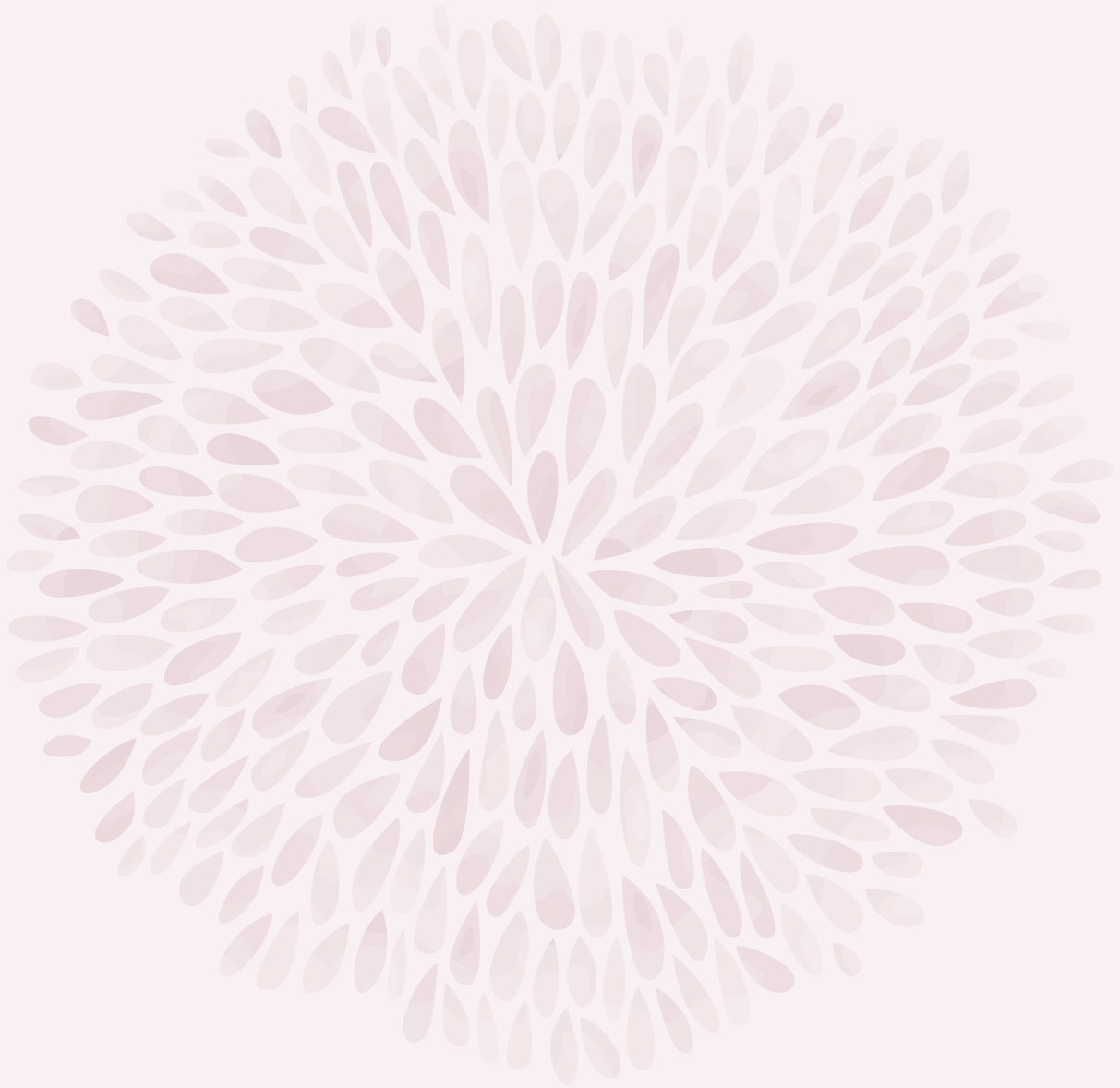




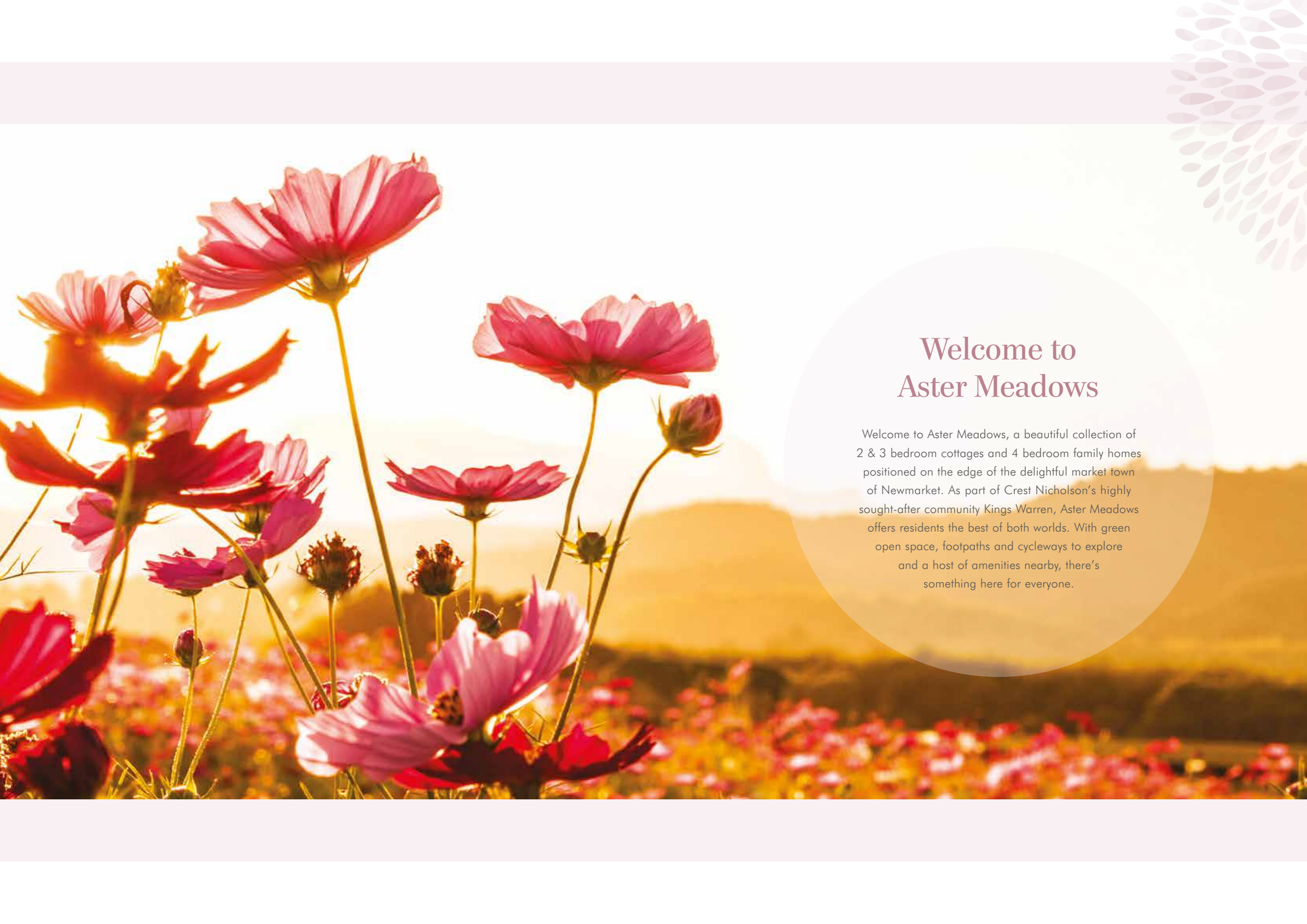
Crest
NICHOLSON



Aster Meadows

At Kings Warren

A beautiful collection of 2 & 3 bedroom cottages
and 4 bedroom family homes



Welcome to Aster Meadows

Welcome to Aster Meadows, a beautiful collection of 2 & 3 bedroom cottages and 4 bedroom family homes positioned on the edge of the delightful market town of Newmarket. As part of Crest Nicholson's highly sought-after community Kings Warren, Aster Meadows offers residents the best of both worlds. With green open space, footpaths and cycleways to explore and a host of amenities nearby, there's something here for everyone.



Exclusive & traditional

Aster Meadows reflects the broader Kings Warren development. These charming homes have been built using a blend of materials and combine traditional Suffolk architecture with simple, modern design. With a variety of detached, semi-detached and terraced houses available, there really is something for everyone.

The smaller terraced and semi-detached homes are ideal for first time buyers and those looking to downsize, whilst the larger detached homes offer plenty of space for growing families. Residents living here will enjoy a tranquil, rural setting as well as connections to important centres of work, education and recreation, including Cambridge and Bury St Edmunds.



Comfort & style

Every home at Aster Meadows has been designed with your lifestyle in mind. The high specification interiors and modern design ensure that you're surrounded by style, whilst the neutral decor throughout means you can add a splash of your own personality.



