

# COLLEGE PARK

Thurston · Suffolk



**Persimmon**  
Together, we make a home.

## TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

### We promise to provide:

- ✓ An expertly-designed home that's sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

### HERE TO HELP

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from.



#### PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



#### HOME CHANGE

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



### OUR STAR RATING

We've been awarded a five star rating by the Home Builders Federation in their 2022 survey.



## OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



### Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



### Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.





# College Park

Thurston • Suffolk



## College Park at a glance:

- Beautiful range of 2, 3, 4 & 5-bedroom homes
- Excellent local schooling
- Fantastic access to the A14
- Super-fast fibre broadband
- Range of amenities close to hand

# ENJOY LIVING IN THE BEAUTIFUL VILLAGE OF THURSTON

College Park is set in the charming village of Thurston. Offering a mix of two and three-bedroom bungalows and two, three, four and five-bedroom homes, there's something to suit everyone.

College Park is situated east of Bury St Edmunds in the village of Thurston. Surrounded by stunning countryside and with a good range of amenities, it's a popular place to set up home.

For day-to-day necessities College Park has everything you'll need, with a local Co-op, Londis, The Fox and Hounds pub, Thurston Pharmacy, Thurston Library and Thurston train station. For more choice, Bury St Edmunds is just 7.2 miles from College Park and has an array of high street stores including Boots, M&S, Toni & Guy, Café Rouge and Mountain Warehouse to name a few. The Arc shopping centre is just 6.7 miles from College Park and offers a range of popular shops.

At College Park you'll benefit from the best of both worlds as you can enjoy peaceful country walks yet be close to the energetic town of Bury St Edmunds close-by.

There are many local activities, events and places to visit nearby including Abbey Gardens and Nowton Park, both under 6 miles from College Park. Bury St Edmunds is also home to Bury Bowl, Planet Laser, Skyliner Sports Centre and CurveMotion indoor play park.

## Great local schooling

Local schools include Thurston Community College and Thurston Primary School, both less

than 1 mile from College Park and offering brilliant after school clubs and activities for all ages.

Further afield there's also Bury St Edmunds High School, Westley Middle School and St Edmund's Roman Catholic V.A. Primary School.

## Always in reach

College Park benefits from great local transport links into Bury St Edmunds and other neighbouring towns and cities. It's less than 1 mile from Thurston train station which offers services to and from Cambridge, Ipswich and London, meaning the development is ideally placed for commuters.

Living at College Park also means you'll have easy access to the A14 and the A143. By road, it's 7.4 miles from to St Edmunds, 10.4 miles to Stowmarket and 22.3 to from Ipswich. There's a good bus service running from Thurston to Bury St Edmunds every hour, as well as a range of buses from Bury St Edmunds to Stowmarket, Ipswich and many other towns and villages in the area.

With its stylish house types to suit a range of buyers, from first time buyers to those looking for more space for growing families, College Park has something for everyone. Make sure you speak to one of our experienced sales advisors who will guide you through our range of schemes to help you get the home that's perfect for you.

## JUMP IN THE CAR AND START EXPLORING:

- Bury St Edmunds | 7.2 miles
- Stowmarket | 10.4 miles
- Ipswich town centre | 22.3 miles
- Cambridge | 34.4 miles
- Norwich Airport | 45 miles



# SITE PLAN

## COLLEGE PARK

### Key

- The Alnwick (2)
- The Ripley (2)
- The Moseley (3)
- The Hanbury (3)
- The Rufford (3)
- The Souter (3)
- The Hatfield (3)
- The Clayton (3)
- The Clayton Corner (3)
- The Beaulieu (3)
- The Lumley (4)
- The Chedworth (4)
- The Chedworth Variant (4)
- The Longthorpe (4)
- The Corfe (5)
- The Hadleigh (5)
- Housing for the Community
- so Housing for the Community (Shared Ownership)
- DMS - Discounted Market Scheme

(3) indicates number of bedrooms





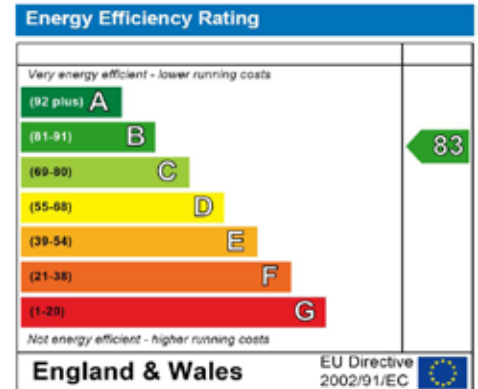


This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.

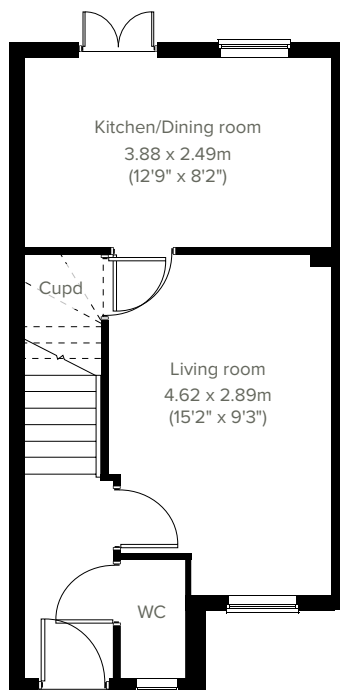


## ALNWICK

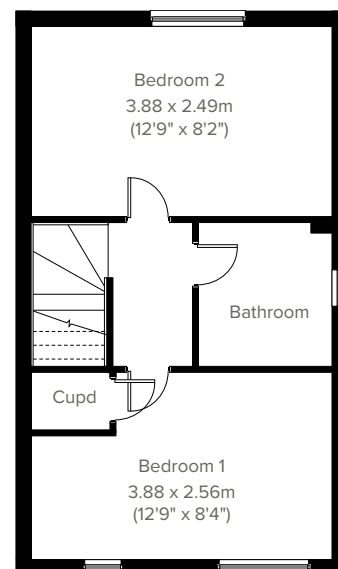
Two bedroom home



Perfectly-proportioned, The Alnwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor




