Flagship Homes

CRANE'S GREEN

• DEREHAM •

A development including a selection of two and three-bedroom houses, built by Flagship Homes.

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Welcome to Crane's Green

Flagship Homes is proud to present Crane's Green, a collection of well-designed two and three-bedroomed shared ownership homes in the market town of Dereham. Crane's Green has five properties to choose from.

Nestled in the market town of Dereham, Norfolk, this development combines countryside charm with modern convenience, making it ideal for first-time buyers, families, downsizers, and those seeking a relaxed lifestyle. Surrounded by beautiful Norfolk countryside, Dereham offers a thriving community with independent shops, cafes, schools, and leisure facilities. A variety of local events throughout the year help create a friendly and welcoming atmosphere for residents of all ages.

Become part of this vibrant community, where green open spaces, everyday conveniences, and market town character come together to create a wonderful place to call home.

Feel connected

Crane's Green enjoys a peaceful countryside setting near the market town of Dereham, with easy access to local shops, schools, and leisure facilities. Excellent road links connect residents to Norwich and the wider Norfolk region, offering the perfect balance of rural charm and everyday convenience. Surrounded by beautiful countryside, it's an ideal location for those looking to enjoy a relaxed Norfolk lifestyle.

Local surroundings

Dereham Windmill	1.5 miles
Bishop Bonner's Cottage	1.0 miles
Dereham Station	1 mile
Neatherd Moor	1.5 miles
Gressenhall Farm	4 miles

Local amenities

The Range	0.5 miles
Tesco Extra	1 mile
Dereham Town Centre	1 mile
Dereham Medical Centre	1.0 miles
Northgate High School	1.5 miles

Road connections

Swanton Morley	4 miles
Mattishall	5 miles
Fakenham	14 miles
Swaffham	13 miles
Norwich	19 miles

Rail connections*

Wymondham	11 minutes
Diss	16 minutes
Attleborough	18 minutes
Ipswich	39 minutes
London Liverpool Street	1h 51 minutes

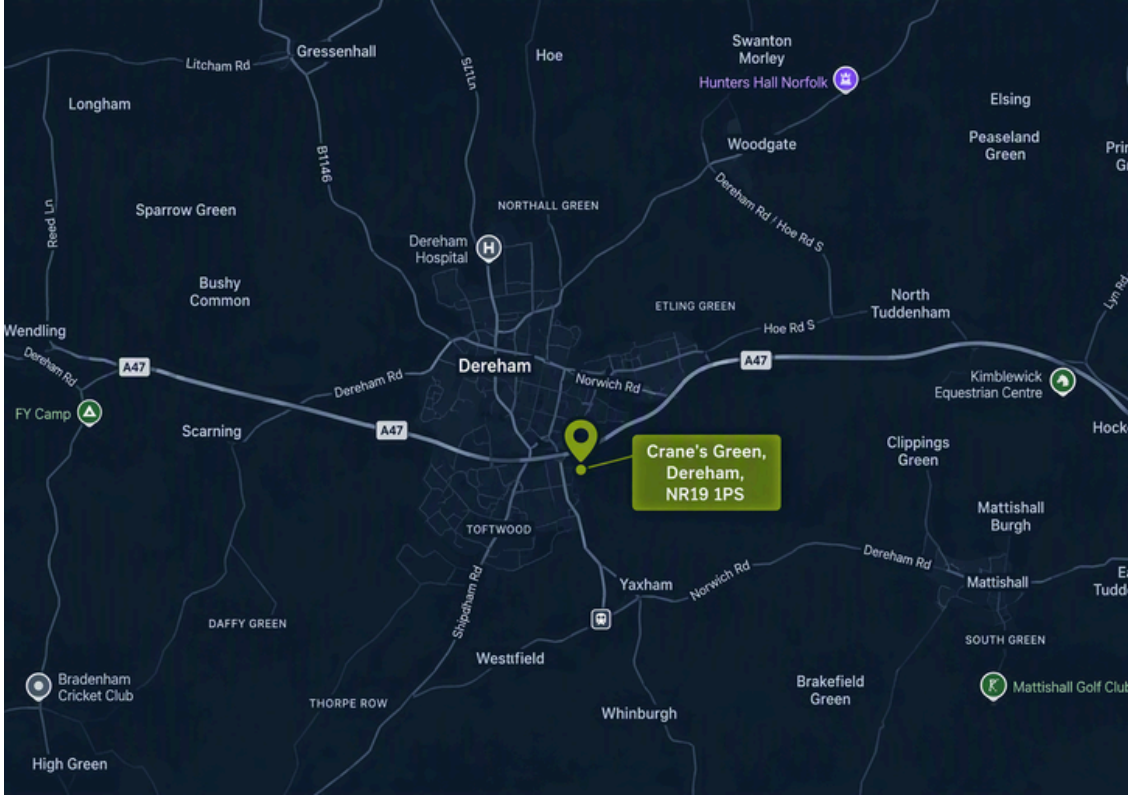
Broadband: up to 5,000Mbps

Mobile signal:

EE: 84% Three: 79% O2: 69% Vodafone: 66%

Crane's Green, South Green, Dereham, NR19 1PS

*All train times are based off leaving the closest main line train station near Dereham, Norwich, (19-miles from Crane's Green) using Google Maps and Trainline and are correct at time of printing. Flagship Homes takes no responsibility for the accuracy of these figures.





