

A DEVELOPMENT BY



Not just places to live,
but places to love

THE FIELDS

BACTON, SUFFOLK



The Flagship Homes journey continues...

Welcome to The Fields

Flagship Homes is proud to present The Fields, a collection of well-designed two, three and four-bedroomed homes in the heart of Suffolk. The Fields has 51 properties to choose from.

Nestled in the picturesque village of Bacton, Suffolk, The Fields offers an idyllic country lifestyle for first-time buyers, retiring couples, families, or those captivated by the allure of rural living.

With a great community spirit, the village hosts various events throughout the year, fostering a warm and welcoming atmosphere for all. Come and be a part of this community - a place where nature and community spirit intertwine to create an extraordinary countryside haven.

The Fields offers exclusive living, designed with you in mind

We're Flagship Homes and we provide homes for sale - not just places to live, but places to love. We not only build our homes to our usual high standards - but we do so with great care and attention to detail.

Whatever your circumstances, whether you're looking for a spacious planned two-bedroom bungalow, or you need a large, four-bedroom home, The Fields has a home for you.



The Field's Collection

Offering a selection of 2, 3 and 4 bedrooms homes.



The Melford
2 Bedroom Semi-Detached House
Plots: 19, 20, 36, 37, 38 & 39.



The Oakley
2 Bedroom Detached Bungalow
Plots: 9, 10, 15, 29, 31, 50 & 51.



The Barnby
3 Bedroom Semi-Detached House
Plots: 7, 8, 17, 18, 34 & 35.



The Orwell
3 Bedroom Detached House
Plots: 4, 5, 6 & 14.



The Southwold
3 Bedroom Detached Bungalow
Plots: 16, 30 & 32.



The Kimberley
4 Bedroom Detached House
Plots: 2, 11, 12 & 33.



The Lavenham
4 Bedroom Detached House
Plots: 1, 3 & 13.



The Woodbridge
2 Bedroom Semi-Detached House
Shared Ownership Plots: 21 & 22.



The Claydon
3 Bedroom Semi-Detached House
Shared Ownership Plots: 43 & 44.



All CGI's are for illustration purposes only and may be subject to change. Please ask the sales representative for more information.

THE
FIELDS
BACTON, SUFFOLK

Site Plan

The Melford
2 Bedroom Semi-Detached House



Computer generated image of The Melford
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Plots

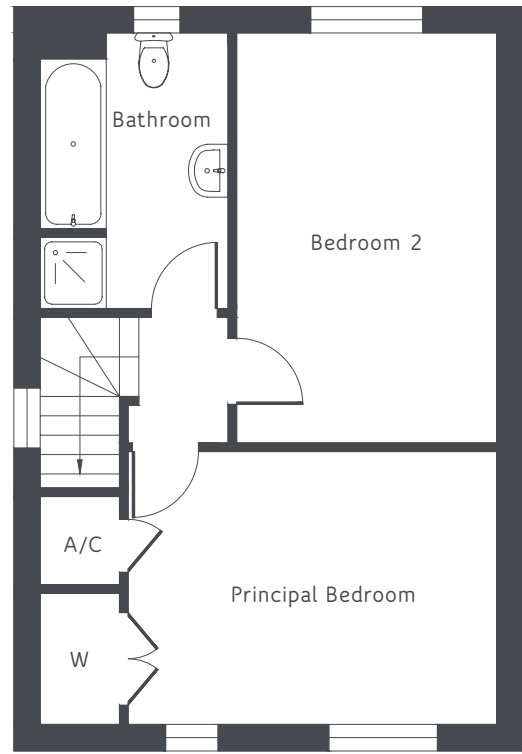
19, 20, 36, 37, 38 & 39.

An attractive 2-bedroom semi-detached home, ideal for the first step onto the property ladder. The ground floor comprises of stylish open plan living featuring a modern kitchen and dining/living area. Upstairs, the landing leads to two double bedrooms and a family bathroom.

Ground floor			First floor		
Living/Dining Room	5.16M X 4.86M	16'11" X 15'11"	Principal Bedroom	4.01M X 3.30M	13'2" X 10'9"
Kitchen	3.01M X 2.66M	9'10" X 8'9"	Bedroom 2	4.35M X 2.92M	14'3" X 9'7"
			Bathroom	2.86M X 2.16M	9'4" X 7'1"



Ground floor



First floor

Total Floor Space: 79sq.m. | 850sq.ft.

Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the Marketing Suite. Dimensions shown may vary within a tolerance of + / - 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