Kitchen

The contemporary kitchens have been designed for modern living. The LED lighting to the underside of the wall units shine a spotlight on the sleek worktops and creates the perfect atmosphere for hosting vibrant dinner parties. There is a glass splashback to the hob, giving the space a clean and stylish finish, whilst the integrated single or double oven and three speed integrated extractor are all provided by Bosch. The kitchen also has a 1½ bowl stainless steel sink with drainer and Hansgrohe mixer tap.

Bathroom & En Suite

The pristine white sanitaryware in the bathroom and en suite creates a calming environment. Both are sleek and contemporary in style and feature the Roca Gap range with chrome taps and fittings by Hansgrohe. The flooring is by Amtico to ensure a quality finish throughout.

To promote water efficiency and to reduce your water bills, all taps are aerated for a softer flow of water, whilst toilets are concealed and all fitted with a dual flush facility.



Heating and Hot Water

Each home has modern insulation and is heated by an efficient gas-fired condensing boiler with thermostatically controlled radiators, which means you can adjust each room to your ideal temperature.

Electrical

There are power sockets fitted exactly where you need them, as well as TV/FM and Sky+ points to the living room and master bedroom. The BT points are fitted to the hall, living room and master bedroom and for peace of mind, there are mains operated, interconnected smoke/heat detectors with battery back-up.

Internal Finishes

