



Crest
NICHOLSON

—
THE
CHESTNUTS

AT CEDARS PARK
STOW MARKET

—



Digital illustration is indicative only.



Typical Crest Nicholson show home interiors shown.



NEW HOMES TAKE THEIR PLACE IN THE FINAL CHAPTER OF CEDARS PARK

The Cedars Park development in Stowmarket, Suffolk, has been extremely popular from the outset, with Crest Nicholson delivering new homes and amenities in this sought-after community for over 17 years. The Chestnuts is the final chapter in this success story.

This charming collection of new homes is positioned within this already established community, so residents will have everything they need on their doorstep.

At the heart of Cedars Park is the community centre, providing sports pitches and an array of weekly activities for all residents to enjoy. At the entrance you will find a Tesco superstore for your everyday essentials and families will be well served, with Cedars Park Community Primary School offering education for children aged between four and eleven. Achieving a 'good' rating from Ofsted in 2016, the school has been open since 2007 and continues to receive high praise from parents, making this the ideal place for growing families.

The Chestnuts not only benefits from all that Cedars Park has to offer, but these traditional homes also offer direct access to the enchanting Suffolk countryside. With plenty of cycling and walking paths to discover, there's ample opportunity to explore the great outdoors. Historic Stowmarket is also within easy reach and with an abundance of green open space and natural play areas to enjoy, this is the perfect place for families of all ages.

WELCOME HOME TO THE CHESTNUTS

A collection of traditional 2 & 3 bedroom cottages and bungalows and 4 bedroom family homes, designed with your lifestyle in mind. All of our homes have been built to Crest Nicholson's very high standards of interior specification and with a variety of homes available, there is sure to be something to suit your lifestyle needs.

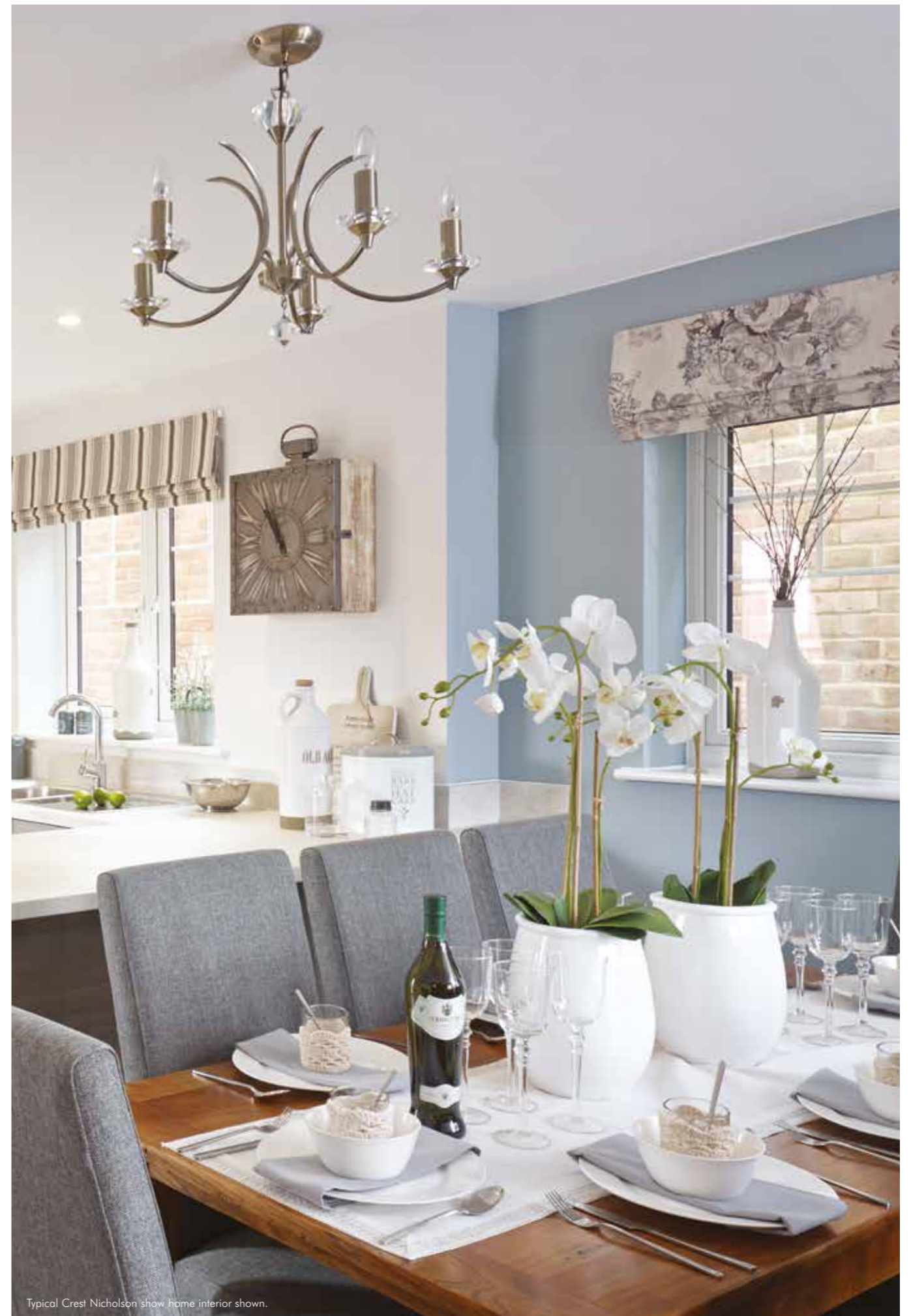
The Chestnuts has been meticulously designed to cater for everyday living. The kitchen is often described as the 'heart of the home' and that's certainly true here. Most of the homes have an open plan kitchen and dining area, perfect for family gatherings. The stylish cabinets and work surfaces are well positioned and are complemented by a range of energy efficient appliances by Bosch.