First floor

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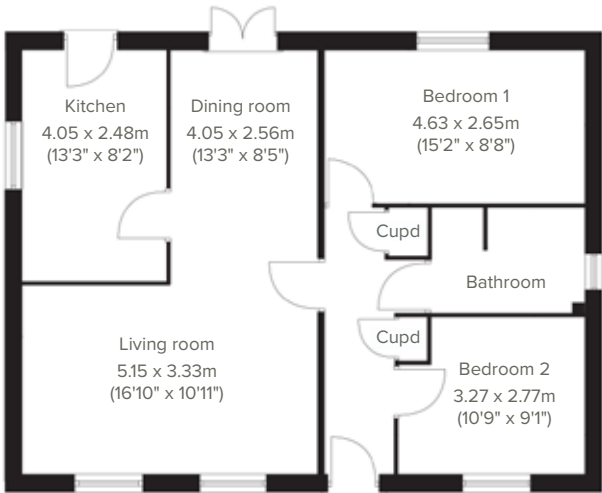




**RIPLEY**  
Two bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC 

A nicely-proportioned home, The Ripley features a welcoming hallway leading to all rooms in the bungalow. It's ideal for entertaining with an L-shaped living and dining room, and the kitchen leading off from the dining area. The rest of the home comprises two bedrooms, two handy storage cupboards and a family-sized bathroom.



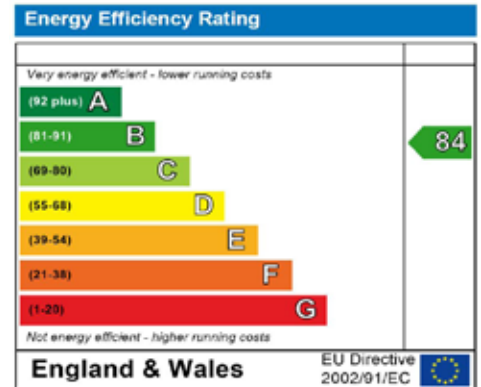
Ground floor

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## MOSELEY

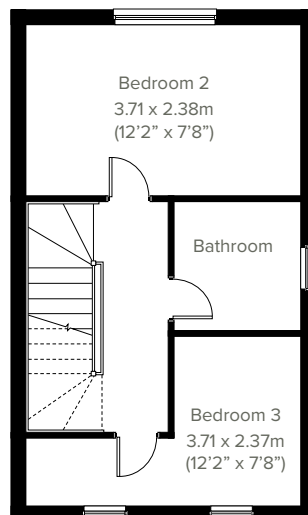
### Three bedroom home



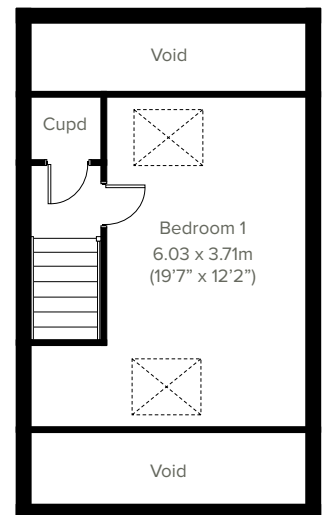
Perfect for the way we live today, the three-bedroom, 2.5-storey Moseley has a modern open plan kitchen/dining/living room. French doors also open into the garden making it a home that's ideal for entertaining. Upstairs there are three nicely-proportioned bedrooms and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



Ground floor



First floor



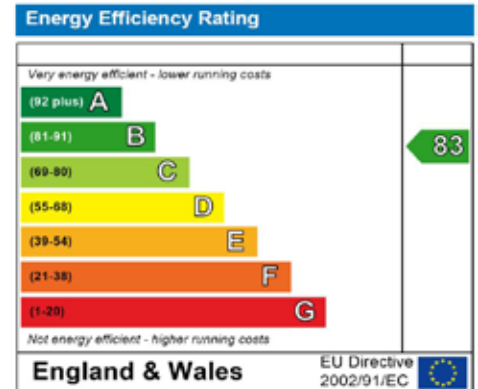
Second floor

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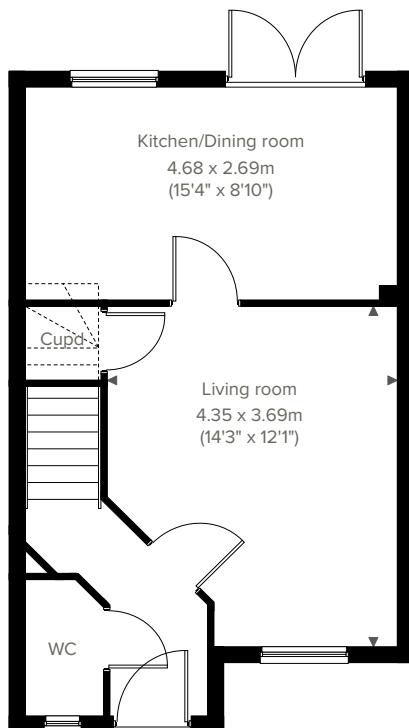