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Specification

Kitchen

- Symphony Harvard kitchen units in 'Pebble'
- Premium laminate worktops and upstand in 'Arctic Marble' to the two-bedroom homes and 'Chalet Oak' in the three-bedroom homes
- Stainless steel splashback behind the hob
- Integrated fridge-freezer, dishwasher and washing machine
- Oven, hob and extractor fan fitted
- Rangemaster granite sink

Bathroom

- Contemporary white sanitaryware
- Heated towel rails
- Porcelanosa tiling to the walls and floor in 'Bottega Caliza'

Electrical

- TV points to living room and bedrooms
- Low energy external lighting to the front and rear
- Mains connected smoke and heat detectors
- EV car charging point

Decorative finishes

- All internal walls and ceilings are finished in a matt white
- All internal woodwork is finished in a white satin
- Five panel Suffolk style white doors with chrome door furniture

General

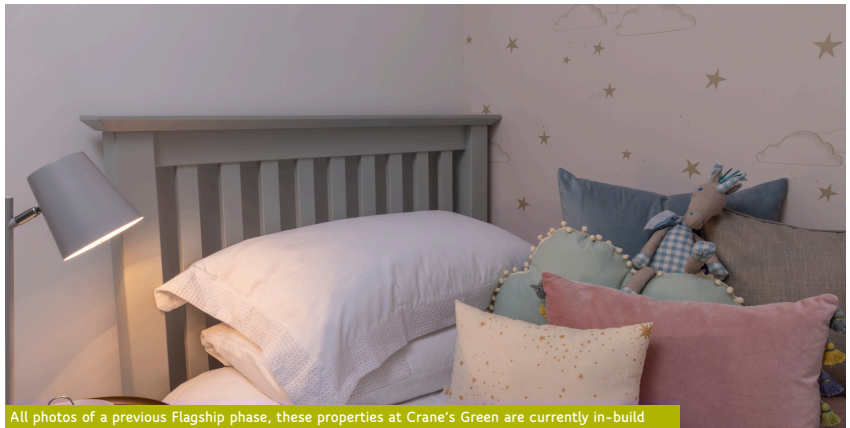
- NHBC 10-year warranty (from build completion date)
- Low carbon electrical heating system powered by an air source heat pump
- Turf to rear gardens
- Cormar Primo Ultra carpets in 'Doeskin' to living room, stairs, landing and bedrooms
- Amtico LVT flooring in 'Sun Bleached Oak' to hallway, kitchen and WC

Please note these images are to be used as a guide only and may not accurately represent the homes at this development.









All photos of a previous Flagship phase, these properties at Crane's Green are currently in-build





Three-bedroom semi-detached/end-terraced house

Plots 35, 36

GROUND FLOOR

Kitchen/ dining room: 5.62m x 3.40m | 18'5" x 11'2"
Living room: 5.62m x 3.17m | 18'5" x 10'5"

FIRST FLOOR

Bedroom 1: 3.41m x 3.40m | 11'2" x 11'2"
Bedroom 2: 5.20m x 2.94m | 17'1" x 9'8"
Bedroom 3: 3.10m x 2.69m | 10'2" x 8'10"



GROUND FLOOR FIRST FLOOR

1020 sqft. / 94.84 sqm.

Please note: Floor plans are not shown to scale and computer generated images are indicative only and external finishes may vary. Dimensions shown may vary and are not intended to be used for carpet sizes, appliance sizes or items of furniture. CGI's are for illustrative purposes only and are representative of the property. External finishes, materials and specifications may vary. Please speak to your sales advisor for further information.