The bathrooms and en suites have been beautifully finished with a combination of Roca and Hansgrohe pure white sanitaryware and chrome fittings. Designed to maximise light and space, many of the homes open directly onto their rear gardens through French doors or have large bay windows, allowing natural light to flood in.

As with all Crest Nicholson homes, those at The Chestnuts have excellent eco-credentials. For residents, this means a well-insulated, healthy home that is economical to run, thanks to many energy saving features.

Your new home at The Chestnuts is just as appealing from the outside, finished with weather boarding, attractive brickwork and coloured render, synonymous with the Suffolk vernacular and taking its cue from some of the more traditional, older villages.

The architects who brought the vision to life, explain: "Retaining the majority of the trees in and around the site, we are able to create a development which has instant maturity and presence. This approach sets it apart from the preceding phases and harmonises the scheme with the existing homes. Using good landscape principles we can create distinct character areas within the development and draw on surrounding architectural styles to provide interesting focal points."



Typical Crest Nicholson show home interior shown.

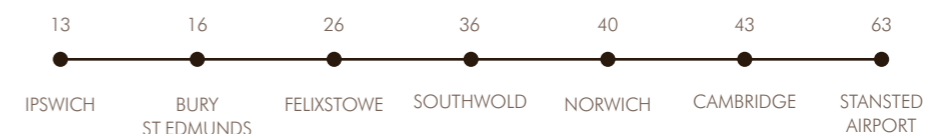


GETTING TO WHERE YOU WANT TO BE

The Chestnuts at Cedars Park is just a mile from Stowmarket town centre and just over half a mile from Stowmarket station.

From here, there are regular services to London Liverpool Street, with a journey time of a comfortably commutable 1 hour 30 minutes. In addition, Ipswich can be reached by train in 12 minutes, Norwich in 32 minutes and Cambridge in 64 minutes. The development is well placed for road travel. Situated close to junction 50 of the A14, the main route connecting some of the larger towns and cities of eastern England. Ipswich is 13 miles away. Bury St Edmunds 16 miles, Norwich 40 miles and Cambridge 43 miles. It is also near to the M11 for Stansted Airport (63 miles) and the port of Felixstowe. If you're heading for the coast, take the A1120 and A12 from Stowmarket for links to Aldeburgh, which is 33 miles away and Lowestoft and Southwold, which are 36 miles away.

BY ROAD (IN MILES)



BY TRAIN (IN MINUTES)



Train times from National Rail and distances from Google Maps.

THE TRADITIONAL CHARMS OF STOWMARKET AND SUFFOLK

Stowmarket is a classic English market town and has many historic buildings including a fifteenth-century church and a nineteenth-century town hall. Even its railway station is special, considered one of the country's finest examples of Victorian station architecture.

Although it is steeped in history, Stowmarket has many modern facilities including the Bodywise Leisure Centre, a cinema and theatre as well as a shopping centre, which is home to many high street brands including Argos and Boots. There is also a Tesco, which is conveniently located at the entrance of Cedars Park as well as a monthly farmers market, which provides ample opportunity to buy fresh local produce. Outside of town, you can explore the beautiful Suffolk countryside, strolling by pink washed cottages, timbered houses and country village pubs. The Waveney and Gipping Valleys are the perfect setting for long and scenic walks and very close to home. The Suffolk Heritage Coast is a short drive away and has attractions ranging from wild remote beaches to the pretty resorts of Southwold and Aldeburgh. Along the way are unique historic attractions such as the Sutton Hoo archaeological site and Orford Castle, reminders of this region's fascinating heritage.