## HANBURY

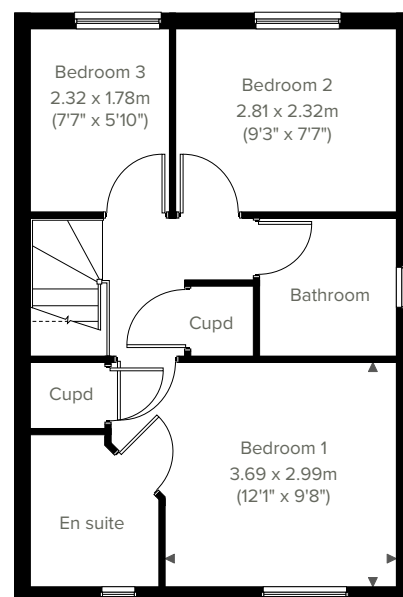
Three bedroom home



The popular Hanbury is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor



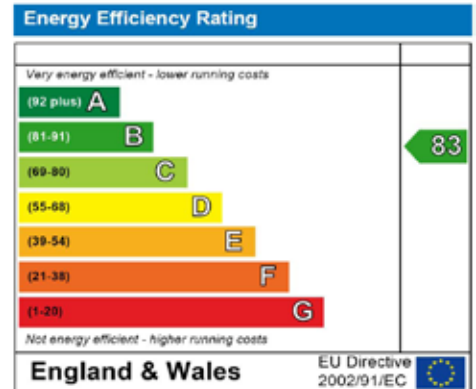
First floor

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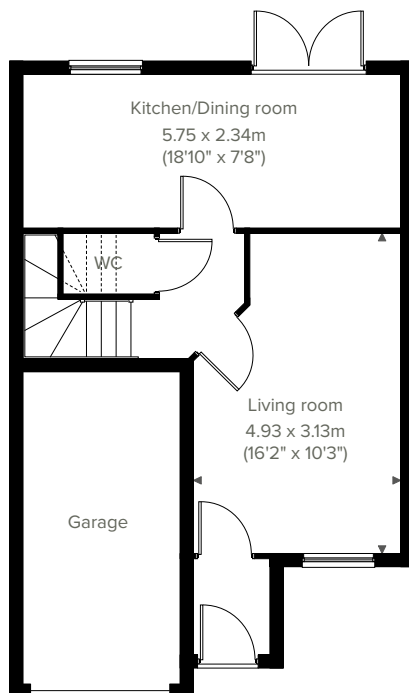


## RUFFORD

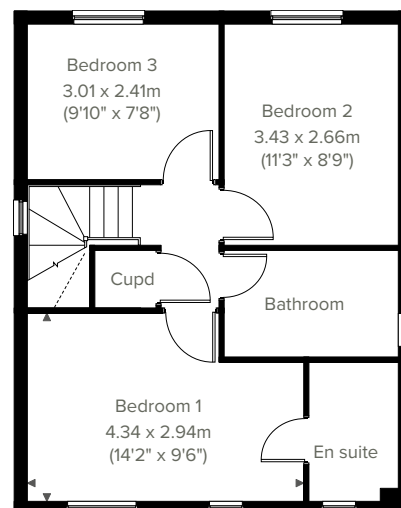
### Three bedroom home



A thoughtfully-designed three-bedroom home with much to offer, The Rufford is popular with families. The bright and modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. The front porch, inner hallway, downstairs WC and cupboard takes care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



Ground floor



First floor

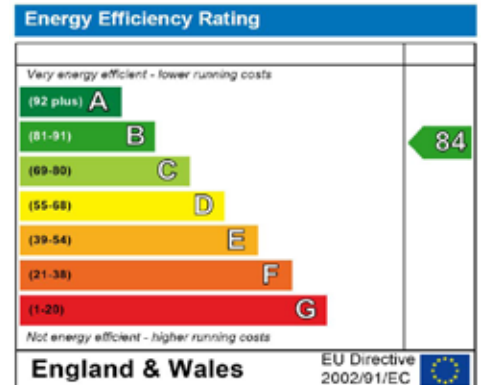
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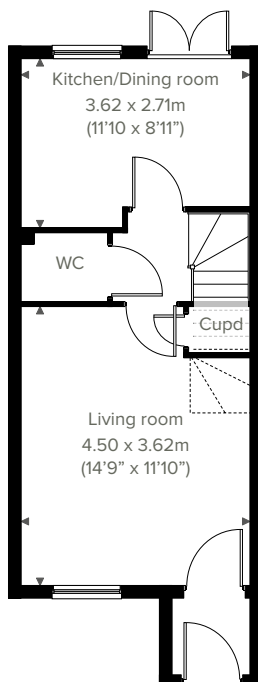


## SOUTER

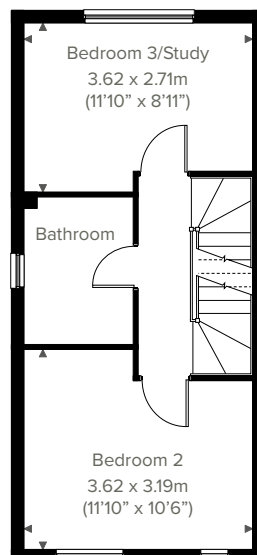
### Three bedroom home



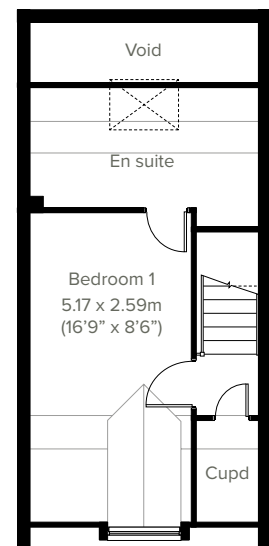
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means it's practical as well as stylish.