Internal doors are finished in white satin with chrome ironmongery, whilst the front doors also have chrome accessories. Ceilings, bathrooms, en suites and cloakroom walls are all finished in pure brilliant white with all other walls in a soft natural tone, providing you with a blank canvas that you can finish in your own style.

External Finishes

The windows and French doors are of white PVCu for easy maintenance and these, along with steel front door, all have multi point locking. The rear garden is top soiled and rotovated whilst front gardens are landscaped.



Newmarket 7 miles

Commercial

A11

School

Sports pavilion

Cambridge 20 miles

Football pitches

Open space

Village centre

Allotments

Future Development

Kennet 1.2 miles



Bury St Edmunds 12 miles

An evolving community

Kings Warren is now an established neighbourhood, where a large number of homes and amenities are complete and many families have chosen to put down roots.



The community facilities of Kings Warren are now well established, with St Christopher's Primary School at the heart of the community, educating over four hundred children.

The sports complex is a fantastic place that residents can use, whether it's a friendly competition on the football and cricket pitches or a game of tennis or hockey on the floodlit games area. And if you want to 'grow your own' you can sign up for one of the Kings Warren allotments. There are also play areas for younger and older children up to their teens. Residents of Kings Warren will also have access to a number of shops and facilities, with the village centre on the doorstep.