The Oakley

2 Bedroom Detached Bungalow



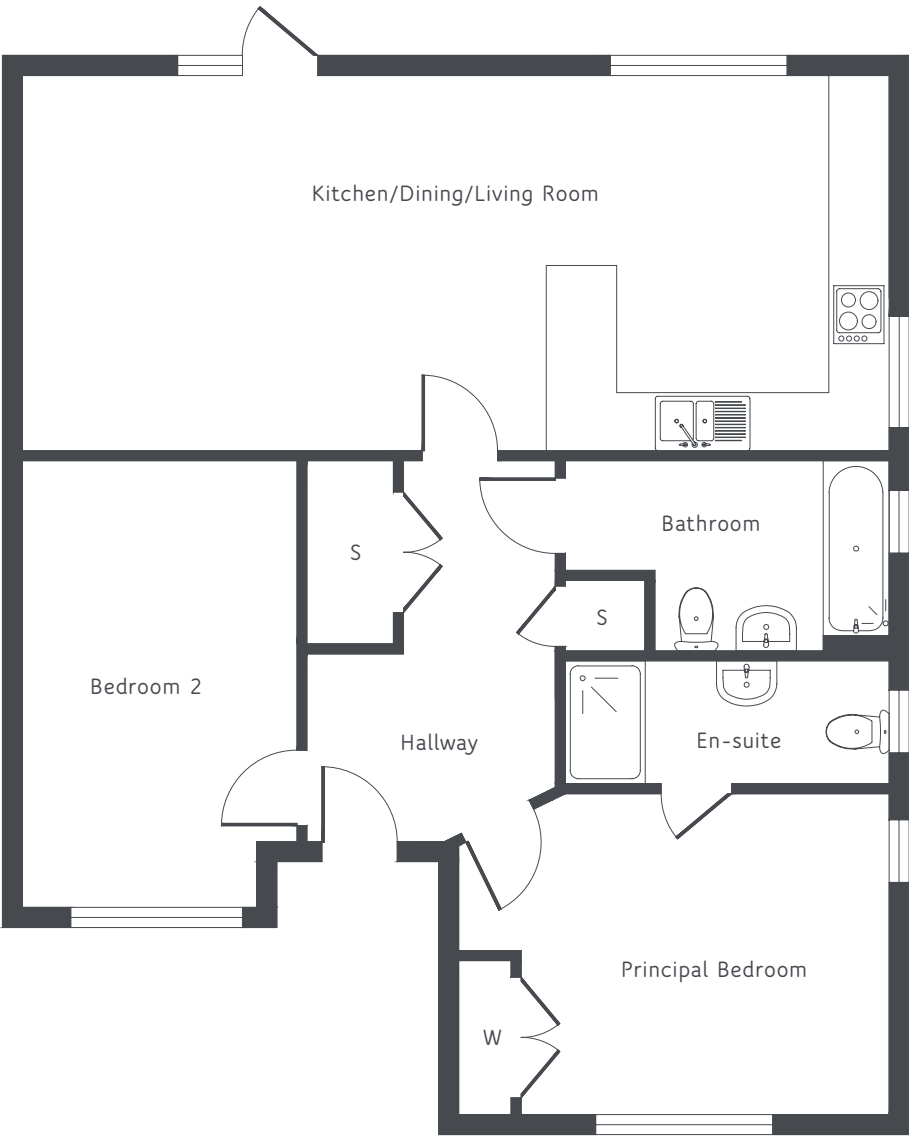
Plots

9, 10, 15, 29, 31, 50 & 51.

A light and airy detached home that has a wonderful feel upon entry. The property is spacious throughout, offering an open plan kitchen/dining/living room with built in storage, perfect for those looking to downsize. This bungalow has two double bedrooms, a family bathroom and en-suite to the principal bedroom.

Ground floor

Kitchen/Dining/Living Room	8.62M X 3.73M	28'3" X 12'3"
Principal Bedroom	4.28M X 3.19M	14'1" X 10'6"
Bedroom 2	4.44M X 2.73M	14'7" X 8'11"
Bathroom	3.21M X 1.89M	10'6" X 6'2"



Ground floor

Total Floor Space: 77.8sq.m. | 840sq.ft.

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The Barnby

3 Bedroom Semi-Detached House



Computer generated image of The Barnby

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Plots

7, 8, 17, 18, 34 & 35.

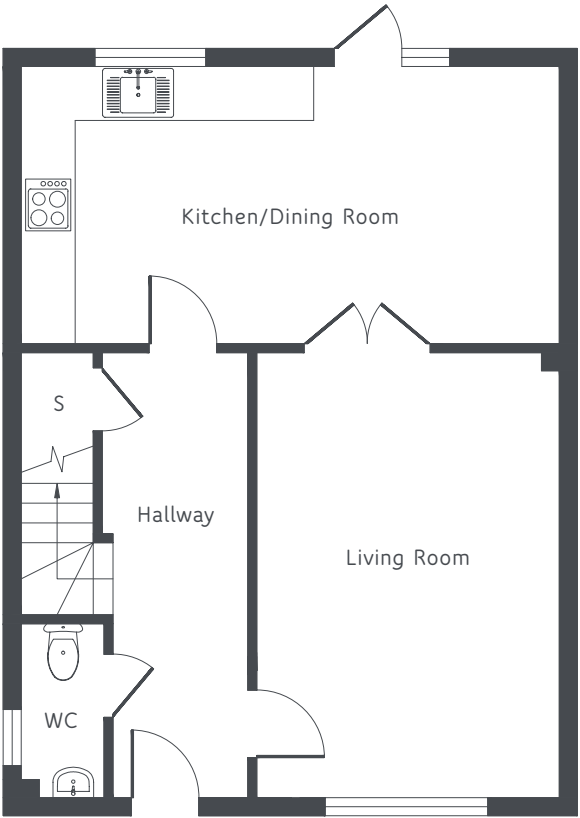
The Barnby makes the most of space, in this beautifully built three-bedroom home. This sizeable home incorporates a kitchen/dining room and a spacious living room on the ground floor. The first floor features a principal bedroom with en-suite along with two further bedrooms leading to a family bathroom.

Ground floor

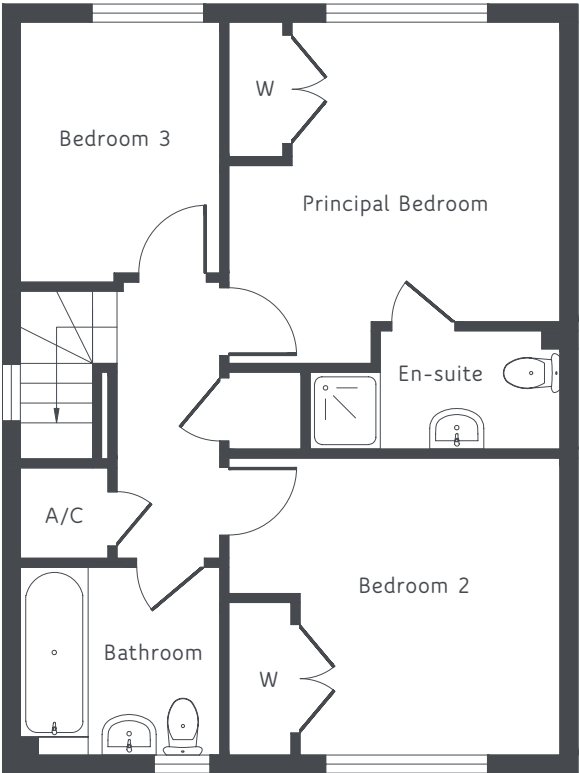
Kitchen/Dining Room	5.98M X 2.83M	19'7" X 9'3"
Living Room	4.95M X 3.36M	16'3" X 11'0"

First floor

Principal Bedroom	3.81M X 3.70M	12'6" X 12'2"
Bedroom 2	3.70M X 3.03M	12'2" X 9'11"
Bedroom 3	2.88M X 2.20M	9'5" X 7'3"
Bathroom	2.20M X 2.01M	7'3" X 6'7"



Ground floor



First floor

Total Floor Space: 93sq.m. | 1001sq.ft.

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The Orwell

3 Bedroom Detached House



Computer generated image of The Orwell

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Plots

4, 5, 6 & 14.