Ground floor



First floor



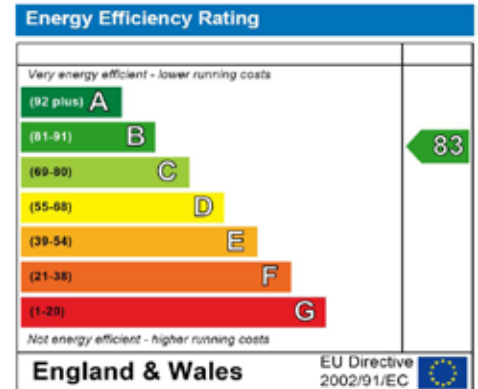
Second floor

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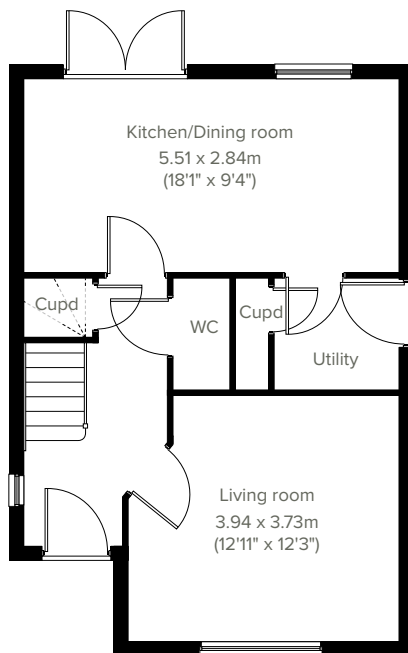


## HATFIELD

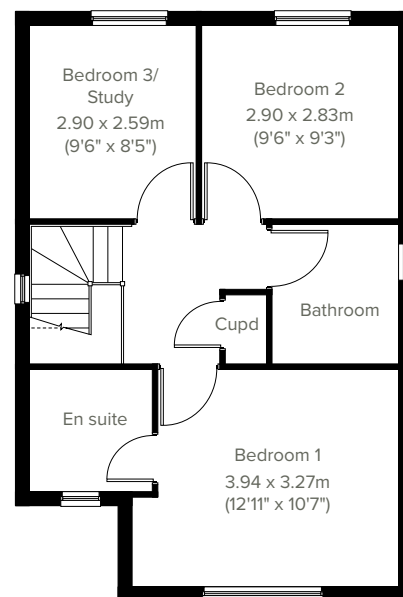
### Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield's bright front-aspect living room, separate utility room with outside access, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage.



Ground floor



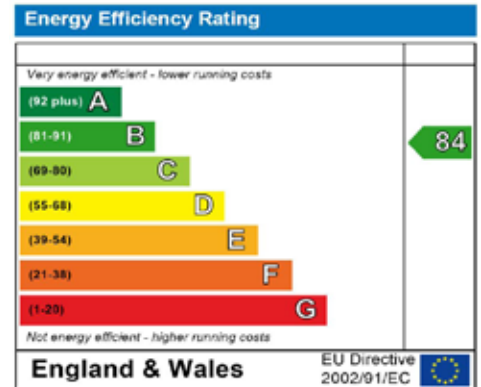
First floor

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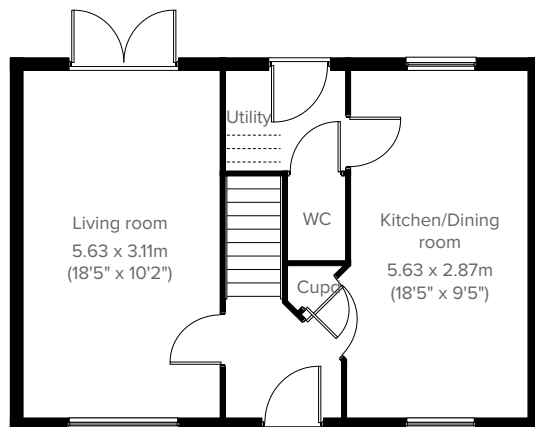


## CLAYTON

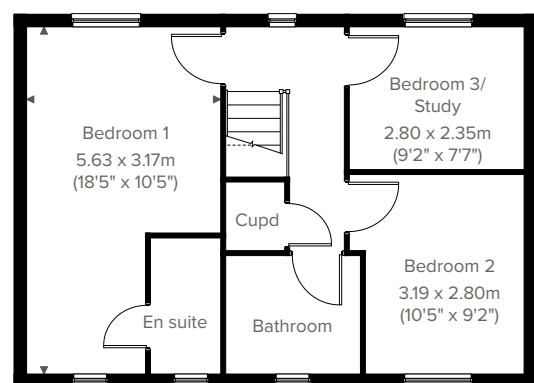
### Three bedroom home



A superb family home, the Clayton features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room with outside access, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



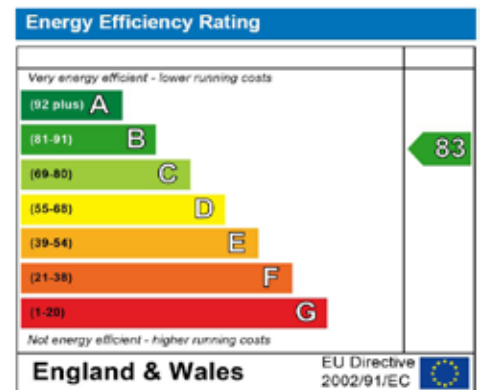
First floor

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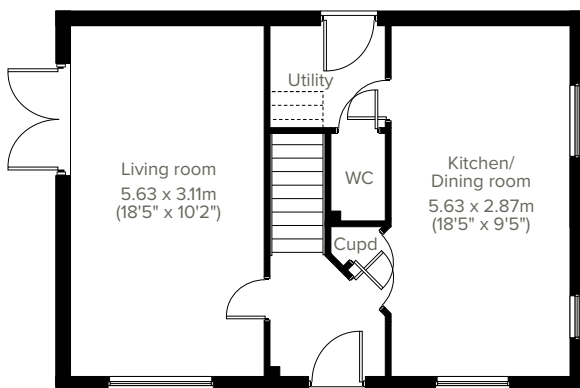


