



This development offers the following schemes: Investment Properties - Looking to buy property for investment? Choose from 1, 000s of new homes across the UK. Home Change - We'll help sell your house in 3 easy steps. Help to Buy 1: Equity Loan - Move with just a 5% deposit using Government-backed Help to Buy scheme. Part Exchange - Our Part Exchange scheme enables you to buy the house of your dreams – worry-free! Homes for the Armed Forces - Members of Britain's Armed Forces looking to buy a home in the UK could benefit from a dedicated FREE service from Persimmon. Schemes are available on selected plots only, subject to status, terms and conditions apply. Contact the development for latest information. Special Offer Price Growing out of your existing home? Save money with our special offer price discount when you reserve now. For a limited time only, this home could be yours with a 2, 000 discount. WAS: 202, 950 NOW: 200, 950 Plus we'll consider Part Exchange or Home Change. Helping you make moving more affordable. Style Description Key features; 3 bedroom detached home Single garage Separate utility room with outside access Open plan kitchen/dining Bedroom 1 with en suite Family bathroom Ground floor The ground floor features a spacious living room, handy downstairs cloakroom, open plan kitchen/diner and separate utility with outside access. First floor The first floor contains the master bedroom with en suite, bedrooms 2 and 3 and a family bathroom. Price is available subject to status, terms and conditions apply. Rooms Ground floor Living Room (3.94 x 3.73 m) Kitchen/Dining (5.51 x 2.84 m) Utility (2.34 x 1.63 m) First Floor Bedroom 1 (3.94 x 3.28 m) En Suite (1.8 x 1.8 m) Bedroom 2 (2.9 x 2.9 m) Bedroom 3 (2.9 x 2.51 m) Bathroom (2.08 x 1.7 m) Specification Specification We are a national house builder with a local approach to building your new home. We will provide you with the specification appropriate to the locality of your selected new home and development and we will explain the choice of external materials used, for example your brick colour and roof tiles. You will be able to select certain elements of the fixtures and fittings encompassing the latest designs from leading manufacturers, subject to the stage of build of your chosen home. If you wish to further personalise your new home, an exciting range of options is available to purchase from our Finishing Touches scheme. Our experienced sales team is on hand to guide you through the choices available to you depending again on the stage of build. Quality Assured Your new home will be built in accordance with all relevant technical and building regulations, in particular the Government's Code for Sustainable Homes. In addition all stages of the construction of your new home will be inspected by our experienced construction staff. On completion of your new home we will provide you with a quality assured certificate for you to keep. 10-year NHBC (or equivalent) Warranty A 10-year warranty is provided with every new Persimmon Homes home. A comprehensive guide explaining the warranty will be supplied to you. We will ensure warranties provided by the manufacturers of appliances are honoured for the first year of occupation. Our Customer Care Department is on hand to offer you the necessary guidance and

assistance. About The Poppies Pick your perfect home at The Poppies The Poppies in Harleston is a stunning collection of two, three and four bedroom houses and two and three bedroom bungalows, situated on the edge of the Norfolk coast. This development has something for everyone, from first time buyers to growing families. A fantastic choice of two and three bedroom houses, sought-after location in the stunning Waveney Valley, a choice of superbly located plots, nearer to the town of all ages, access to the beach, golf and many other amenities. Discover a short and easy commute to a shopping and leisure facilities on your doorstep. Harleston has a charm of a small town nestled in the beautiful Waveney Valley. It is close to the place, a short drive from Norwich to Great Yarmouth, the town is filled with historic buildings, a fantastic choice of specialty shops, bustling market stalls, and great places to wine and dine. There's plenty to do in and around Harleston with its historic Georgian houses, fine timber buildings and other landmarks. The beautiful Waveney Valley countryside is on your doorstep with three circular walks starting in the town, and the Harleston and Fressingfield Cycle Rides close by. The Poppies is also just 20 miles away from the Suffolk Heritage Coast, a popular destination for nature lovers and beachgoers alike, and a great family day out. Living at The Poppies, you'll be able to immerse yourself in the welcoming community spirit that envelopes Harleston. You can sample delicious local food and drink at the Waveney Valley Food Festival or enjoy the music and arts at the week-long Harleston and Waveney Festival. The town offers a fantastic lifestyle in a semi-rural location but is also perfectly placed to reach the larger centres of Diss (10.7 miles), Norwich (22.9 miles), Bury St Edmunds (29.5 miles). Many people choose to take advantage of the cheaper house prices and quieter pace of life in Harleston and make a short commute to the

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Free community health services are available to all residents of the community. The health services are provided by the community health center, which is located in the community. The health center provides a variety of services, including medical, dental, and mental health services. The health center also provides health education and health promotion services. The health center is a valuable resource for the community and is an important part of the community's health care system.

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larger towns nearby for work. The Poppies has a home for everyone! You're bound to find the home you're looking for at The Poppies because there's a wide range of house types and designs that have been uniquely created to blend in with Harleston's charming character. The development offers a rare opportunity to enjoy living close to the heart of a historic town with all the money saving benefits of a quality, energy efficient new build house and all its associated warranties. With all that Harleston and the surrounding area has to offer, The Poppies is already proving to be a wise investment for many. Make sure you arrange an appointment soon and ask our sales advisors about the fantastic deals we have on offer.

Leisure Harleston boasts a number of sporting clubs including football, judo, hockey and tennis as well as its own leisure centre. For those of you who enjoy outdoor pursuits, Harleston caters well for this as it lies in the entrancing landscape of the Waveney Valley - opportunities for walking and cycling are in abundance.

Education Families are well catered for with a number of good schools in the local area. Harleston CEVA Primary School and Nursery, Archbishop Sancroft High School and Harleston Pre-School are all within 5 minutes walk of The Poppies.

Shopping Harleston has a great choice of individual and specialty shops and a range of traditional bakers, butchers and a delicatessen. Every Wednesday there's a weekly market which boasts a variety of stalls selling local goods and general household items.

Transport The main line station at Diss is within easy reach and offers half-hourly trains to London, taking a little over 90 minutes. International travel is made easy as Norwich International airport is a convenient drive away, providing flights to a range of European destinations.

Opening Hours Monday 11am - 6pm, Tuesday Closed, Wednesday Closed, Thursday 11am - 6pm, Friday 11am - 6pm, Saturday 11am - 6pm, Sunday 11am - 6pm

Disclaimer Images depict typical Persimmon Homes house type. All room dimensions are subject to +/- 50mm tolerance. This information is for guidance only and does not form any part of any contract or constitute a warranty. All information correct at time of publication and is subject to change. Please check specification by contacting the development.

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