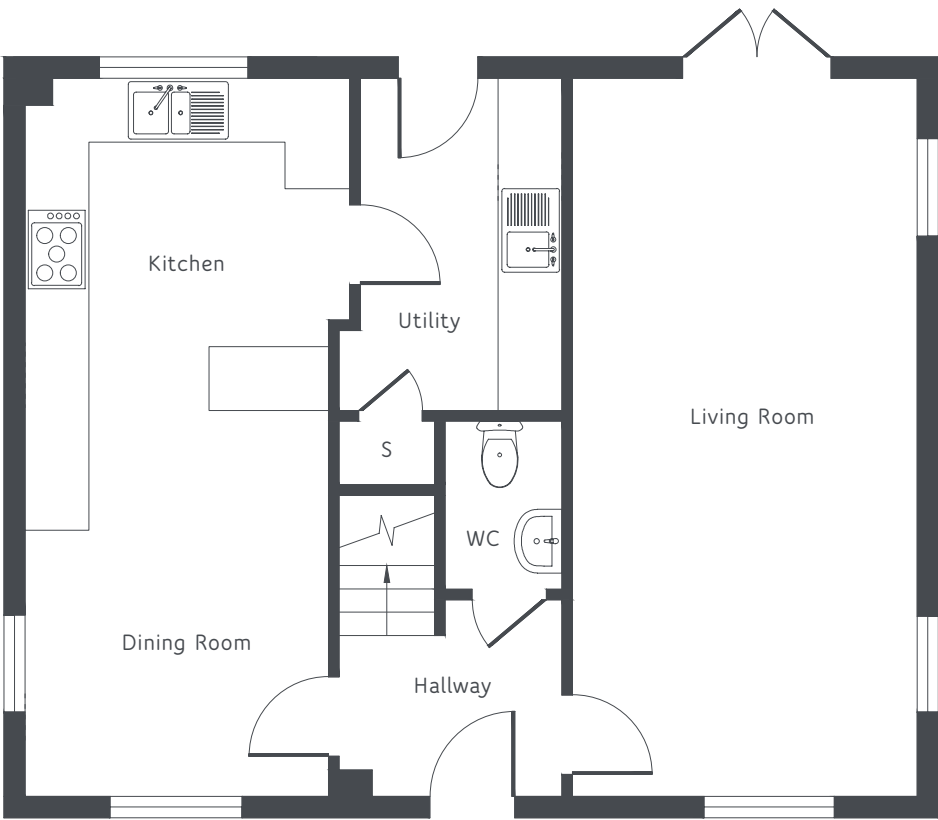
A stunning example of a modern three-bedroom house. The bright and airy living space, practical kitchen/diner, utility room and ground floor W/C create a convenient layout for family living. The first-floor features three double bedrooms, creating the perfect opportunity for a study space, great for those who work from home.

Ground floor

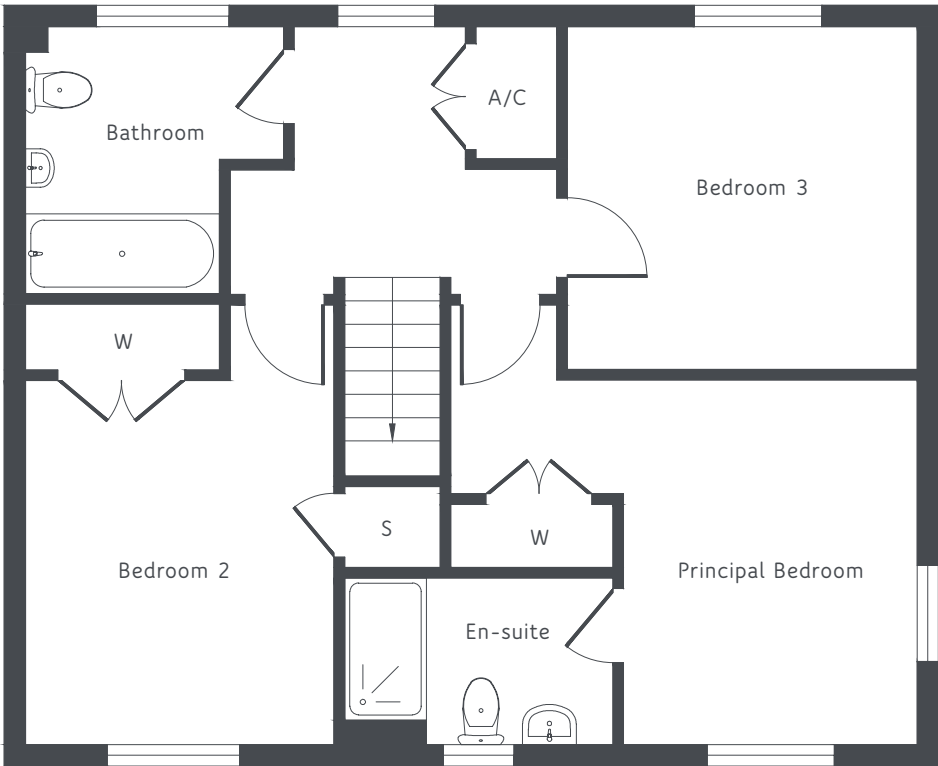
Kitchen/Dining Room	6.77M X 3.06M	22'3" X 10'0"
Living Room	6.77M X 3.25M	22'3" X 10'8"
Utility	3.15M X 1.90M	10'4" X 6'2"

First floor

Principal Bedroom	3.47M X 2.87M	11'5" X 9'5"
Bedroom 2	4.15M X 2.91M	13'7" X 9'7"
Bedroom 3	3.35M X 3.23M	11'0" X 10'7"
Bathroom	2.53M X 2.42M	8'4" X 7'11"



Ground floor



First floor

Total Floor Space: 113sq.m. | 1216sq.ft.

Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the Marketing Suite. Dimensions shown may vary within a tolerance of + / - 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

The Southwold

3 Bedroom Detached Bungalow



Plots

16, 30 & 32.

A modern three-bedroom bungalow that offers the ideal blend of style and functionality. The multipurpose kitchen/living/ dining room features double doors out into the garden. The principal bedroom boasts an en-suite and a fitted wardrobe. A good-sized family bathroom accompanies the second and third bedrooms.



Ground floor

Ground floor

Kitchen/Dining/Living Room	9.22M X 4.30M	30'3" X 14'1"
Principal Bedroom	4.29M X 3.43M	14'0" X 11'3"
Bedroom 2	4.29M X 3.43M	14'0" X 11'3"
Bedroom 3	2.92M X 2.87M	9'7" X 9'5"
Bathroom	2.92M X 1.84M	9'7" X 6'0"

Total Floor Space: 96sq.m. | 1033sq.ft.

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The Kimberley

4 Bedroom Detached House



Plots

2, 11, 12 & 33.

