



ST. MARY'S GRANGE

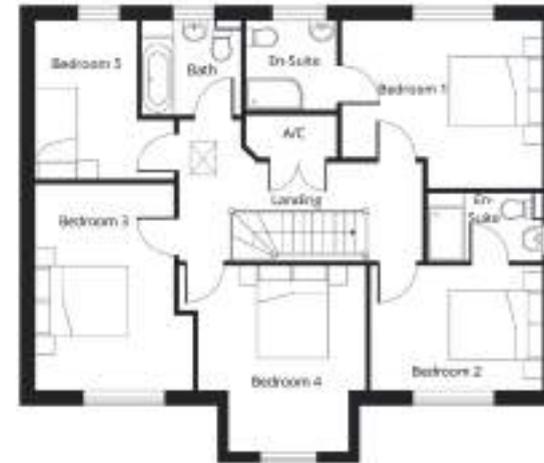


THE FRAMLINGHAM

AN IMPRESSIVE FIVE BEDROOM DETACHED HOME WITH DOUBLE GARAGE,
OFFERING COUNTRYSIDE VIEWS

THE FRAMLINGHAM

PLOTS 4, 5, 14, 16, 17 & 20



GROUND FLOOR

KITCHEN/DINER	4.00M (MAX) X 10.90M (MAX)	(13'2" X 35'9")
LIVING AREA	5.12M X 4.05M	(16'10" X 13'4")
OFFICE	1.92M X 3.50M	(6'4" X 11'6")
UTILITY	1.78M X 2.30M	(5'10" X 7'7")

FIRST FLOOR

BEDROOM 1	3.66M (MAX) X 4.31M (MAX)	(12'0" X 14'2")
BEDROOM 2	2.71M X 3.68M	(8'11" X 12'1")
BEDROOM 3	4.48M X 3.38M (MAX)	(14'9" X 11'1")
BEDROOM 4	4.04M (MAX) X 3.60M	(13'3" X 11'10")
BEDROOM 5	3.46M X 2.98M	(11'5" X 9'10")

Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this, and the developer reserves the right to make these changes as and when required throughout the build stages of these properties.



THE EASTON

A BEAUTIFUL FOUR BEDROOM DETACHED HOME WITH GARAGE
AND OFF ROAD PARKING

THE EASTON

PLOTS 6, 13, 15, 18, 19 & 21

(PLOTS 6, 15, 18 & 19 ARE HANDED)



GROUND FLOOR

KITCHEN	3.72M X 4.71M	(12'3" X 15'6")
DINER	3.72M X 4.05M	(12'3" X 13'4")
LIVING ROOM	4.05M X 4.05M	(13'4" X 13'4")
OFFICE	2.32M X 2.61M	(7'8" X 8'7")

FIRST FLOOR

BEDROOM 1	4.42M (MAX) X 3.11M (MAX)	(14'6" X 10'2")
BEDROOM 2	3.42M (MAX) X 4.67M (MAX)	(11'2" X 15'4")
BEDROOM 3	3.65M (MAX) X 3.68M (MAX)	(12'0" X 12'1")
BEDROOM 4	2.88M (MAX) X 4.14M (MAX)	(9'6" X 13'7")

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THE HELMINGHAM

A STUNNING FOUR BEDROOM DETACHED FAMILY HOME WITH
SINGLE GARAGE AND OFF ROAD PARKING

THE HELMINGHAM

PLOTS 12 & 22



GROUND FLOOR

KITCHEN/DINER	5.90M X 3.92M	(19'4" X 12'11")
LIVING AREA	5.95M (MAX) X 4.30M	(19'6" X 14'1")
OFFICE	2.15M X 2.64M	(7'0" X 8'8")

FIRST FLOOR

BEDROOM 1	3.63M X 3.76M	(11'11" X 12'4")
BEDROOM 2	3.26M X 2.96M	(10'8" X 9'9")
BEDROOM 3	3.95M X 4.29M	(12'11" X 14'1")
BEDROOM 4	2.53M X 2.73M	(8'4" X 8'11")

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*CGI of The Debenham variant

THE WOODBRIDGE

AN APPEALING THREE BEDROOM HOME WITH SINGLE GARAGE
AND OFF ROAD PARKING

THE WOODBRIDGE

PLOTS 7 & 10



GROUND FLOOR

KITCHEN/DINER	6.70M (MAX) X 4.35M (MAX)	(22'0" X 18'6")
LIVING ROOM	6.70M X 3.67M	(22'0" X 12'0")