Digital illustration is indicative only.



Town & country attractions

Kings Warren is surrounded by some of the most beautiful countryside in Suffolk, and is also conveniently close to Bury St Edmunds and Cambridge.



Newmarket is the nearest town, and is about seven miles away.

As well as being the heart of the British horse racing world, it is also a picturesque medieval market town with a wide range of independent shops, cafés and restaurants along its High Street, as well as a Waitrose. It also has a twice weekly market and regular farmers markets where you can pick up fresh, local fruit and vegetables. On the map, Newmarket sits between Cambridge and Bury St Edmunds, two of the major centres in the east of England. Cambridge boasts a number of attractions including The River Cam, a selection of traditional pubs and award winning restaurants as well as being home to one of the world's oldest and most successful universities.

Bury St Edmunds is another market town even older than Newmarket. Home to Suffolk's only cathedral, the last remaining Regency theatre in England and tranquil green gardens, it's a truly fascinating place to visit. There are a variety of attractions to explore. Whether it's wandering through a museum, indulging in some fine food or browsing the boutiques and designer stores at the Arc Shopping Centre, there's plenty to keep you occupied.

Aster Meadows is also conveniently located for commuters, with good road and rail links on the doorstep. Kennett station is two miles away and offers regular direct rail services to Cambridge, with journey times of just under 30 minutes. By car, Cambridge City Centre is just 20 miles away via the A11 and Aster Meadows is also within easy reach of the A14, linking it to the ports of Felixstowe and Harwich in the east, the M1/M6 in the west and the M11 and Stansted Airport to the south.



Distance by road from Kings Warren (in miles)

2	Kennett Station
7	Newmarket
13	Bury St Edmunds
20	Cambridge city centre
38	Ipswich
41.5	Stansted Airport
44	Norwich
52	M25 (Junction 27)
66.7	London North Circular (A406)

Travel times are approximate and taken from Maps.google.com

The freedom of the coast

Set off from Aster Meadows, and in about an hour and a half you can be breathing in the fresh salty air of the North Norfolk Coast.



The whole of the coast is deservedly an Area of Outstanding Natural Beauty and is well within easy reach for day trips and weekends away.

This magnificent coastline is home to some truly stunning scenery, from sandy dunes and marshes to tall trees and rock pools; you can experience it all. With quaint villages to explore, scenery to admire and fun-filled seaside attractions, there are a number of ways you can spend your time here.

You could take a boat trip to spy on seals basking on the sandbanks, spot local wildlife hiding amongst the trees or, if you prefer something more fast-paced, you could try some extreme watersports.

All the fun of the British seaside can be experienced here too. Hunstanton is an old-fashioned resort in the best sense of the word. As well as its sandy Blue Flag beach it has all the attractions you might expect to see in a charming seaside town including donkey rides, candy floss, a promenade and a sea life sanctuary – so families of all ages will be well entertained.