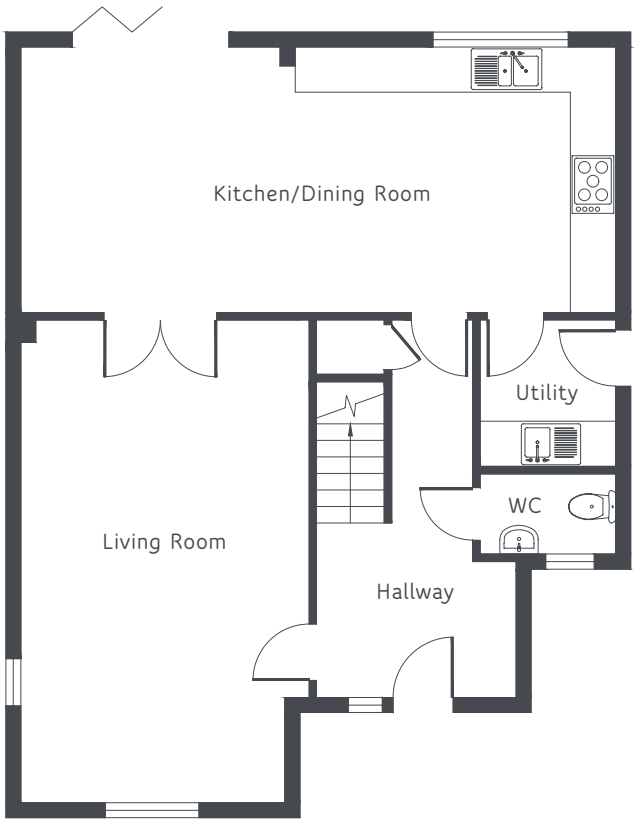
The Kimberley creates a sense of space. Within the ground floor accommodation there is a generously sized kitchen/dining room, a spacious living room, downstairs cloakroom, and utility room. Upstairs there are four well-proportioned bedrooms with built in wardrobes and en-suite to the principal bedroom, and a family bathroom.

Ground floor

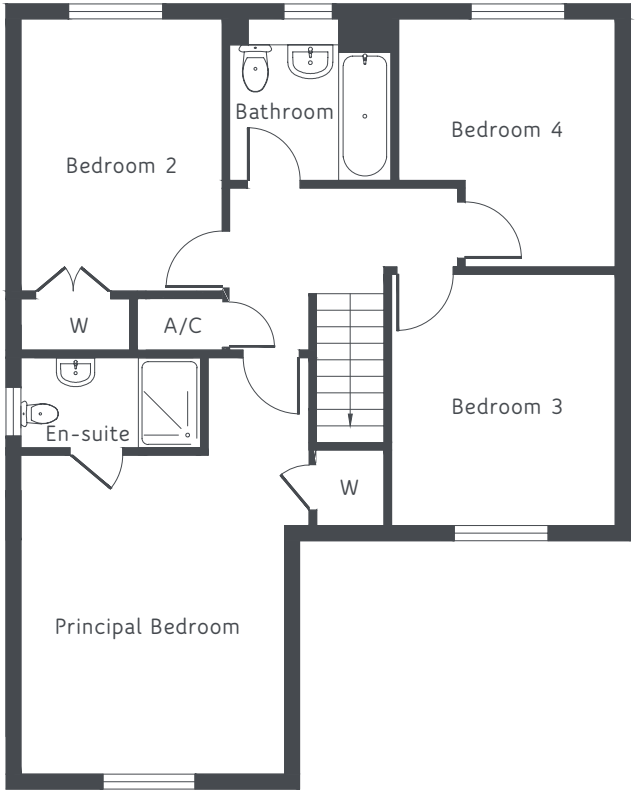
Kitchen/Dining Room	7.74M X 3.53M	25'5" X 11'7"
Living Room	6.25M X 3.65M	20'6" X 11'11"
Utility	1.94M X 1.78M	6'4" X 5'10"

First floor

Principal Bedroom	5.52M X 3.68M	18'1" X 12'0"
Bedroom 2	3.40M X 2.64M	11'1" X 8'7"
Bedroom 3	3.48M X 2.92M	11'5" X 9'6"
Bedroom 4	3.18M X 2.77M	10'5" X 9'1"
Bathroom	2.05M X 2.54M	6'8" X 8'4"



Ground floor



First floor

Total Floor Space: 129sq.m. | 1388sq.ft.

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The Lavenham

4 Bedroom Detached House



Computer generated image of The Lavenham

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Plots

1, 3 & 13.

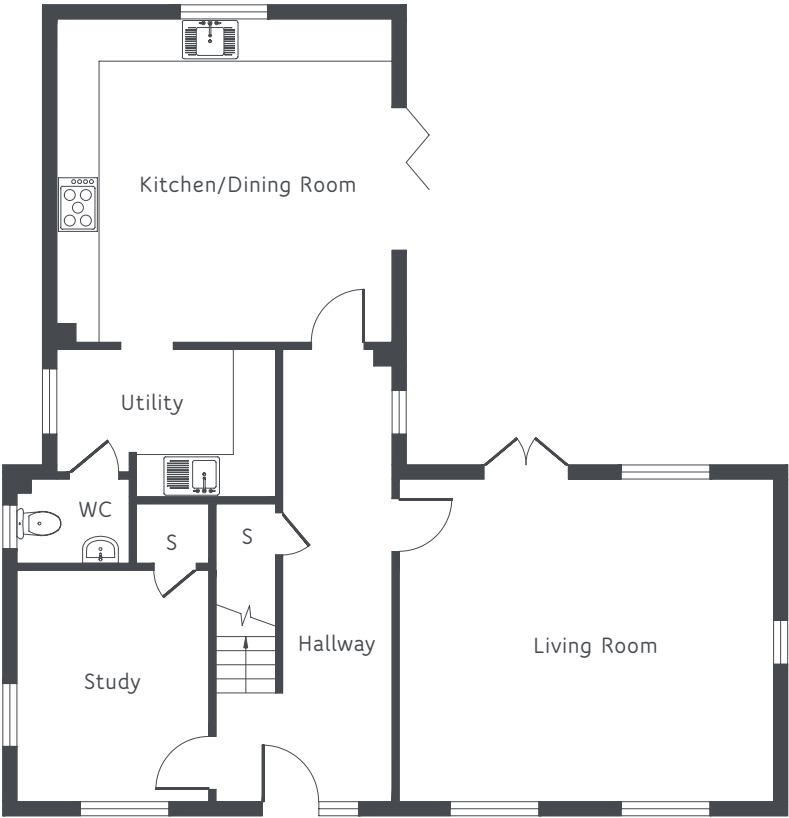
An impressive four-bedroom home designed to provide flexible, family living, offering four spacious bedrooms with built in wardrobes and en-suite to two of the bedrooms, along with a family bathroom. The ground floor comprises of a generous kitchen/dining room, a spacious living room, study, and utility.

