroom bungalow boasting a beautiful south-facing garden.

The contemporary open plan kitchen/dining area enjoys quartz worktops, splashback, and upstands with modern integrated kitchen appliances by Neff and a Quooker boiling water tap, as standard. With a French door set opening out onto the rear patio and the architect-designed landscaped garden, this room offers the perfect bright and airy space for mealtimes, socialising, and hosting.

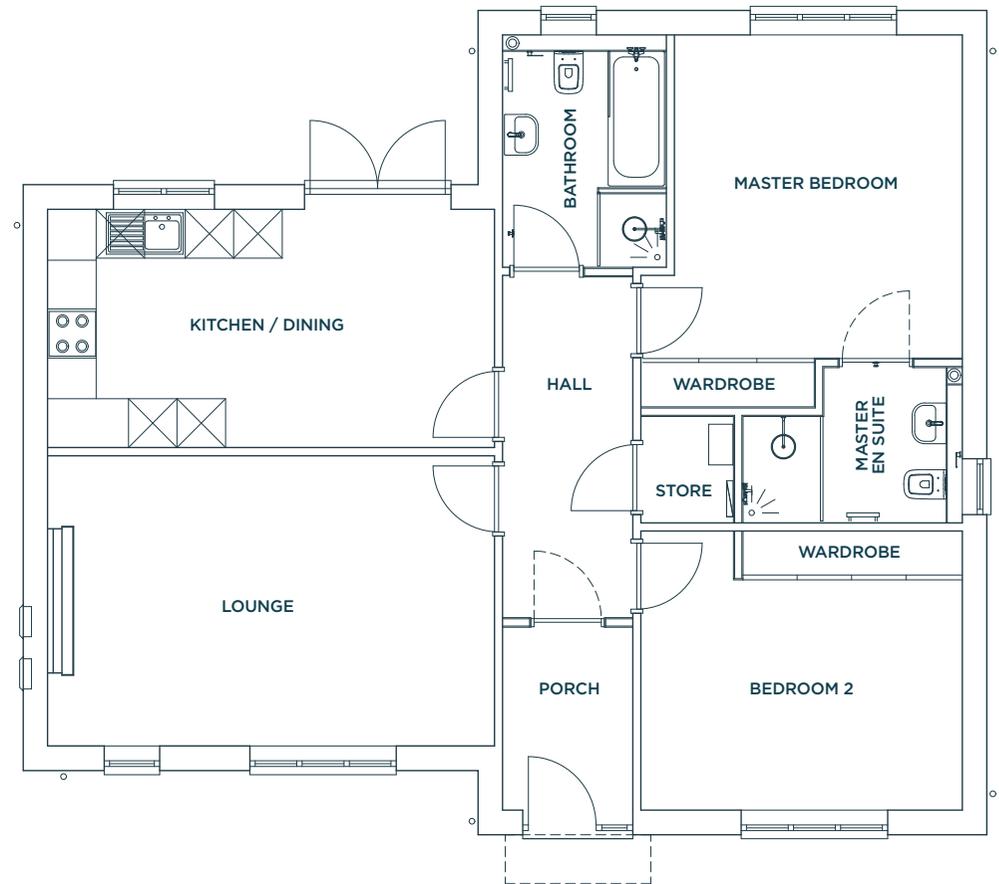
Off the main hall, there is an inviting lounge with an inset electric feature fire. Great for putting your feet up and relaxing at the end of a long day. Also off the main hall is the super master bedroom with built-in sliding wardrobes and a luxurious en suite with Vitra sanitaryware and Vado brassware.

The large bathroom enjoys the same high-quality sanitary and brassware as the en suite, boasting a large bath and a separate shower enclosure. Bedroom 2 is a generously sized double bed bedroom that also benefits from built-in sliding wardrobes.

This home is complete with a single detached garage accessed via an automated garage door and private driveway parking.