Two-bedroom semi-detached/terraced house

Plots 34*, 38

*Mirrored to floor plan shown

GROUND FLOOR

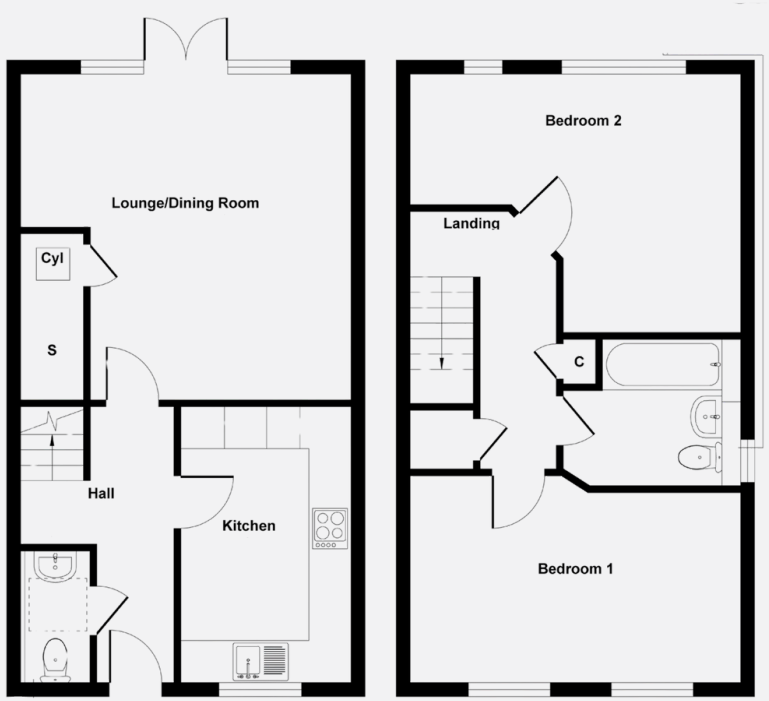
Living/dining room: 4.72m x 4.65m | 15'6" x 15'3"

Kitchen: 3.94m x 2.43m | 12'11" x 8'0"

FIRST FLOOR

Bedroom 1: 4.72m x 2.95m | 15'6" x 9'8"

Bedroom 2: 4.72m x 3.72m | 15'6" x 12'2"



GROUND FLOOR FIRST FLOOR

866 sqft. / 80.62 sqm.

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Three-bedroom terraced house

Plot 37

GROUND FLOOR

Living/dining room: 4.88m x 4.65m | 16'0" x 15'3"

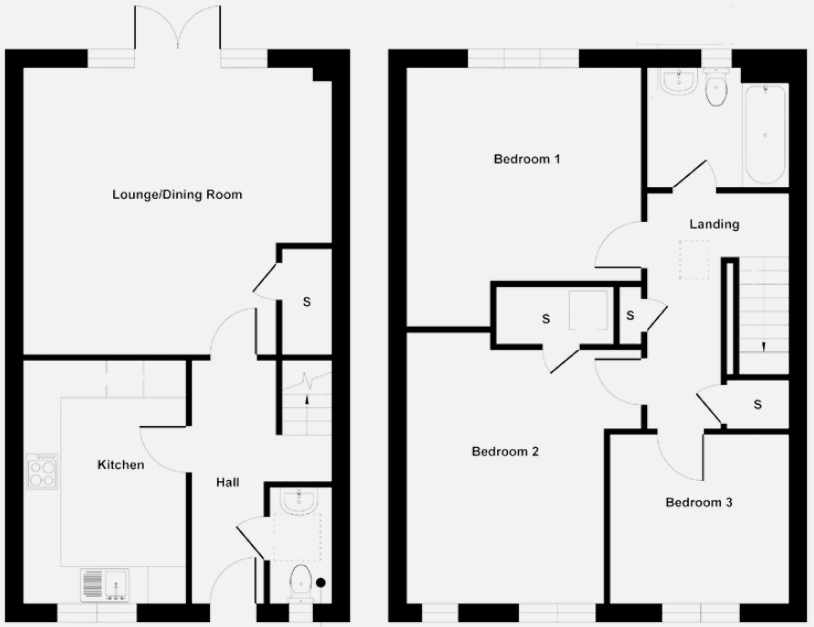
Kitchen: 3.94m x 2.63m | 12'11" x 8'8"

FIRST FLOOR

Bedroom 1: 4.20m x 3.79m | 13'9" x 12'5"

Bedroom 2: 4.39m x 3.19m | 14'5" x 10'6"

Bedroom 3: 2.89m x 2.74m | 9'6" x 9'0"



GROUND FLOOR FIRST FLOOR

1018 sqft. / 94.76 sqm.

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Shared ownership explained

What is shared ownership?

Shared ownership is a scheme designed to help people get on the property ladder. It involves purchasing a share in a property and paying a subsidised rent on the remaining share.

Our friendly and professional advisors will offer you expert guidance and ongoing support throughout your shared ownership journey. We'll be by your side as you find the home that's right for you!

How does shared ownership work?

For this development, you can initially purchase between 10% and 75% of the property.

Later down the line, and as your household income allows, you can choose to buy more shares in your home. This is called staircasing and allows you to increase your ownership up to 100%.

For further detail on shared ownership, take a look at our shared ownership guide via the link below, along with our first come first serve policy document.

Shared ownership guide
First come first serve policy

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