Ground floor

Kitchen/Dining Room	4.77M X 4.56M	15'8" X 15'0"
Living Room	5.31M X 4.56M	17'5" X 15'0"
Study	3.28M X 2.72M	10'9" X 8'11"
Utility	3.12M X 2.09M	10'2" X 6'10"

First floor

Principal Bedroom	3.58M X 4.76M	11'8" X 15'7"
Bedroom 2	2.15M X 2.17M	7'0" X 7'1"
Bedroom 3	3.57M X 2.71M	11'9" X 8'11"
Bedroom 4	3.49M X 2.82M	11'5" X 9'3"
Bathroom	2.20M X 2.16M	7'3" X 7'1"



Ground floor



First floor

Total Floor Space: 158sq.m. | 1700sq.ft.

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The Field's specification

Electrical

- TV Points throughout
- Low energy external lighting to the front and rear
- Mains connected smoke and heat detectors
- Provisions for electric car charging point

Bathroom & en-suites

- Contemporary Roca white sanitaryware
- Downlighting to ceilings
- Heated towel rails
- Porcelanosa tiling to the walls
- Amtico LVT flooring

Kitchen

- Symphony Harvard Kitchen units with soft close doors in a choice of colours (depending on the build stage)
- Premium laminate worktops and upstand
- Stainless steel splashback behind the hob
- Downlighting to ceiling with under-wall mounted cupboard lighting
- Integrated Fridge freezer, dishwasher and washer-dryer fitted as standard to all homes
- Oven, hob and extractor fan fitted as standard to all homes

- *Upgrades package available (depending on the build stage) to include:*
 - Symphony Inline Form Kitchen units with soft close doors in a choice of colours
 - Silestone worktops and upstands with a choice of colours
 - Under-mounted sink
 - Glass splash (back behind hob) choice of colours

Decorative finishes

- All internal walls and ceilings are finished in a matt white
- All internal woodwork is finished in white gloss
- Five panel Suffolk style white doors with chrome door furniture
- Oak handrail and Newell caps to all staircases

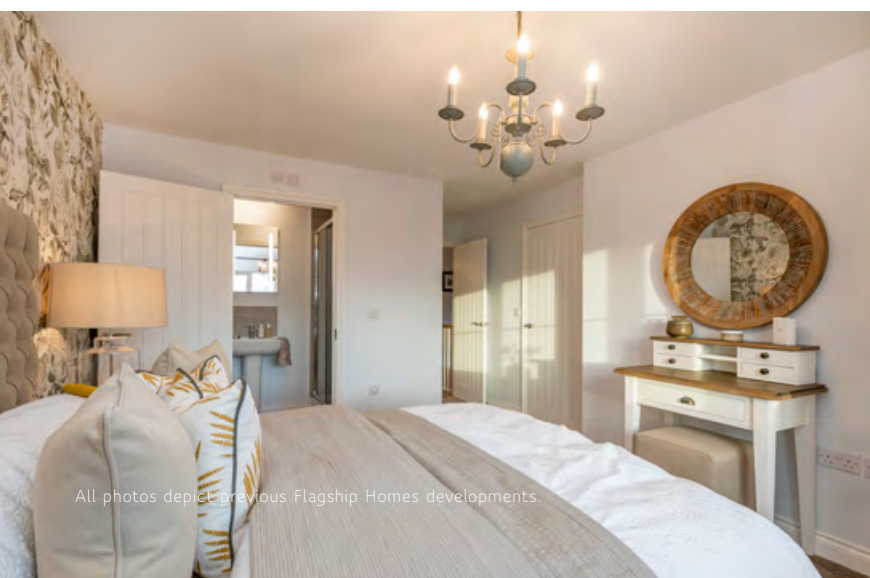
General

- NHBC 10-year warranty (from build completion date)
- Low carbon electrical heating system, powered by Air Source Heat Pump with underfloor heating to the ground floor
- Provisions for electric car charging point
- Flagship Homes defect period***

*The exact specification may vary depending on home type, plot number, availability, and build stage; please ask the sales representative for further details.

**The standard specification stated applies to all shared ownership homes.

***Defect period of 24 months, commencing from build completion dates, not sales completion date.





We also have shared ownership homes for purchase at The Fields

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 advisers 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?

You'll buy an initial share in a property, based on your affordability, and then pay rent on the remaining shares.

The minimum initial share you'd need to pay will vary depending on the type of scheme. For all grant funded schemes the minimum share is 10%, whereas for any other scheme, it's 25% - both up to a maximum of 75%. On some properties, you can increase your share all the way to 100%, meaning you'd own your home outright.

Later down the line, and as your household income allows, you can choose to buy more shares in your home - this is called staircasing.

What happens next?

If you think shared ownership is the right choice for you, call the Flagship Homes Sales Team on 01603 255444 and we'll discuss your eligibility and the homes available to you.

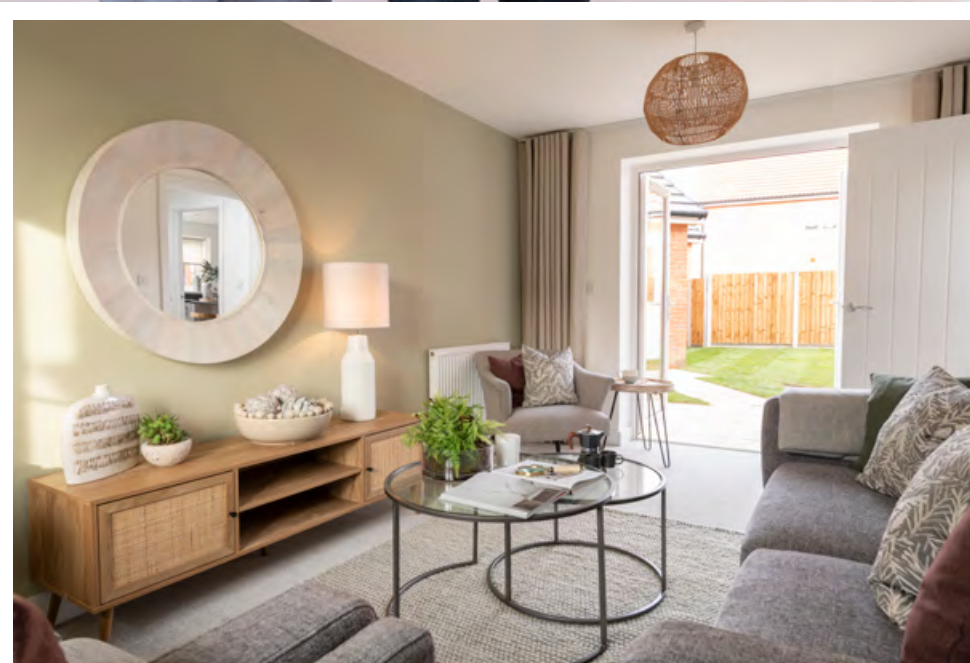
Our sales team is available to assist you

Monday - Thursday: 9.00am - 5.00pm

Fridays: 9.00am - 4.30pm

If you would like more information please visit:

www.flagship-homes.co.uk/looking-for-a-home/shared-ownership/



The Woodbridge

2 Bedroom Semi-Detached House



Computer generated image of The Woodbridge

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Plots

Shared Ownership: 21 & 22.