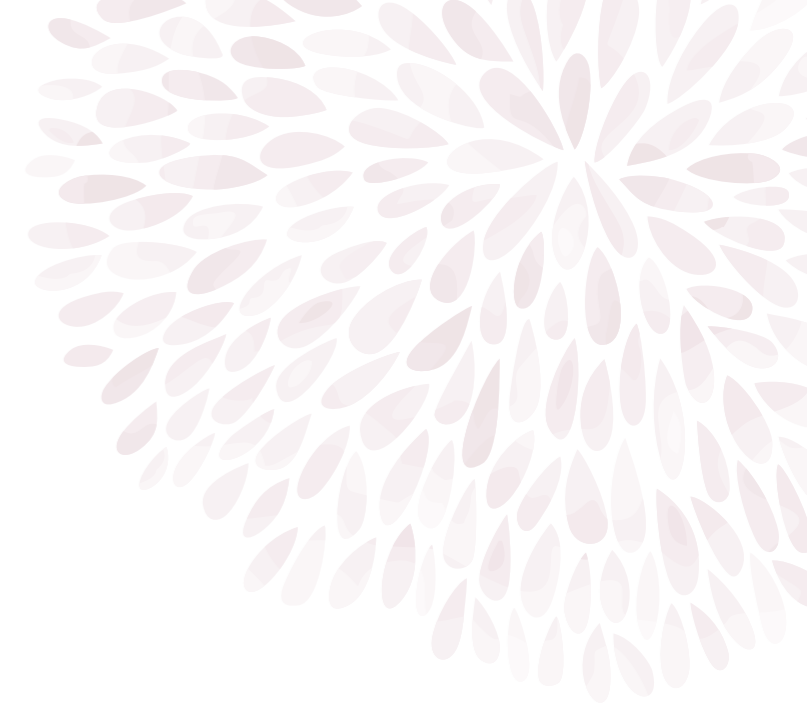




Kings Warren, Suffolk.

The Seal of Excellence

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.



Elsenham Vale, Elsenham.



The Oaks, East Grinstead.

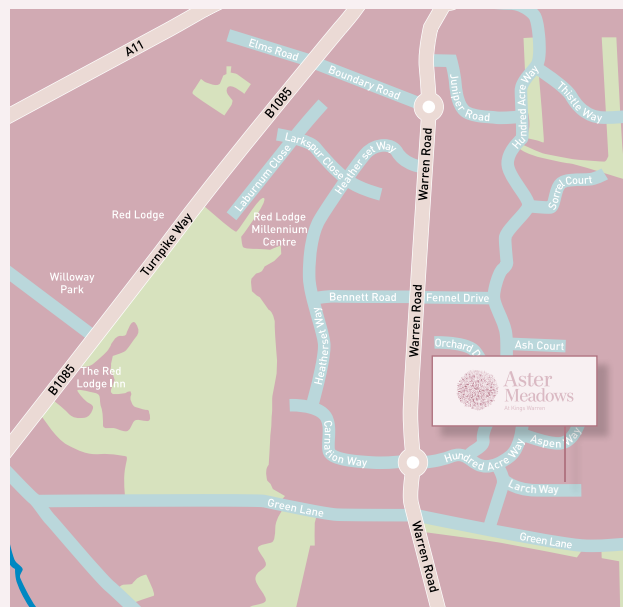
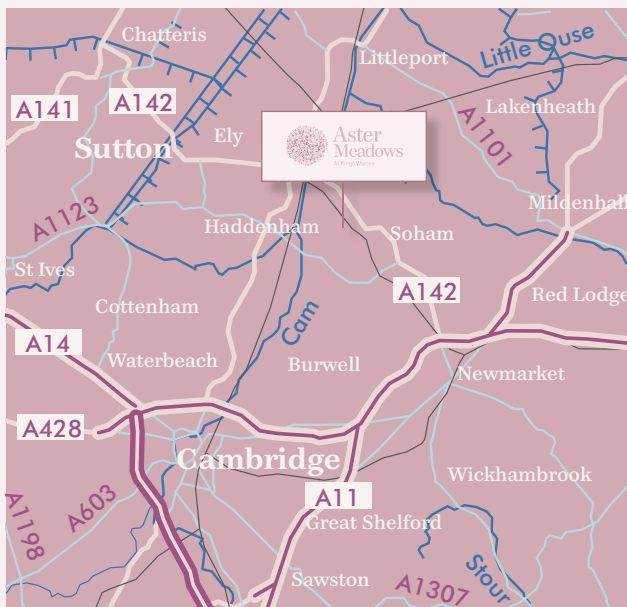
We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external 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.



Aster Meadows

At Kings Warren

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Get to know us – Search Crest Nicholson



www.crestnicholson.com/astermeadowsatkingswarren

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