## CLAYTON CORNER

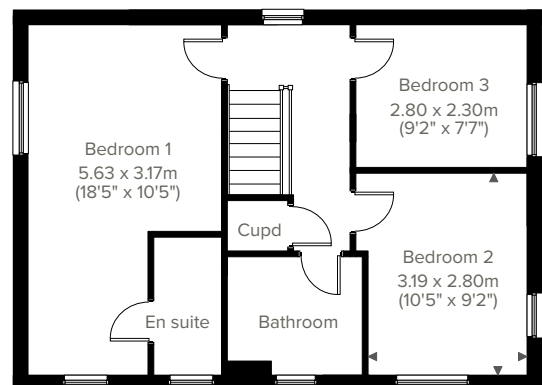
### Three bedroom home



A fantastic family home, the Clayton Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room with outside access, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



First floor

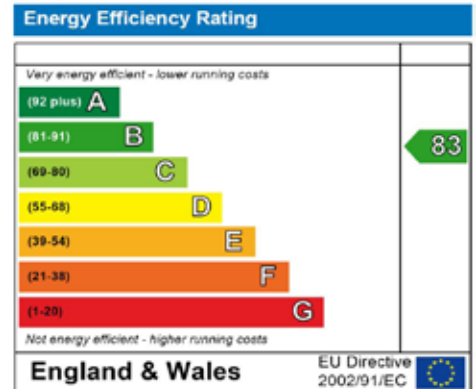
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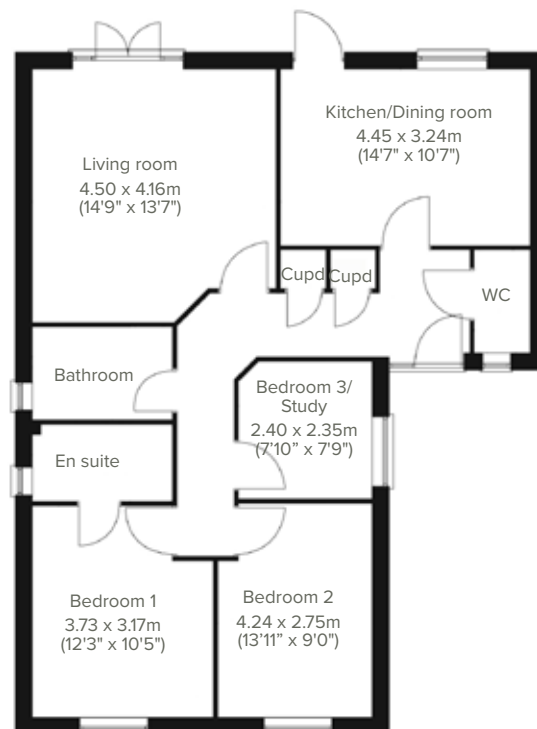


## BEAULIEU

Three bedroom home



A perfectly-proportioned bungalow, The Beaulieu means you can enjoy modern single-storey living at its best. There's a living room with French doors leading into the garden, an open plan kitchen/dining room with a door leading into the garden and three bedrooms with an en suite to the bedroom one. Practical as well as stylish, there's also two storage cupboards, a WC and family-sized bathroom.



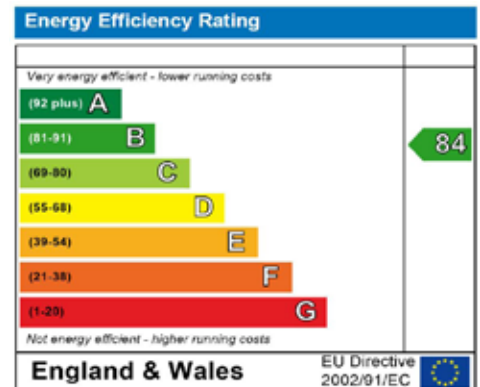
Ground floor

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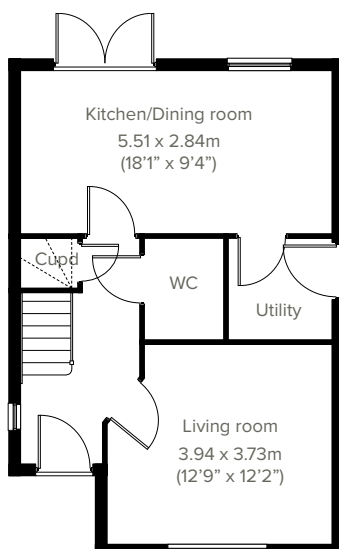