FIRST FLOOR

BEDROOM 1	3.94M X 3.67M	(12'11" X 12'0")
BEDROOM 2	2.51M X 3.38M	(8'3" X 11'1")
BEDROOM 3	2.84M X 3.38M	(9'4" X 11'1")

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THE DEBENHAM

A CHARACTERFUL THREE BEDROOM DETACHED HOME WITH SINGLE
GARAGE AND OFF ROAD PARKING

THE DEBENHAM

PLOTS 1, 11 & 23
(PLOTS 1 & 11 ARE HANDED)



GROUND FLOOR

KITCHEN/DINER	6.70M X 5.65M (MAX)	(22'0" X 18'7")
LIVING ROOM	6.70M X 3.67M	(22'0" X 12'0")

FIRST FLOOR

BEDROOM 1	3.94M X 3.67M	(12'11" X 12'0")
BEDROOM 2	2.51M X 3.38M	(8'3" X 11'1")
BEDROOM 3	2.84M X 3.14M	(9'4" X 10'3")

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ST. MARY'S GRANGE



THE CHARSFIELD

A SPACIOUS THREE BEDROOM SEMI-DETACHED HOME WITH SINGLE
GARAGE AND OFF ROAD PARKING

THE CHARSFIELD

PLOTS 2, 3, 8 & 9
(PLOTS 3 & 9 ARE HANDED)



GROUND FLOOR

KITCHEN	3.70M (MAX) X 2.77M (MAX)	(12'2" X 9'1")
LIVING/DINING ROOM	4.04M (MAX) X 5.30M (MAX)	(13'3" X 17'5")

FIRST FLOOR

BEDROOM 1	3.09M X 3.61M	(10'2" X 11'10")
BEDROOM 2	3.33M X 2.99M	(10'11" X 9'10")
BEDROOM 3	3.04M X 2.93M (MAX)	(10'0" X 9'8")

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ST. MARY'S GRANGE



THE FRAMSDEN

AN ATTRACTIVE TWO BEDROOM TERRACE HOME WITH
OFF ROAD PARKING

THE FRAMSDEN

PLOTS 24, 25 & 26
(PLOTS 25 & 26 ARE HANDED)



GROUND FLOOR

KITCHEN	2.75M X 2.19M	(9'0" X 7'2")
LIVING/DINING ROOM	4.00M (MAX) X 4.25M	(13'2" X 13'11")

FIRST FLOOR

BEDROOM 1	4.25M (MAX) X 3.37M (MAX)	(13'11" X 11'0")
BEDROOM 2	4.25M (MAX) X 3.31M (MAX)	(13'11" X 10'10")

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ST. MARY'S GRANGE

SITE PLAN

SITE PLAN

- The Framsdien
Plots 24, 25 & 26
- The Woodbridge
Plots 7 & 10
- The Framlingham
Plots 4, 5, 14, 16, 17 & 20
- The Charsfield
Plots 2, 3, 8 & 9
- The Helmingham
Plots 12 & 22
- Affordable Housing
Plots 27, 28, 29, 30, 31, 32, 33, 34 & 35
- The Debenham
Plots 1, 11 & 23
- The Easton
Plots 6, 13, 15, 18, 19 & 21



* Development illustration is an artist's impression and may not represent the exact site layout. The following floorplans are to be used as guide only and are subject to change. Site plan is not to scale and should be used as a guide only



ST. MARY'S GRANGE

SPECIFICATION

SPECIFICATION

KITCHEN

- ALL OUR PLOTS COME WITH A FULLY FITTED SYMPHONY KITCHEN WITH BOSCH INTEGRATED APPLIANCES — HOB AND SINGLE EYE LEVEL OVEN IN THE FRAMSDEN & CHARFIELD. ALL DETACHED PLOTS BENEFIT FROM AN EYE LEVEL DOUBLE OVEN. YOUR KITCHEN WILL BE PLUMBED AND READY FOR THE INSTALLATION OF A DISHWASHER AND WASHING MACHINE, WITH A SPACE LEFT FOR YOUR FRIDGE FREEZER
- BOSCH CHIMNEY STYLE EXTRACTOR
- CHOICE OF GLASS SPLASH BACK*
- CHOICE OF PREMIUM KITCHEN DOORS*
- CHOICE OF LAMINATE KITCHEN WORKTOPS WITH UPSTANDS. QUARTZ OR CORIAN CAN BE QUOTED FOR*
- ALL DETACHED PLOTS HAVE OPTION OF A CERAMIC SINK OR STAINLESS STEEL SINK. STAINLESS STEEL KITCHEN SINK WITH 1 ½ BOWLS FOR FRAMSDEN & CHARFIELD.
- CHOICE OF HANDLES TO THE KITCHEN CABINET DOORS*
- BRUSHED CHROME KITCHEN TAP
- CHOICE OF PREMIUM CUSHIONED VINYL FLOORING TO THE KITCHEN AREA. FLOOR TILES CAN BE QUOTED FOR*
- DOWNLIGHTS
- CHROME SWITCH PLATES ABOVE WORKTOPS
- FURTHER OPTIONS ARE AVAILABLE TO HELP YOU PERSONALISE YOUR HOME

