

# SOVEREIGN GATE

KINGSFLEET, THETFORD

A STUNNING COLLECTION OF  
2, 3 & 4 BEDROOM HOMES



**TILIA**  
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

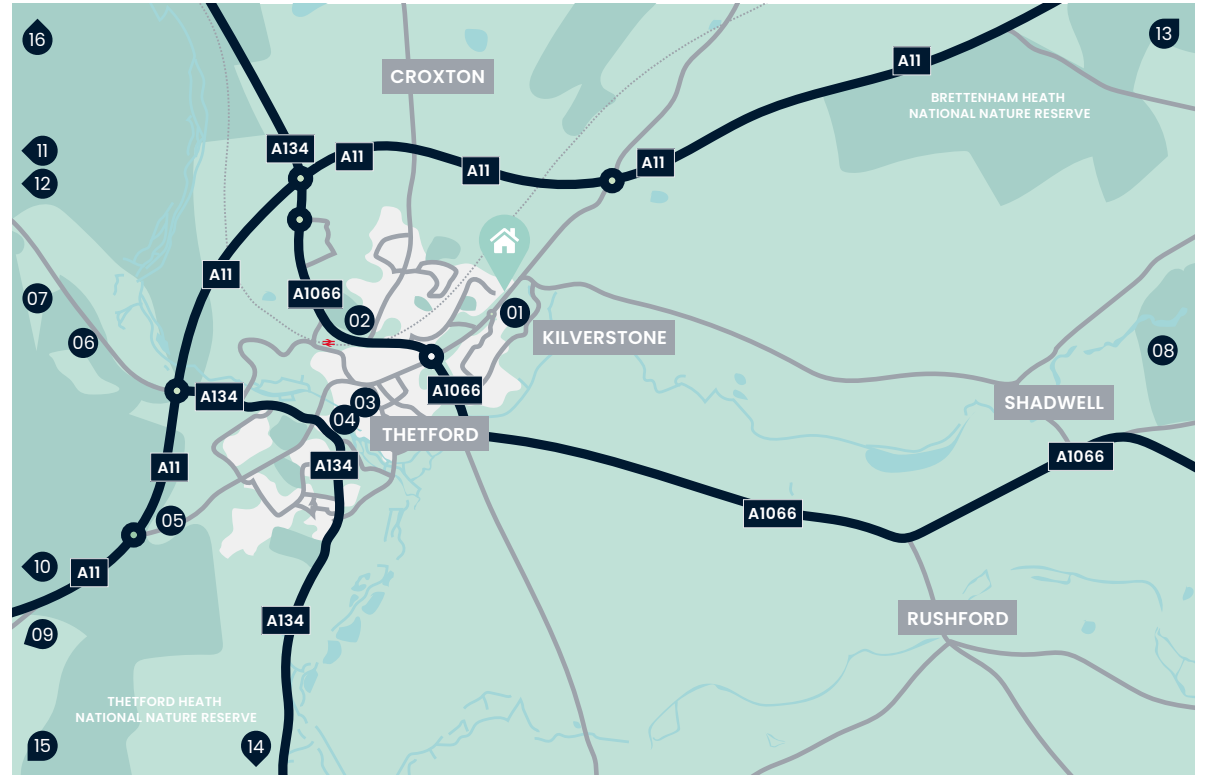
**Norwich**

**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](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. April 2023.

# SOVEREIGN GATE

KINGSFLEET, THETFORD

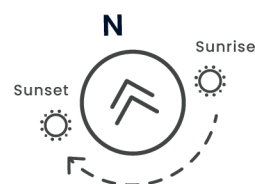
Consisting of two, three and four bedroom homes, Sovereign Gate is located within Kingsfleet on the northern edge of Thetford and offers easy access to the Norfolk countryside. Each home has been crafted with the quality and care that Tilia Homes is known for, offering generous proportions.



SHOW HOME & MARKETING SUITE

2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
<ul style="list-style-type: none"> <li>The Hanbury II</li> <li>The Rosedene</li> </ul>	<ul style="list-style-type: none"> <li>The Dunstable</li> <li>The Coleridge</li> <li>The Derwent</li> <li>The Morden</li> </ul>	<ul style="list-style-type: none"> <li>The Chartwell</li> <li>The Chiddingstone</li> <li>The Selsdon</li> </ul>

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. June 2024.