## LUMLEY

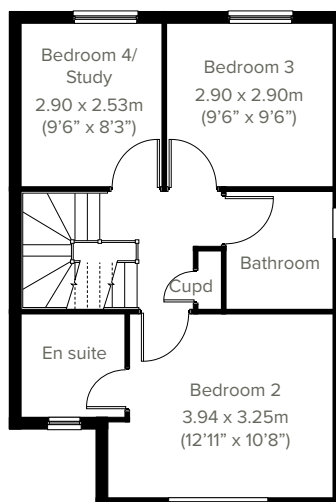
### Four bedroom home



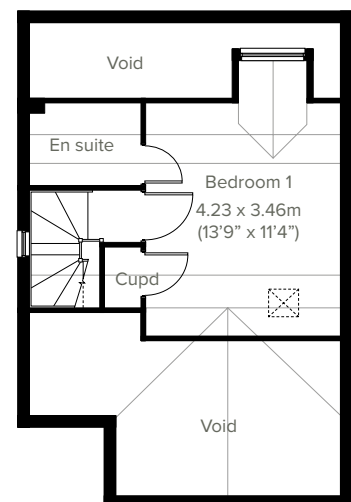
This modern three-storey home is ideal for family life. The Lumley is a four-bedroom property featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms (one with an en suite) and the main family bathroom, and on the top floor there's an impressive bedroom one with en suite.



Ground floor



First floor



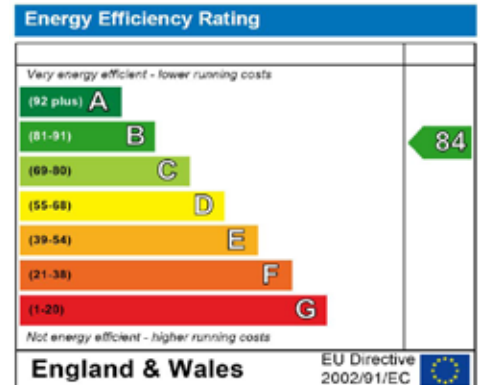
Second floor

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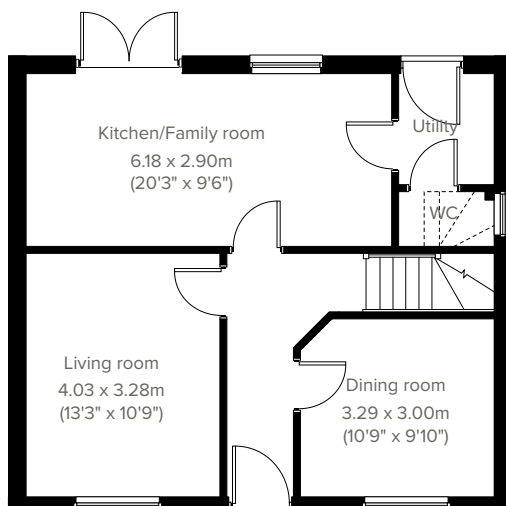


## CHEDWORTH

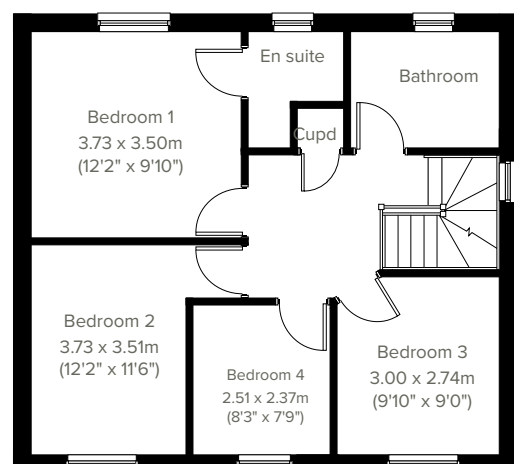
### Four bedroom home



A popular family home, The Chedworth ticks all the boxes. The modern and stylish open plan kitchen/breakfast/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



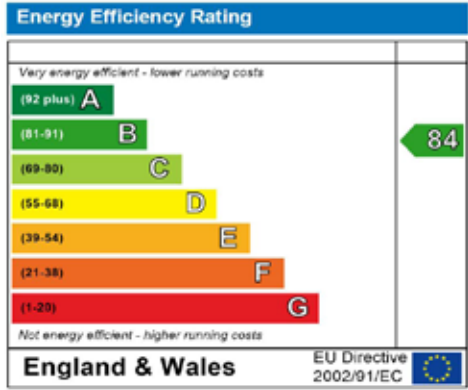
First floor

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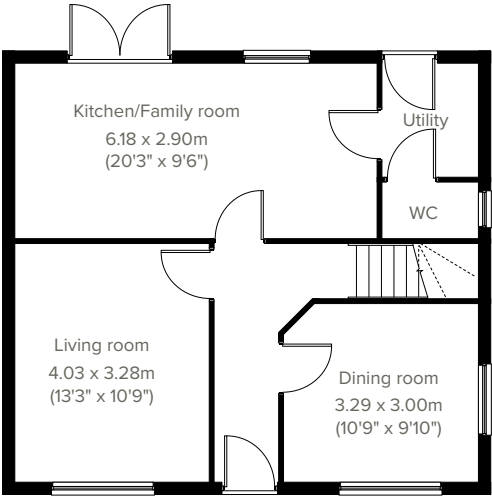


CHEDWORTH VARIANT

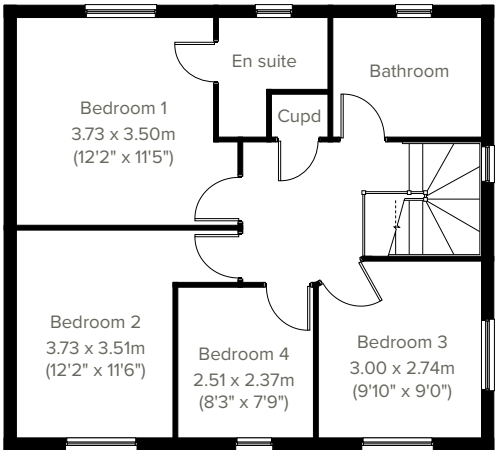
Four bedroom home



A perfectly-proportioned detached home, The Chedworth Variant is a popular choice with families. The modern and stylish open plan kitchen/Family room is perfect for spending time as a family and entertaining. There's also a bright front-aspect living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - the bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