SPECIFICATION

KITCHENS

- Stylish fully fitted Commodore kitchens with contemporary cabinets, durable work surfaces and upstands
- Comprehensive range of Bosch appliances including; an A rated electric single oven, gas hob and integrated three speed extractor
- Double oven provided to four bedroom homes only
- Integrated fridge/freezer

BATHROOMS AND EN SUITES

- Bathrooms and en suites come complete with fully fitted Roca suites in white
- Chrome Hansgrohe mixer taps and fittings including a thermostatic shower
- A range of Porcelanosa ceramic wall tiles fitted half height to walls where sanitaryware is located and full height to bath and shower walls
- Stylish Spacia flooring by Amtico

JOINERY AND DOORS

- White painted satin finish architraves and skirting boards
- White satin painted vertical 5 panel doors
- White UPVC double glazed French doors
- Fitted wardrobes to master bedroom only

DECORATION

- Smooth finish white painted ceilings
- White painted walls to bathrooms, en suites and cloakroom
- All other internal walls are painted soft white

CENTRAL HEATING

- Energy efficient gas fired central heating
- Fire surround and gas supply provided to four bedroom homes over 1200sqft only

ELECTRICAL

- Downlighters fitted to the kitchen, bathroom, en suite and cloakroom
- TV points provided to the living room and master bedroom (where applicable)
- Satellite/SKY+ points to living room and master bedroom (subject to subscription)
- Telephone points provided to the living room, hall, master bedroom and study (where applicable)
- Shaver socket provided
- Numerous power points throughout
- External security light

EXTERNAL

- Front gardens of the houses graded, rotovated and turfed or planted (as specified)
- Rear gardens of the houses graded and rotovated
- External tap provided to houses