- Affordable Homes
- BCP - Bin Collection Point
- B/C - Bin/Cycle Store
- V - Visitor Parking

# The Hanbury II

2 Bedroom Home



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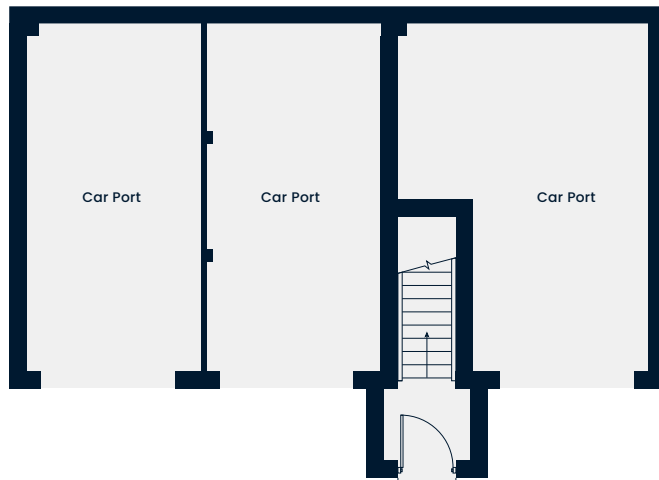


# The Hanbury II

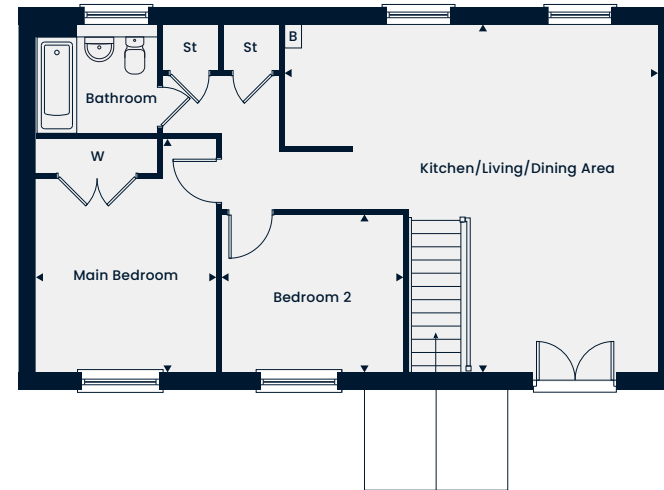
## 2 Bedroom Home

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



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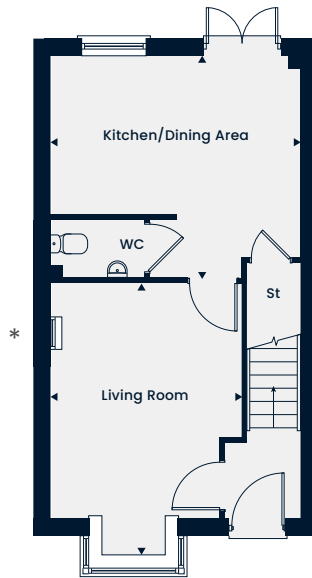


# The Rosedene

## 2 Bedroom Home

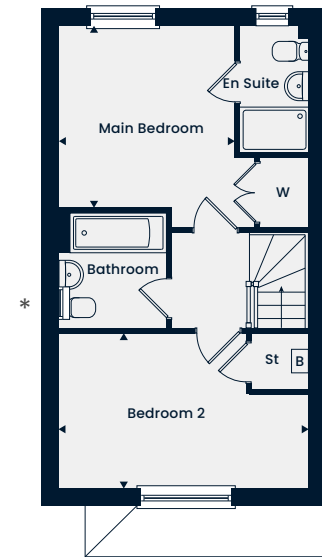
Total Area 788 sq. ft.

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

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# The Dunstable

3 Bedroom Home



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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

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# The Coleridge

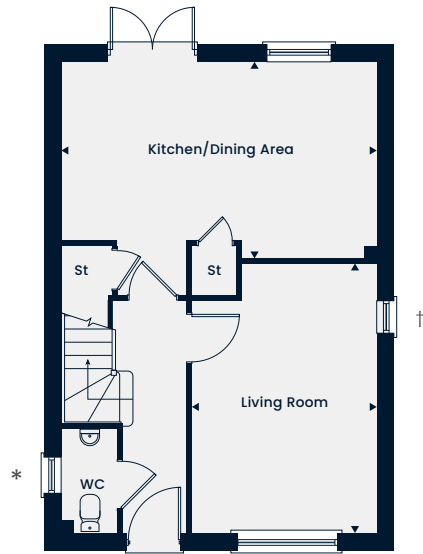
3 Bedroom Home



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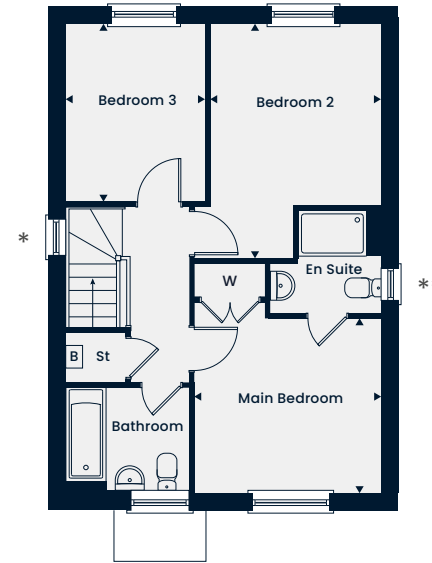


A spacious three-bedroom home with a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs there is a main bedroom with an en suite, two further bedrooms and a family bathroom.