BATHROOM

- LUXURY WHITE SANITARY WARE
- FULLY TILED BATH CUBICAL AREA, WITH HALF HEIGHT TILING TO SANITARY WARE WALLS. VARIOUS CHOICE OF TILES AVAILABLE*
- RAINFALL SHOWER & SHOWER SCREEN
- ALL DETACHED PLOTS BENEFIT FROM DOWNLIGHTS AND PENDANT LIGHT FITTING FOR FRAMSDEN & CHARFIELD.

ENSUITE (WHERE APPLICABLE)

- LUXURY WHITE SANITARY WARE
- FULLY TILED SHOWER CUBICAL AREA, WITH HALF HEIGHT TILING TO SANITARY WARE WALLS. VARIOUS CHOICE OF TILES AVAILABLE*
- RAINFALL SHOWER
- ALL DETACHED PLOTS BENEFIT FROM DOWNLIGHTS AND PENDANT LIGHT FITTING FOR FRAMSDEN & CHARFIELD.

WC

- LUXURY WHITE SANITARY WARE
- A COURSE OF TILING ABOVE THE SINK. CHOICE OF TILES AVAILABLE*
- ALL DETACHED PLOTS BENEFIT FROM DOWNLIGHTS AND PENDANT LIGHT FITTING FOR FRAMSDEN & CHARFIELD.

PLUMBING AND HEATING

- ENERGY EFFICIENT AIR SOURCE HEAT PUMP PROVIDING UNDERFLOOR HEATING DOWNSTAIRS WITH RADIATORS TO THE FIRST FLOOR FOR ALL DETACHED PLOTS. VIA RADIATORS THROUGHOUT FOR FRAMSDEN & CHARFIELD.

INTERIOR FINISHES

- ALL DETACHED PLOTS BENEFIT FROM OAK VANEER INTERNAL DOORS AND WHITE FOUR PANEL DOORS FOR FRAMSDEN & CHARFIELD.
- CHROME DOOR HANDLES
- ENERGY EFFICIENT UPVC WINDOWS, PATIO DOORS AND COMPOSITE FRONT DOOR.
- 'REGENCY WHITE' PAINTED WALLS
- ALL DETACHED PLOTS FEATURE A WHITE STAIRCASE WITH OAK HANDRAIL AND NEWEL CAPS AND WHITE PAINTED STAIRCASE FOR FRAMSDEN & CHARFIELD.
- CONTEMPORARY DEEP PROFILE SKIRTING AND ARCHITRAVES PAINTED SATIN WHITE TO ALL HOUSE TYPES.
- LOW ENERGY LIGHT BULBS THROUGHOUT YOUR HOME

EXTERNAL FEATURES

- FRONT DOOR BELL
- TURFED AND/OR LANDSCAPED FRONT GARDENS
- REAR GARDENS WILL BE TOP SOILED FOR A PURCHASER TO LANDSCAPE TO THEIR OWN CHOICE
- PATIO
- EXTERNAL LIGHTS TO THE FRONT AND REAR
- EXTERNAL DOUBLE POWER SOCKET TO REAR GARDEN
- ENCLOSED REAR GARDEN
- OUTSIDE TAP
- PLEASE CHECK THE SITE PLAN FOR GARAGE AND PARKING ARRANGEMENT

EVEN WITH OUR ALREADY HIGH STANDARD SPECIFICATION, WE OFFER NUMEROUS CUSTOMER EXTRAS TO ENABLE YOU TO MAKE YOUR HOME COMPLETELY TO YOUR REQUIREMENTS* THIS SPECIFICATION WAS CORRECT AT THE TIME OF GOING TO PRESS BUT THE COMPANY RESERVES THE RIGHT TO MAKE ALTERATIONS AND PURCHASERS ARE ADVISED TO CHECK BEFORE MAKING A RESERVATION THAT NO CHANGES HAVE BEEN MADE.

*CHOICE AVAILABILITY IS DEPENDENT ON BUILD STAGE, PLEASE SPEAK TO OUR SALES CONSULTANT FOR MORE DETAILS.