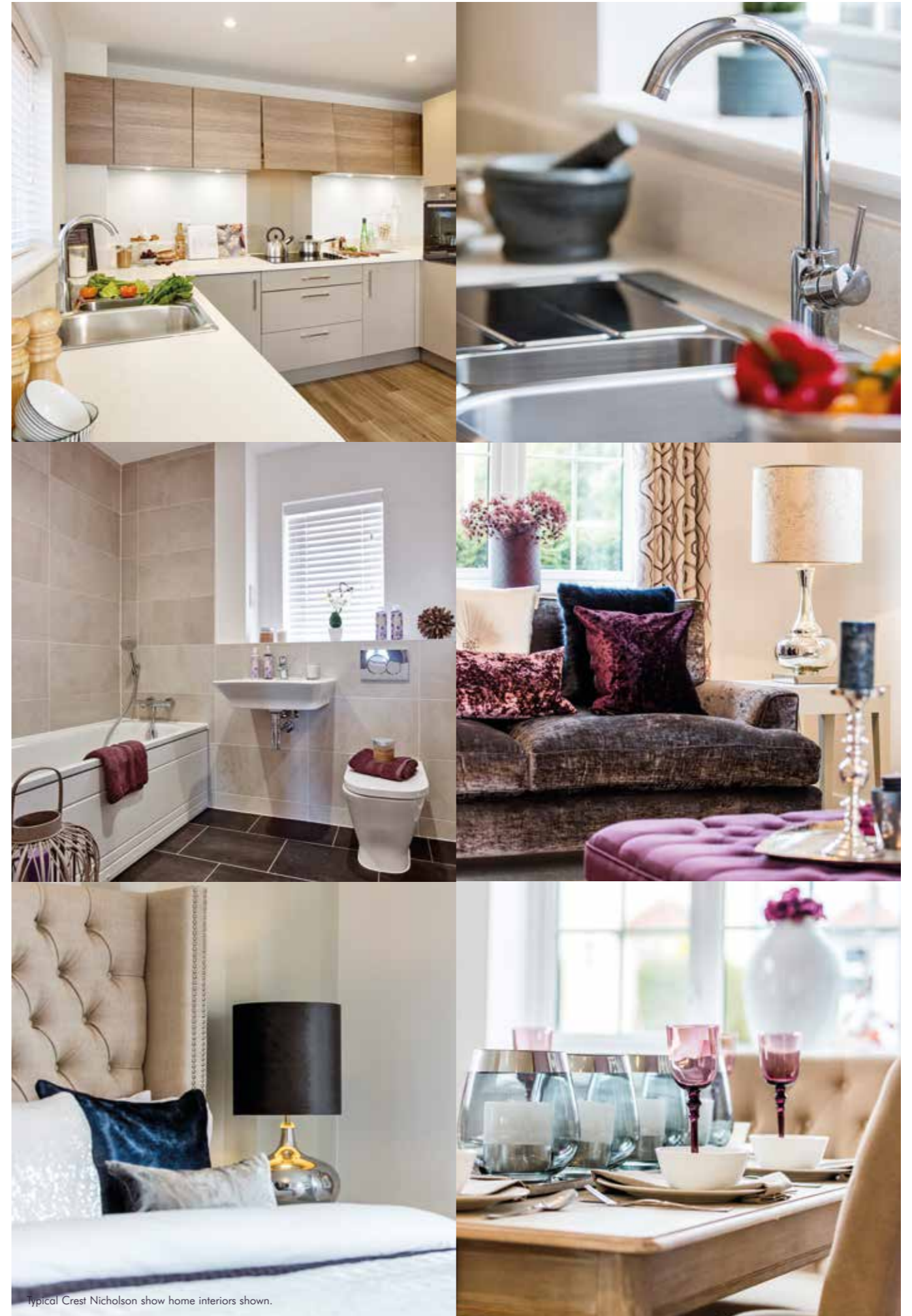
SECURITY AND PEACE OF MIND

- High standard of wall and loft insulation
- Sealed unit double glazed windows to ensure minimal heat loss and good sound insulation
- Window security locks fitted to the latest NHBC standards
- Security chain and deadlock fitted to the front door
- Mains operated smoke detectors fitted

WARRANTY AND AFTER SALES CARE

- Complete NHBC 10 year warranty against structural defects
- Thorough demonstration of your new home before it is handed over to you
- Advice provided on the best way to look after your home in the future
- Support from a dedicated customer care service team for 2 years

Please speak to a Sales Advisor for further details.



typical Crest Nicholson show home interiors shown.



Woodland Place, Kings Hill

SEAL OF EXCELLENCE

At Crest Nicholson we continue to build attractive new homes that satisfy our customer's needs, whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology.

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

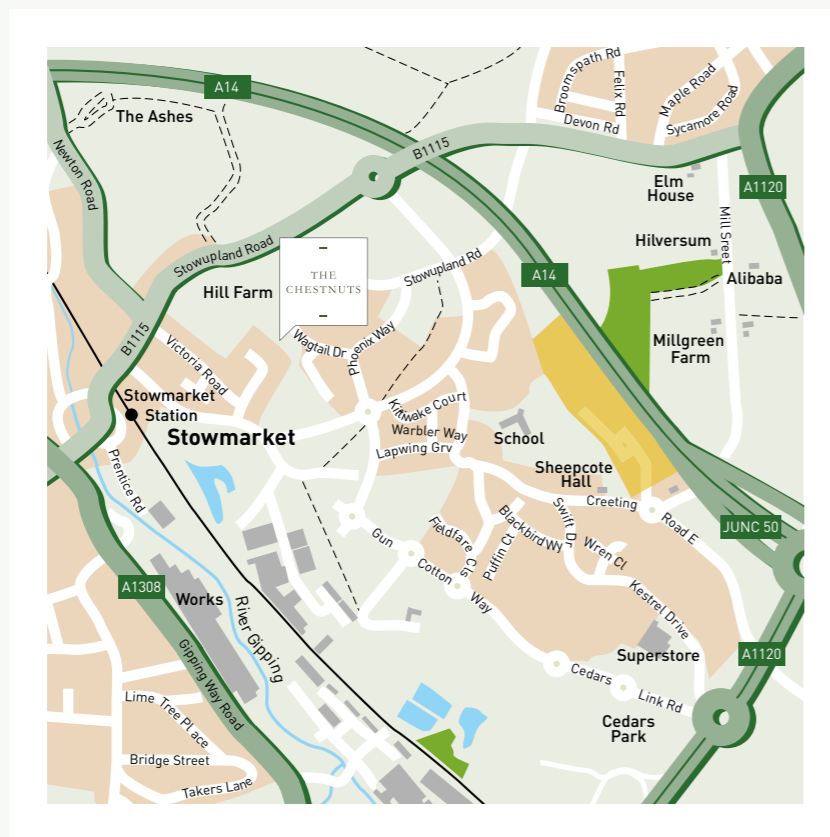
We're proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Survey



Blossom Hill, Henham.



The Chestnuts | Wagtail Drive | Cedars Park
 Stowmarket | Suffolk IP14 5UJ

Telephone: 01449 521 020
 E: thechestnuts@crestnicholson.com
www.crestnicholson.com/thechestnuts

Crest Nicholson Eastern,
 a division of Crest Nicholson Operations Limited,
 Academy Place, 1-9 Brook Street, Brentwood, Essex CM14 5NQ
 T: 01277 693 230



Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative guide only and Crest Nicholson reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease. Photography taken at similar Crest Nicholson developments and computer generated images are indicative only. November 2016.





Crest
NICHOLSON

