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Long country walks. Slow summer Sundays. Crying at movies. Bank holiday Mondays. Hugging and kissing. Cheering them on. Fresh sheets, soft pillows. Your favourite song. McCarthy Stone. Life, well lived.

newcomer

## Stalham

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## MODERN LIVING ON THE EDGE OF THE NORFOLK BROADS.

When it comes to tranquillity and vibrancy, the small market town of Stalham offers the best of both. Thriving community atmosphere. The enchanting Norfolk Broads on its doorstep. Close to exquisite sandy beaches. Norwich and Great Yarmouth in easy reach. It's simply a wonderful place to call home.

### FIND YOUR HAPPY PLACE IN STALHAM.

Homestead Place has been designed with the over 60s in mind and is built to high standards. This development is the ideal place to live life well.

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## LIVE LIFE YOUR WAY.

Known as the gateway to the Norfolk Broads, Stalham sits close to the River Ant. Located close to the heart of the town is Homestead Place. This development is ideally placed to help you get the most out of Stalham and surrounding area, whatever you love doing in life.

Thanks to the development's central location, everything you need on a regular basis is close by. Homestead Place is opposite a Tesco supermarket, handy for picking up everyday essentials or the weekly shop. Take a stroll to the high street and you'll find a convenience store, post office, chemist, optician, hairdresser, medical centre and the library. There's also a small weekly market and a fortnightly farmers' market. As you might expect from a town so close to waterways and the sea, Stalham has an angling shop too.

There is a choice of eateries to tempt your tastebuds. You'll find cafes, coffee shops, restaurants and traditional pubs. There are

several takeaways including Indian and Chinese. For anyone who enjoys history, the town is home to the Museum of the Broads. Here you can discover how the Norfolk Broads came into existence and why protecting it is so important. There are several boatyards close by where you can hire a boat to enjoy the local waterways. The town also hosts numerous cultural events throughout the year. The annual Fringe Festival, a celebration of music, dance and performing arts, is popular with both locals and visitors.

There's plenty to do beyond Stalham. Regular buses can whisk you to bustling Norwich. The Ant Broads and Marshes National Nature Reserve are less than four miles away. For anyone in need of refreshing sea air, a short drive takes you to the seaside resort of Sea Palling. Here you can paddle on the shore, feel the sand between your toes or enjoy a revitalising walk amongst the dunes.



#### HOMESTEAD PLACE

**McS** Staith Gardens,  
Stalham,  
Norfolk,  
NR12 9FZ

#### MAP KEY.

- 1 Opticians
- 2 Stalham Bowls Club
- 3 Doctors
- 4 Pharmacy
- 5 Post Office
- 6 Supermarket
- 7 Bus Station
- 8 Public House / Restaurant
- 9 Hairdresser



# **“STRICTLY NIGHTS WITH FRIENDS.”**

Beryl,  
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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## THOUGHTFUL, ELEGANT DESIGN.

The façade of Homestead Place perfectly complements the town by fusing traditional and contemporary design styles. Once inside, this thoughtful approach continues to please the eye. The elegance of the entrance lobby offers a warm welcome to homeowners, friends and family alike.

Walk on a little further and you'll step into the communal lounge. As befitting a town on the Norfolk Broads this space is light, airy and a pleasure to spend time in. As the social hub of Homestead Place, it's where our community of neighbours and friends can get together. It's ideal for a quick catch-up, leisurely chat or enjoying some sparkly banter. There are quiet spots too if you simply want to relax over a newspaper or spend time with a good book.

At the far end of the lounge are doors that lead out onto the patio area. From here you can admire the immaculately manicured garden that runs along the rear of the development. As you walk along the path that leads to the front of Homestead Place, you'll discover a garden that has been created to be enjoyed all year round.

Shrubs and flowers selected for their dazzling colours and subtle hues flourish in carefully tended beds and borders. Throughout the garden numerous seats invite you to stop and soak up the sun. What's more, not only is the garden a pleasure to look at, it's also effortless to enjoy. We look after all the outside spaces for you.







## MORE FEATURES.

### **GUEST SUITE\***

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.

### **HOUSE MANAGER**

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community.

### **PARKING\***

Spaces are available for purchase.

\*Additional charges apply. Subject to availability.



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## MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Homestead Place is no exception.

Comprising 30 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

### HOW TO BUY.

When you purchase your apartment at Homestead Place, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.





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## YOUR NEW HOME IN DETAIL.



### GENERAL

- Double glazing to all windows
- Balcony or patio to selected properties
- Walk-in or fitted wardrobes to all master bedrooms
- Sky/Sky+ connection point in living room\*
- NHBC 10-year warranty
- Washer/dryer
- Telephone and television point in living room and bedroom



### KITCHEN

- Fitted kitchen with high gloss finish
- Integrated fridge/freezer
- Electric oven at waist-height and ceramic hob with extractor hood
- Anthracite sink



### SHOWER ROOM

- Fitted shower with lever tap
- High quality sanitary ware and fittings
- Heated towel rail



### HEATING AND FINISHES

- Panel heaters
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



### SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, master bedroom and hallway

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details.  
Images are indicative only. \*Sky/Sky+ subject to Sky subscription.



**“I’M MORE  
NEW AGE, THAN  
OLD AGE.”**

Charlotte,  
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it's joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?  
Find out how you could make the move to  
Homestead Place, Stalham.

**CALL 0800 201 4106  
VISIT [McCARTHYSTONE.CO.UK/  
HOMESTEAD-PLACE](http://McCARTHYSTONE.CO.UK/HOMESTEAD-PLACE)**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

November 2021



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/homestead-place](http://mccarthystone.co.uk/homestead-place)

**McCARTHY STONE**  
*Life, well lived*