First floor

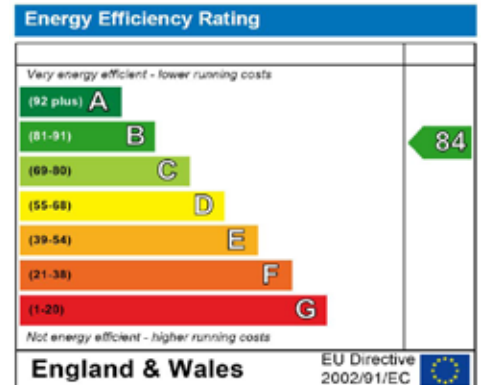
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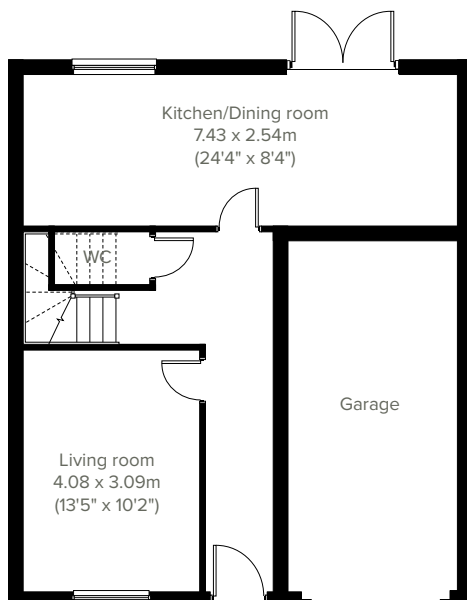


## LONGTHORPE

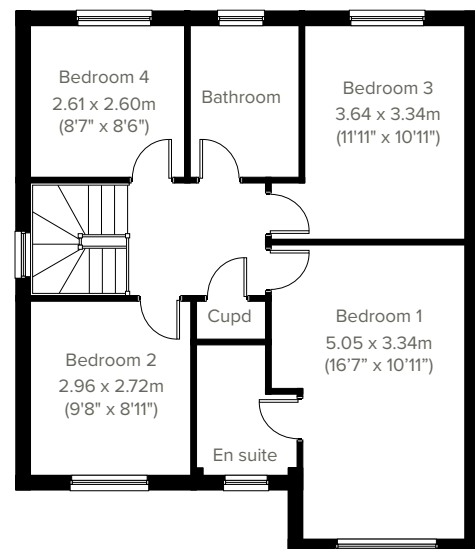
### Four bedroom home



An attractive family home, The Longthorpe is designed for modern living. It's a four-bedroom detached home with an integral garage, a front-aspect living room and a spacious open plan kitchen/dining room - idea for family life and entertaining friends. Bedroom one has an en suite, while the roomy landing leads on to three further bedrooms, a storage cupboard and the main family bathroom.



Ground floor



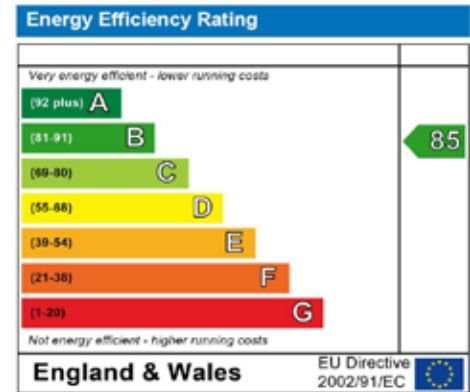
First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

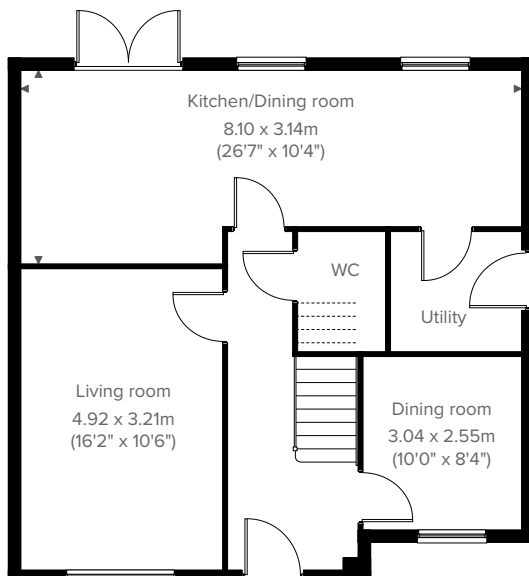


## CORFE

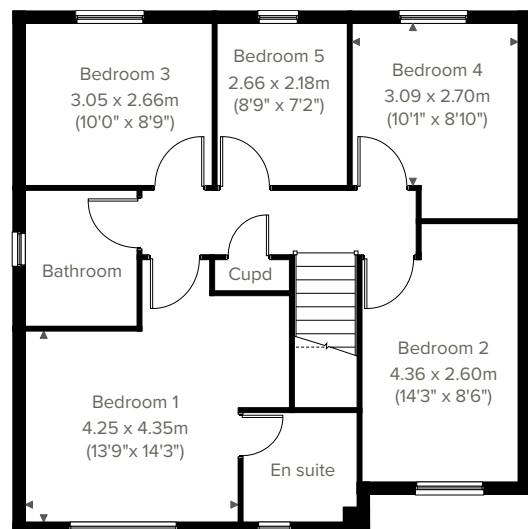
### Five bedroom home



An impressive family home, The Corfe is a five-bedroom detached home perfect for modern living. The stylish open plan kitchen/dining room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - a large family-sized bathroom and handy storage cupboard.