### 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

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# The Derwent

## 3 Bedroom Home



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# The Derwent

## 3 Bedroom Home

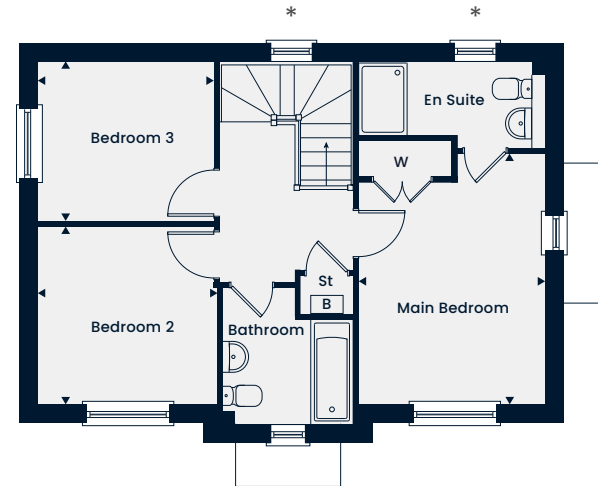
Total Area 1,053 sq. ft.

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

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# The Morden

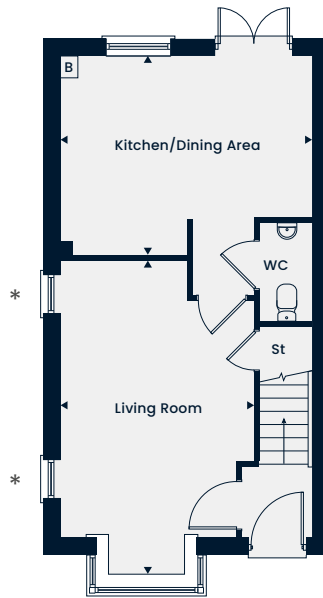
## 3 Bedroom Home



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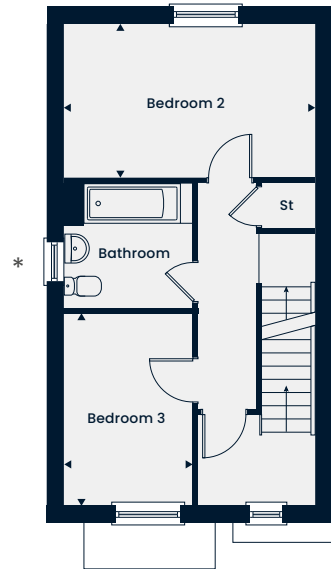


A modern three-bedroom, three-storey home with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite.