Ground floor

Kitchen / Dining	18'1" x 9' 6"	5525mm x 2925mm
Lounge	18'1" x 11'7"	5525mm x 3560mm
Hall	13'8" x 5'3"	4197mm x 1610mm
Master Bedroom	13'0" x 11'7"	3960mm x 3561mm
Master En Suite	8'9" x 6'3"	2715mm x 1908mm
Bedroom 2	13'0" x 11'2"	3975mm x 3424mm
Bathroom	9'3" x 6'6"	2835mm x 2025mm
Store	4'3" x 3'8"	1304mm x 1144mm
Porch	7'3" x 5'3"	2216mm x 1610mm



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A street scene showing Plots 3, 2 and 1 from left to right.



A street scene showing Plots 7, 6 and 5 from left to right.

2-bedroom detached bungalow Ashwick

from **£419,995**

Plots: 7 & 8



This superior two-bedroom bungalow boasts a high standard specification with exceptional features throughout at every turn and a beautifully designed layout for modern-day living, with two bedrooms and a single garage accessed via an automated garage door.

The spectacular open-plan kitchen/dining area oozes natural light through the bi-fold door set opening out to the rear patio and architect-designed landscaped garden. Enjoying a carefully considered layout, quartz worktops, modern integrated Neff appliances, and a Quooker boiling water tap, this is the perfect area to entertain guests.

To the front of the home is the spacious lounge, complete with a modern inset electric fire. This room is the ideal spot to end a long day with a glass of wine and a film.

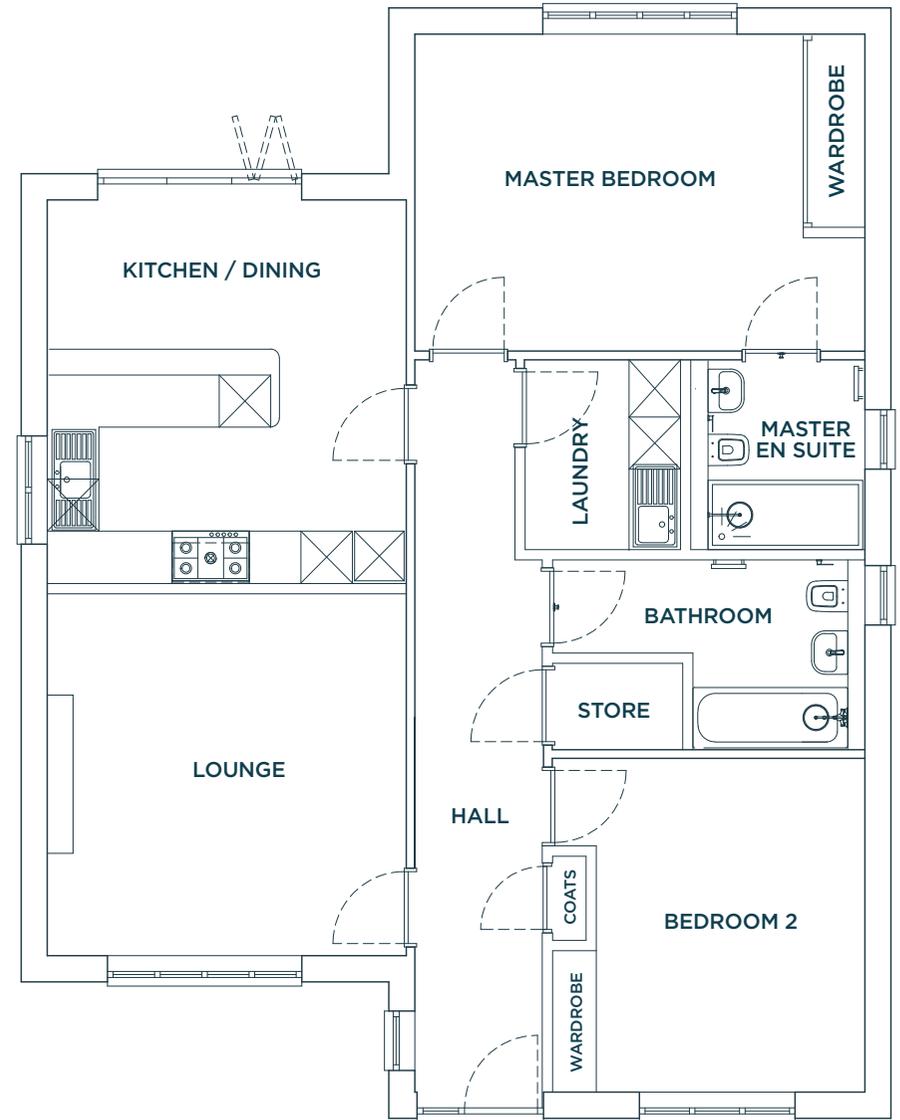
The master bedroom overlooks the open green space to the rear and enjoys a stylish arrangement of built-in sliding wardrobes, complete with a luxurious en suite boasting Vitra sanitaryware and Vado brassware.