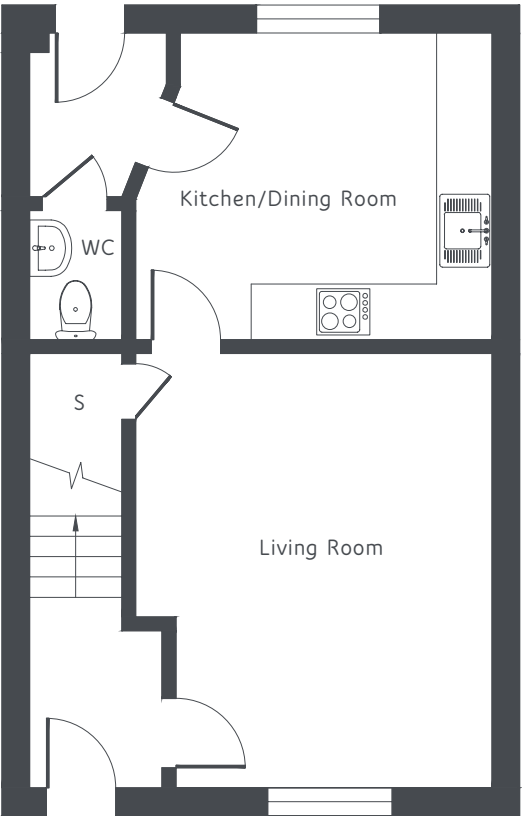
A beautifully built two-bedroom semi-detached home. Downstairs offers a comfortable living room with a door into the stylish kitchen/dining room. Upstairs presents two generous bedrooms accompanied by a family bathroom.

Ground floor

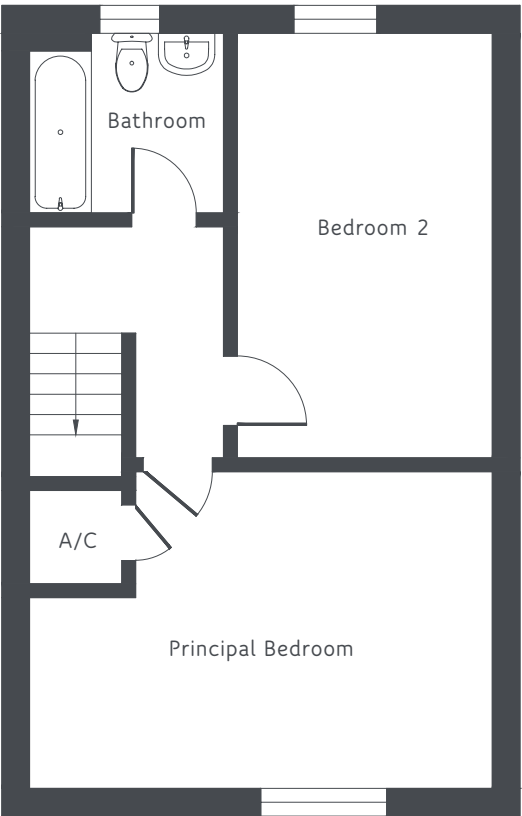
Kitchen/Dining Room	3.30M X 3.82M	10'9" X 12'6"
Living Room	4.70M X 3.84M	15'5" X 12'7"

First floor

Principal Bedroom	4.97M X 3.40M	16'3" X 11'1"
Bedroom 2	4.60M X 2.75M	15'1" X 9'0"
Bathroom	2.15M X 1.97M	7'0" X 6'5"



Ground floor



First floor

Total Floor Space: 79sq.m. | 850sq.ft.

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Shared ownership

The Claydon

3 Bedroom Semi-Detached House



Computer generated image of The Claydon

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Plots

Shared Ownership: 43 & 44.

The Claydon has been thoughtfully designed to create the perfect family home, with three bedrooms and a family bathroom on the first floor. The ground floor comprises of a well-equipped kitchen/dining room and a substantial living area, great for entertaining guests.

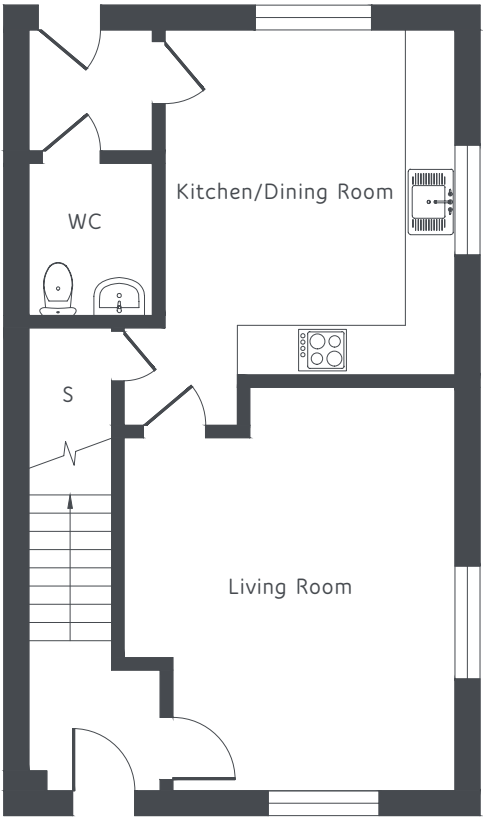
Ground floor

Kitchen/Dining Room	4.15M X 3.51M	13'7" X 11'6"
Living Room	4.87M X 4.00M	16'0" X 13'1"

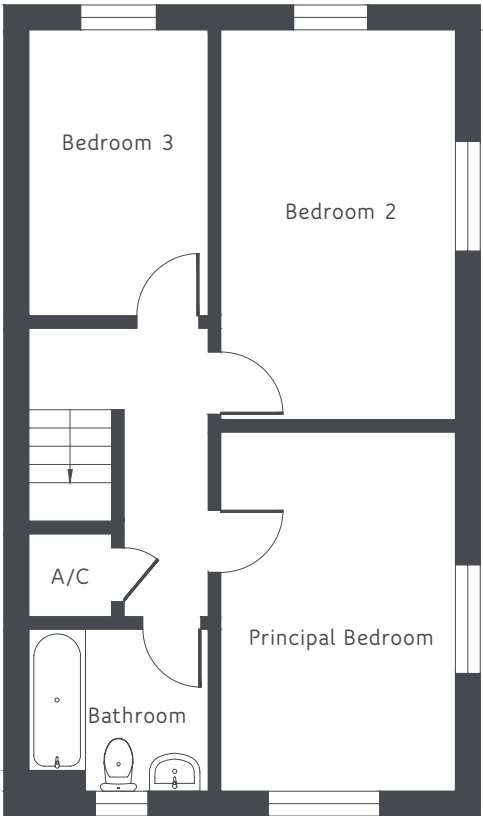
First floor

Principal Bedroom	4.29M X 2.85M	14'0" X 9'4"
Bedroom 2	4.73M X 2.86M	15'6" X 9'4"
Bedroom 3	3.47M X 2.20M	11'4" X 7'2"
Bathroom	2.20M X 1.97M	7'2" X 6'5"

Shared ownership



Ground floor



First floor

Total Floor Space: 92.4sq.m. | 994sq.ft.