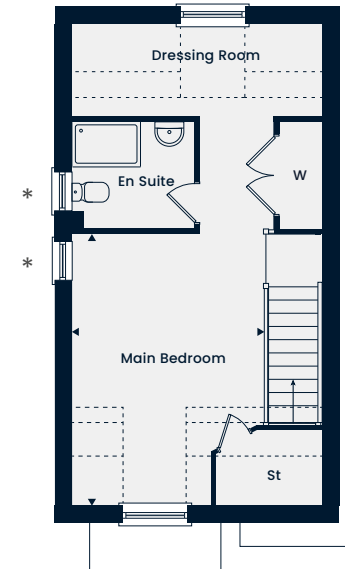
### Ground Floor

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

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# The Chiddingstone

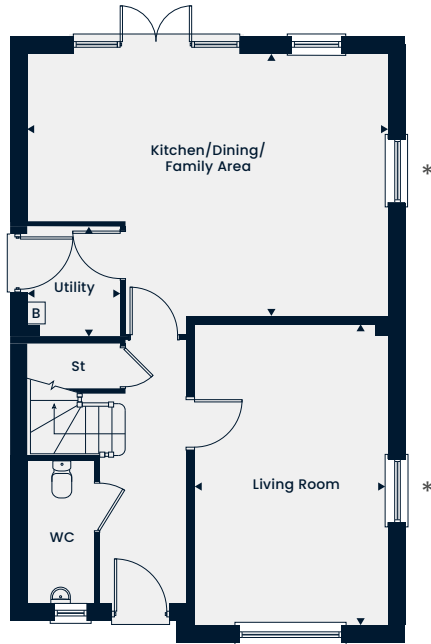
4 Bedroom Home



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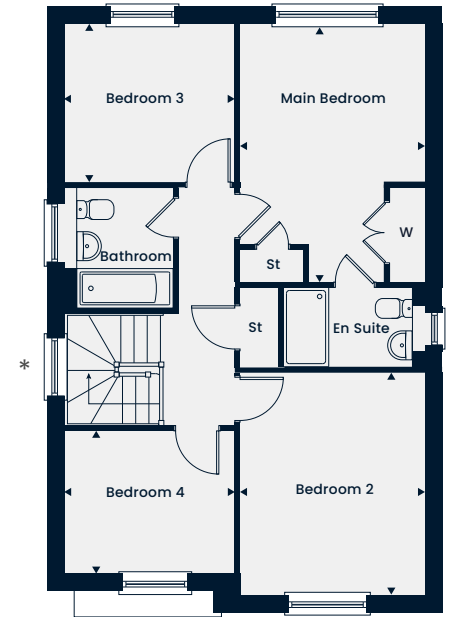


A well-proportioned four-bedroom home featuring a spacious kitchen/dining/family area, with double doors leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



### 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

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# The Chartwell

4 Bedroom Home



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# The Chartwell

## 4 Bedroom Home

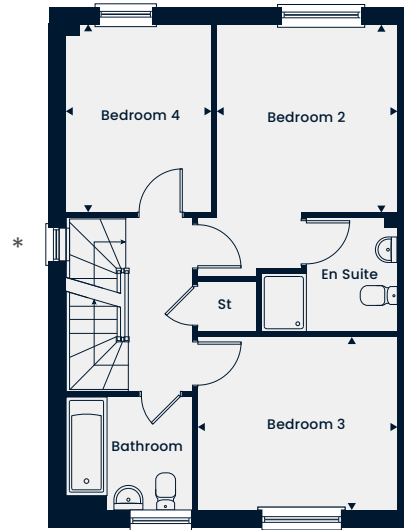
Total Area 1,431 sq. ft.

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.



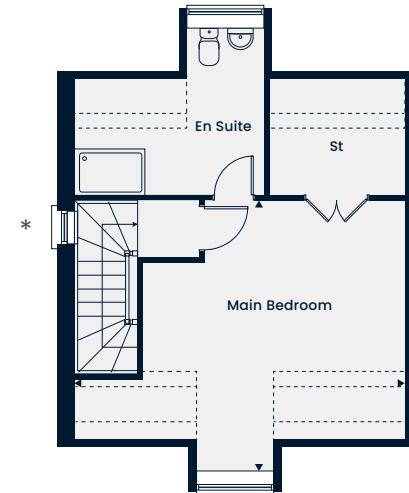
### Ground Floor

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

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# The Selsdon

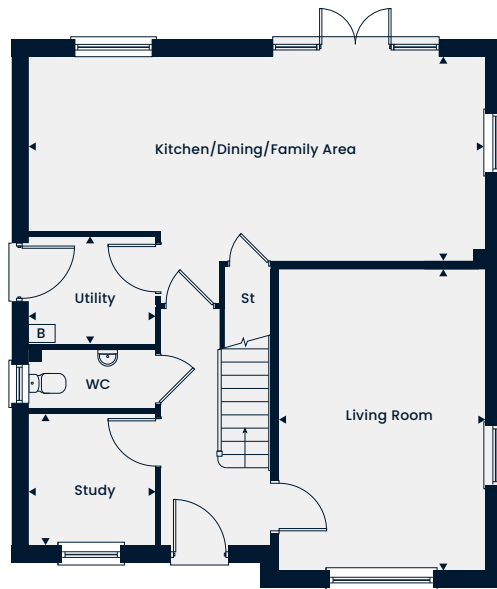
4 Bedroom Home



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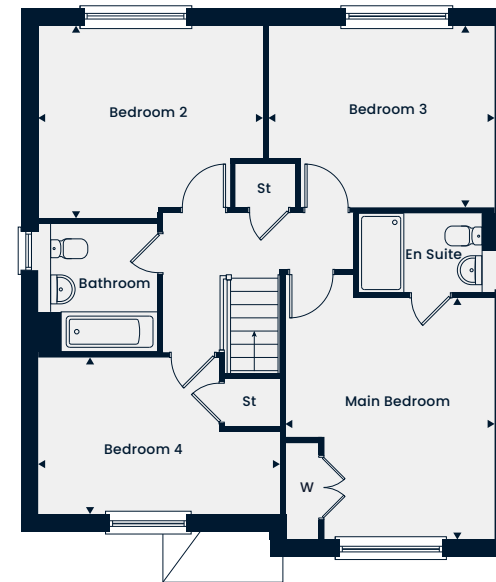


A spacious four-bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is a main bedroom, three further bedrooms and a family bathroom. The main bedroom benefits from an en suite.



### 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

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