Bedroom 2 is a double bed bedroom and enjoys a built-in sliding wardrobe as standard. Adjacent to Bedroom 2, the modern bathroom benefits from a large bath with a shower over the bath and the same high-quality sanitary and brassware as the en suite.

The Ashwick offers a generous plot and a south-facing garden. There is a large patio area to the rear with a brick fire pit (plot 8), so you can thoroughly enjoy the summer evenings in this peaceful part of Norton in Hales.

Ground floor

Kitchen / Dining	14'6" x 13'7"	4438mm x 4175mm
Laundry	7'2" x 6'0"	2190mm x 1816mm
Lounge	13'7" x 13'7"	4175mm x 4165mm
Hall	27'0" x 3'8"	8260mm x 1165mm
Master Bedroom	17'2" x 12'6"	5235mm x 3851mm
Master En Suite	7'2" x 6'6"	2191mm x 2025mm
Bedroom 2	12'0" x 11'9"	3660mm x 3633mm
Bathroom	11'9" x 7'2"	3634mm x 2191mm
Store	5'0" x 3'2"	1515mm x 990mm



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3-bedroom detached bungalow Oakley

£449,995

Plots: 3 & 6



Every aspect of the Oakley's exquisite interior has been carefully considered from the very beginning to help shape a truly remarkable home.

This beautiful three-bedroom home has a superb kitchen arrangement. Including a separate full-size fridge and freezer, larder cupboard, hide & slide single oven, and a quartz waterfall island that stretches an enormous three metres long! Complete with modern integrated Neff appliances and a Quooker boiling water tap. With the large patio area to the south-facing rear garden conveniently accessed through the bi-fold door set, you will enjoy hosting dinner parties and barbeques in the summer.

Off the main hall, there is an inviting lounge with an inset electric feature fire. Great for putting your feet up and relaxing at the end of a long day.