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Feel connected

The Fields enjoys convenient connections to several larger towns and cities, all within an hour’s drive. Bacton lies in close proximity to Thetford, Ipswich, and Bury St Edmunds. With well-maintained road networks and efficient transport links, residents can easily access these bustling destinations and explore their rich offerings. Whether it’s the vibrant cultural scene of Cambridge, the historical charm of Bury St Edmunds, or the historic waterfront of Ipswich

Local surroundings

St Marys Close Playground	0.2 miles
Thornham Walks	4.9 miles
Haughley Park	5.6 miles
Mid-Suffolk Light Railway	5.8 miles
Bradfield Woods Nature Reserve	12.6 miles
Arc Shopping Centre	16.4 miles

Local amenities

Bacton Under Five’s Nursery	0.6 miles
Bacton Primary School	0.6 miles
Manor Farm Doctors Surgery	0.7 miles
The Bull Inn	0.8 miles
Convenience Store	0.9 miles
Stowupland High School	7.4 miles

Road connections

Bury St Edmunds	16 miles
Ipswich	19 miles
Thetford	19 miles
Norwich	32 miles
Colchester	35 miles
Cambridge	43 miles

Rail connections*

Ipswich	13 minutes
Bury St Edmunds	16 minutes
Norwich	31 minutes
Colchester	31 minutes
Cambridge	66 minutes
London Liverpool Street	83 minutes

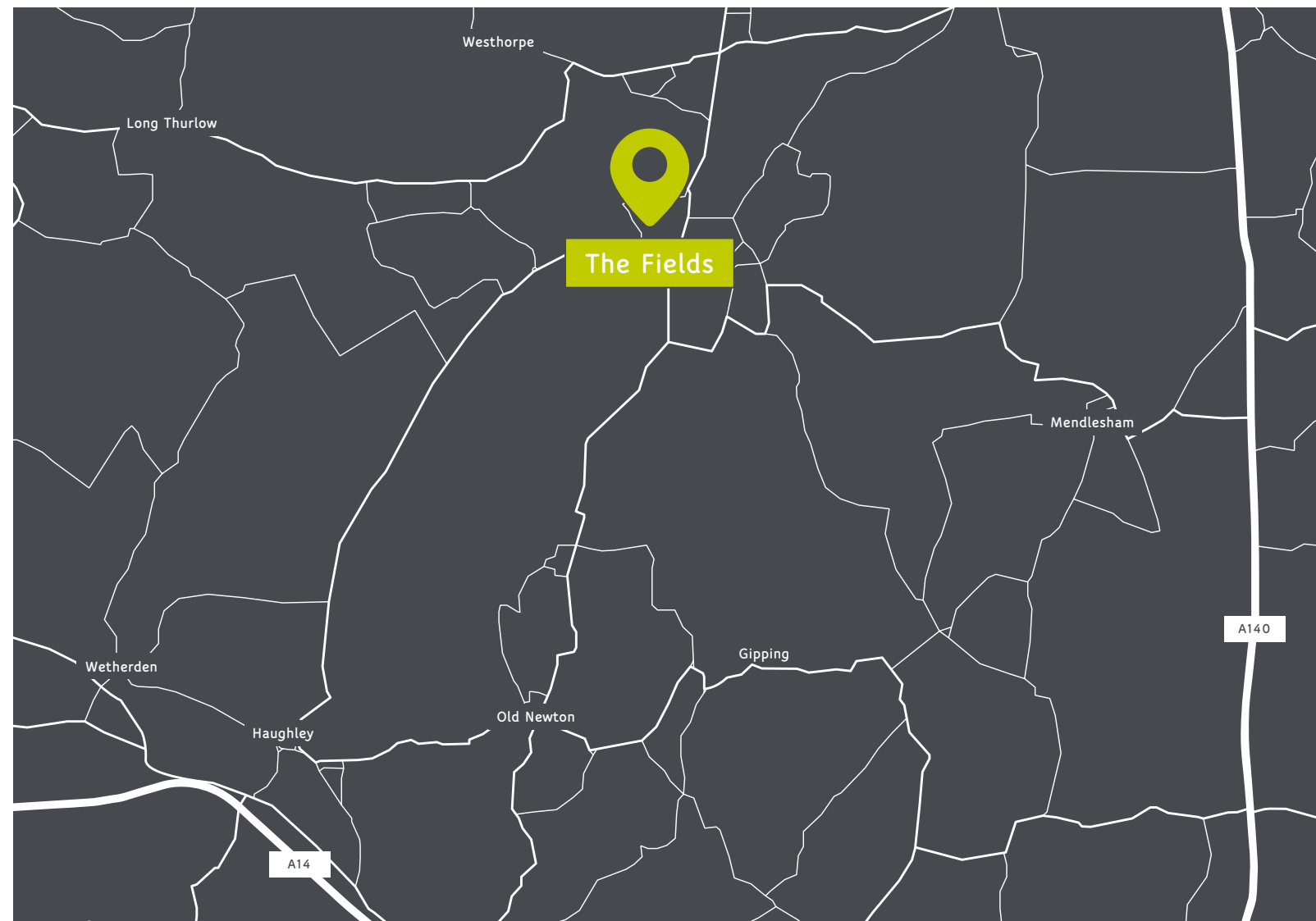
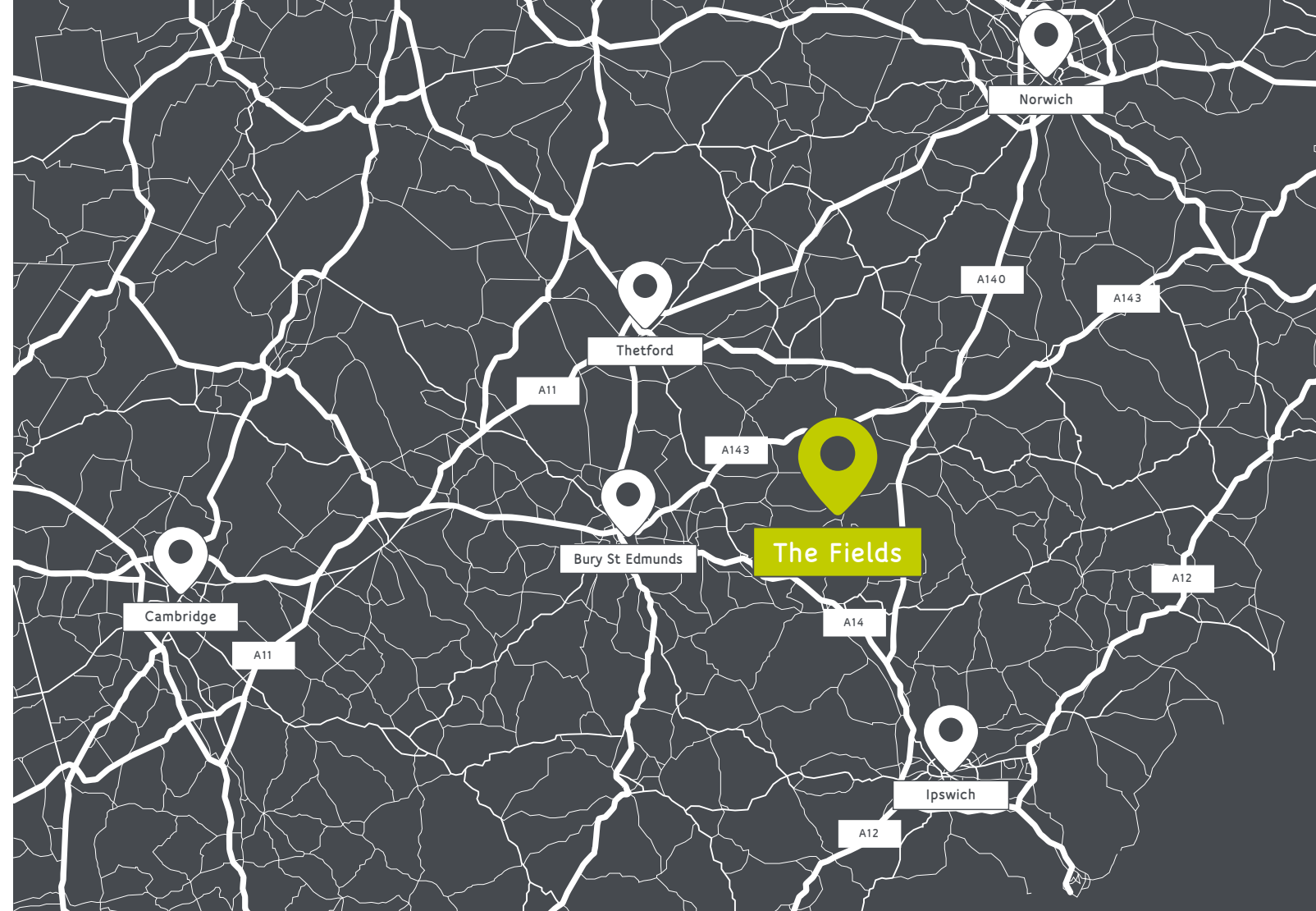
THE FIELDS

