



A lifestyle to love...

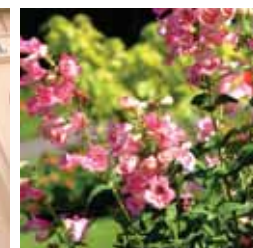
...in the heart of the county

Juniper Walk is about stylish living whether you choose a two, three or four bedroom energy-efficient new home – all in a superb location conveniently close to the centre of Stowmarket - a town which seamlessly blends old and new. The traditional market still takes place in the marketplace, and monthly farmers' markets bring fresh, organic and local produce from across the county. You will find national names along Ipswich Street with traditional shops along Bury Street, and within a mile of Juniper Walk you will find everything from Asda at the Meadow Centre and Tesco at Cedars Link Road.

Stowmarket is home to the lovely retro style Regal theatre and cinema, while Ipswich, just 12 miles away, is the place to find a multi-screen Cineworld and county town calibre modern malls. Stowmarket has a good choice of restaurants and cafés from fast-food burger bars to places to linger over coffee with plenty of characterful inns and even restaurants in old counting houses. When it comes to the active life, the Mid Suffolk Leisure Centre on Gainsborough Road offers superb facilities from a 60-station fitness gym, an exercise studio, swimming and splash pools as well as an astro-turf pitch.

Stowmarket is home to a popular annual summer carnival, while Stow-Fest is becoming a date on the music calendar. Golf fans will find peace and tranquility at Stowmarket Golf Club, a parkland course with the river running through and undulating hills to take in scenic views. Nestling in the Gipping Valley, at Juniper Walk you are ideally placed to explore walks along the banks of the Gipping to discover old water mills and locks, while several circular walks lead out into the countryside from the river path. The Needham Lake and Nature Reserve at Needham Market offers greenery and wildlife all-year-round, while Haughley Park, Gardens and Woods is the place to see the seasons change.

Yet at Juniper Walk you are also ideally placed for modern transport links with a location under a mile from Stowmarket station with its services into London Liverpool Street in an hour and a half, Norwich in 34 minutes, and Cambridge in just over an hour. Road links are excellent, with Bury St Edmunds just 17 miles away, the major route of the A14 to the Midlands and Felixstowe close by, and Norwich and Stansted Airports about 42 and 65 miles away respectively.





development layout



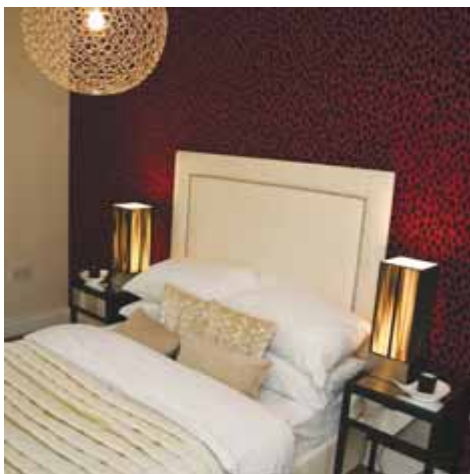
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|--|--|--|
| The Rutland
4 bedroom home
plots 50 & 51 | The Leinster
3 bedroom home
plots 47 & 60 | The Montagu
2 bedroom home
plots 43, 44, 46, 56, 57 & 59 |
| The Fitzgerald
4 bedroom home
plots 1, 4, 5, 105, 118,
121 & 122 | The Cavendish
3 bedroom home
plots 6, 7, 48, 49, 52, 53,
54, 55, 68, 69, 70 & 71 | The Tudor
2 bedroom home
plots 9, 18, 98, 107 & 114 |
| The Hanover
4 bedroom home
plots 2, 3, 100 & 101 | The Egerton
3 bedroom home
plots 23, 28, 32, 33, 35, 37,
40, 65, 116, 117 & 119 | The York
2 bedroom home
plots 8, 10, 17, 19, 97, 99,
106, 108, 113 & 115 |
| The Marlborough
4 bedroom home
plot 42 | The Montrose
2 bedroom home
plots 11, 36, 38, 66, 93 & 94 | The Richmond
2 bedroom home
plots 12, 13, 29, 39, 95, 96,
109 & 112 |
| The Carnegie
3 bedroom home
plots 82, 83, 84, 85 & 86 | The Fitzroy
2 bedroom home
plots 74, 75 & 87 | The Wellesley
2 bedroom home
plots 45 & 58 |
| The Beaufort
3 bedroom home
plots 61, 64, 92 & 102 | The Stewart
2 bedroom home
plots 14, 15, 16, 20, 21, 22,
24, 25, 26, 27, 30, 31, 34,
41, 62, 63, 110, 111 & 120 | Bellway Housing Trust
2 bedroom home
plots 88, 89 & 90 |
| The Campbell
3 bedroom home
plots 67, 103 & 104 | Affordable Housing | |

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Advisor.

Key to plan. b/s Bin store. s/s Sub station. c/s Cycle Store. p/s Pumping station.



Juniper Walk Stowmarket



- White UPVC windows with white ironmongery
- Chrome ironmongery to internal and external doors
- Gas heating
- Roca sanitaryware
- Bristan artisan shower
- Manhattan kitchen range
- Electrolux stainless steel oven with gas hob, chimney hood and stainless steel splashback

- Portico sliding storage system to master bedroom, with silver framed mirrored doors
- Ceilings with white matt emulsion finish
- TV point to living room and bedrooms
- BT point to living room, master bedroom
- 10 year **NHBC** warranty



Photographs are used for illustrative purposes only and depict typical Bellway interiors from previous developments.



Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes, we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Bespoke Additions is a unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:

Kitchens: Granite worktops • Integrated or freestanding washer/dryer
• Integrated or freestanding tumble dryer • Built-under double oven • Ceramic hob
• Stainless steel appliances • Fridge/freezer • Dishwasher • Microwave • Washing machine

Flooring: Choose from carpets, vinyl or ceramic

Tiling: Full and half height tiling • Comprehensive upgrade options

Plumbing: Water filter tap • Heated towel rail

Security: Intruder alarms • Security lights

Electrical: Additional sockets • Additional switches • Chrome sockets • Chrome switches
• Under-unit lighting • Shaver socket and light • Electric powered garage door controls
• Tumble dryer vent • Dimmer switches • Recessed lighting • Light fittings • BT and TV points
• **E-LIFE** packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

Miscellaneous: Landscaped gardens • Fencing to rear garden • Conservatories • Wardrobes
• Furniture package • Fire and surround • Curtain package • Bathroom and en suite accessories
• Full height mirror over bath • Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

All Bespoke Additions options are subject to normal Bellway terms and conditions and are limited to our standard variation list. You are advised that Bespoke Additions is subject to build stage. Please consult our Sales Advisor for further details.



**BESPOKE
ADDITIONS**

YOUR HOME, DESIGNED BY YOU

Two great ways to help you move

PART EXCHANGE

The key to an easier move

Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No estate agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange - the simplest and quickest way to move house!

Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development.



To make the whole process of selling and buying easier, Bellway has put together a range of services to make your move as hassle free as possible. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The estate agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices and on our website
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Designed and produced by thinkBDW 01206 547151 or 020 7758 3510. 120571/04/11.



Area Map



Local Map

Maps not to scale

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