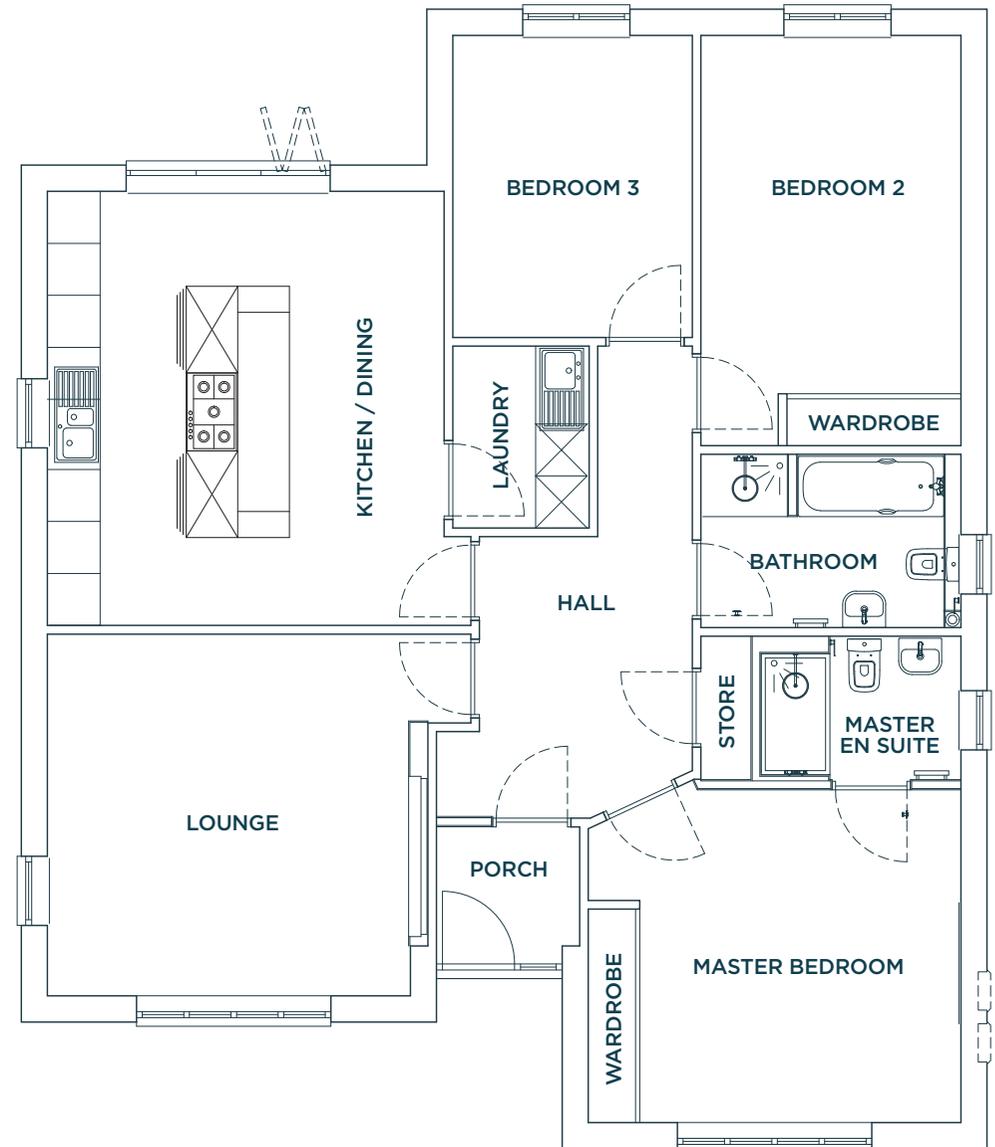
The tastefully presented master bedroom offers sophisticated built-in sliding wardrobes and a desirable private en suite with luxury Vitra sanitaryware and Vado brassware.

This home features two more generously sized double bedrooms, and Bedroom 2 also benefits from built-in sliding wardrobes. The third bedroom could easily be an ideal home office - perfect for home working.

Access is off a private driveway and benefits from a double (plot 3) / single (plot 6) detached garage also accessed via automated garage doors.

Ground floor

Kitchen / Dining	16'4" x 15'2"	5011mm x 4614mm
Laundry	6'9" x 5'2"	2100mm x 1586mm
Lounge	14'5" x 13'7"	4425mm x 4174mm
Hall	10'6" x 8'1"	3231mm x 2475mm
Master Bedroom	14'2" x 12'6"	4335mm x 3840mm
Master En Suite	7'6" x 5'4"	2325mm x 1653mm
Bedroom 2	15'5" x 9'9"	4735mm x 3024mm
Bedroom 3	11'4" x 9'1"	3486mm x 2786mm
Bathroom	9'8" x 6'6"	3000mm x 2000mm
Store	5'4" x 1'9"	1653mm x 600mm
Porch	5'5" x 4'5"	1665mm x 1375mm



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