BACTON, SUFFOLK

Address

The Fields, Turkey Hall Lane, Bacton, Stowmarket, Suffolk, IP14 4NN

*All train times are based off leaving Stowmarket train station (6.2 miles from The Fields) using Google Maps and Trainline and are correct at time of printing. Flagship Homes takes no responsibility for the accuracy of these figures.



A rural retreat in the heart of Suffolk

There are plenty of places to see and visit around Bacton. Whether you love hiking, cycling, history, or catching up with friends over coffee, Bacton is waiting to be explored.

Slightly further afield, Bury St Edmunds offers a delightful shopping experience, with a diverse range of options that include both fantastic independent shops and popular High Street favourites. It also offers a plethora of cultural experiences, including theatre performances, live music, film screenings, and art exhibitions, ensuring there is always something exciting happening in this picturesque corner of Suffolk.

With 18,730 hectares of pines, heathland and broadleaves, Thetford Forest is the UK's largest man made lowland forest. You can easily spend a whole day here walking, cycling, picnicking, and visiting several popular attractions like Go Ape, High Lodge, and Lynford Arboretum.





We're Flagship Homes and we are different

We provide homes for sale and private rent - not just places to live, but places to love. Whatever your circumstances, we have a home for you.

We're different. We have a social purpose. We reinvest any profit we make into providing more affordable homes - we call it profit for purpose. And as part of Flagship Group, we're solving the housing crisis. So, by making a Flagship Home your home, you're helping us to do just that...



HOPE STEAD

EVERYONE
DESERVES
A PLACE TO
CALL HOME

WE'RE HOPESTEAD, PART OF FLAGSHIP GROUP. WE WANT TO END HOMELESSNESS IN THE EAST OF ENGLAND.

We believe everyone deserves a place to call home, and that access to a safe place to call home is a basic human right.

Homelessness is rising in our region and across the country, and we're working harder than ever to tackle its causes and break the cycle.

Homelessness impacts everyone and can stem from relationship breakdowns, job loss, or illness, leaving many people without a safe place to call home.

Our journey is supported by the incredible team at Flagship Group. Their financial contributions power initiatives like Hope at Home.

MAKING A HOUSE A HOME

Our **Hope at Home** initiative supports individuals transitioning from homelessness into a Flagship home by **providing essential household items like kitchenware, bedding and curtains.**

By supplying these items, we not only ease financial burdens but also **transform houses into warm, welcoming homes.**

A HEARTFELT THANK YOU

Thank you for buying your Flagship Home, standing with us, and for believing in the power of hope. You can be sure, that **someone else is thriving because of your new home.**

Together, we can create **a brighter future for all.**

HELP SOMEONE THRIVE TODAY



f X @
[@_hopestead](https://www.instagram.com/hopestead)


hopestead.org



Our other developments

Our homes are traditionally built to the highest quality and designed with modern living in mind.



A DEVELOPMENT BY



Not just places to live,
but places to love.

THE FIELDS


BACTON, SUFFOLK

01449 541862

thefieldsbacton.co.uk

Please call to arrange a convenient time to visit our
marketing suite and show home

The Fields, Turkey Hall Lane, Bacton,
Stowmarket, Suffolk, IP14 4NN

 [_flagshiphomes](https://www.instagram.com/_flagshiphomes)