Ground floor



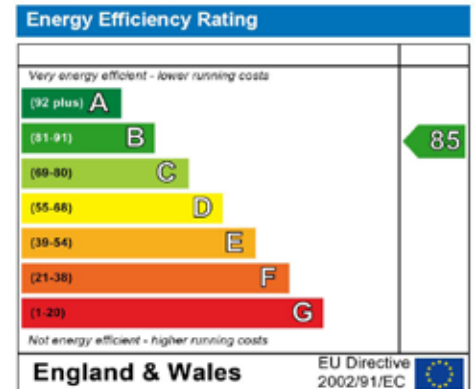
First floor

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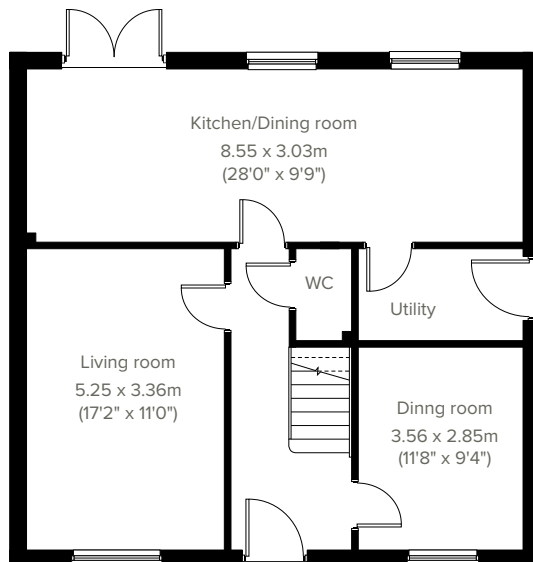


## HADLEIGH

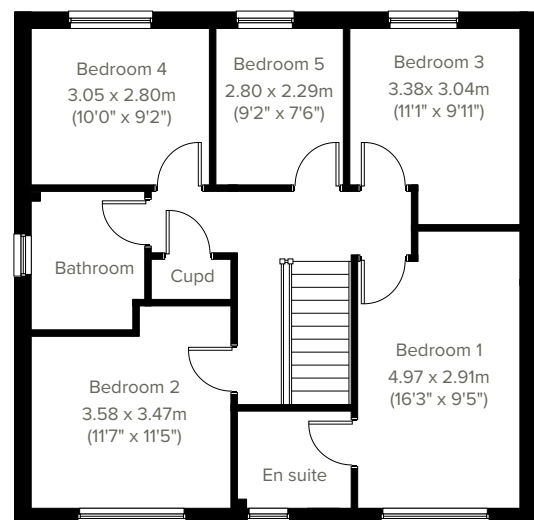
Five bedroom home



An impressive family home, The Hadleigh is a five-bedroom detached property perfect for modern living. The stylish open plan kitchen/dining room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - a large family-sized bathroom and handy storage cupboard.



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

## SPECIFICATIONS

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### External

Walls	Traditional cavity walls (Inner: block   Outer: Style suited to planned architecture)
Roof	Tile or slate effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP front doors and UPVC rear doors. Patio or French doors to garden or balcony (where applicable)



### Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges & chrome ironmongery
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically-controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point, Fibrenest point and phone extension point in living room (where living room is at rear of property)   phone point in entrance hall



### Kitchen

General	Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage) and soft close doors and drawers
General	Stainless steel single bowl sink with mixer taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven in stainless steel, gas hob in stainless steel, stainless steel cooker hood and stainless steel splashback





## Bathroom

General	White bathroom suites with chrome-finished fittings
General	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings to en suite (where applicable)
General	Half height tiling to sanitaryware walls
General	En suite splashback to basin and full height to shower enclosure   three-course splashback to bath area or separate cubicle
General	En suite to bedroom one where applicable



## Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Detector	Carbon monoxide detector
Fire	Smoke detectors wired to the mains with battery backup



## Garage & Gardens

Garage	Garage with single up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate





## BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

### FINISHING TOUCHES

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Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.



### The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.





Your home, better connected for a brighter future.


## Great news! College Park will benefit from access to ultrafast, full fibre-optic broadband.




### Your home, better connected with FibreNest

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

### How our packages compare<sup>1</sup>

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
 HD movie (12GB)	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
 Video game (40GB)	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h




### 500Mb

#### Ultrafast Broadband

Great for families with many devices, avid gamers and home workers.

Up to 500Mb download  
Up to 50Mb upload




### 250Mb

#### Megafast Broadband

Stream 4k Ultra-HD content, play online games and more.

Up to 250Mb download  
Up to 25Mb upload




### 125Mb

#### Superfast Broadband

Watch full HD TV whilst performing larger downloads.

Up to 125Mb download  
Up to 10Mb upload




### 75Mb

#### Faster Broadband

Browse the web intensively, play online games and watch catch-up TV.

Up to 75Mb download  
Up to 10Mb upload




### 20Mb

#### Standard Broadband

Browse, stream music and download larger files.

Up to 20Mb download  
Up to 2Mb upload



### 10Mb

#### Budget Broadband

Suitable for basic general web browsing.

Up to 10Mb download  
Up to 1Mb upload

To have your new home connected, register now at [fibrenewest.com/connect](https://fibrenewest.com/connect)  
Questions? Just give our friendly team a call on **0333 234 2220**

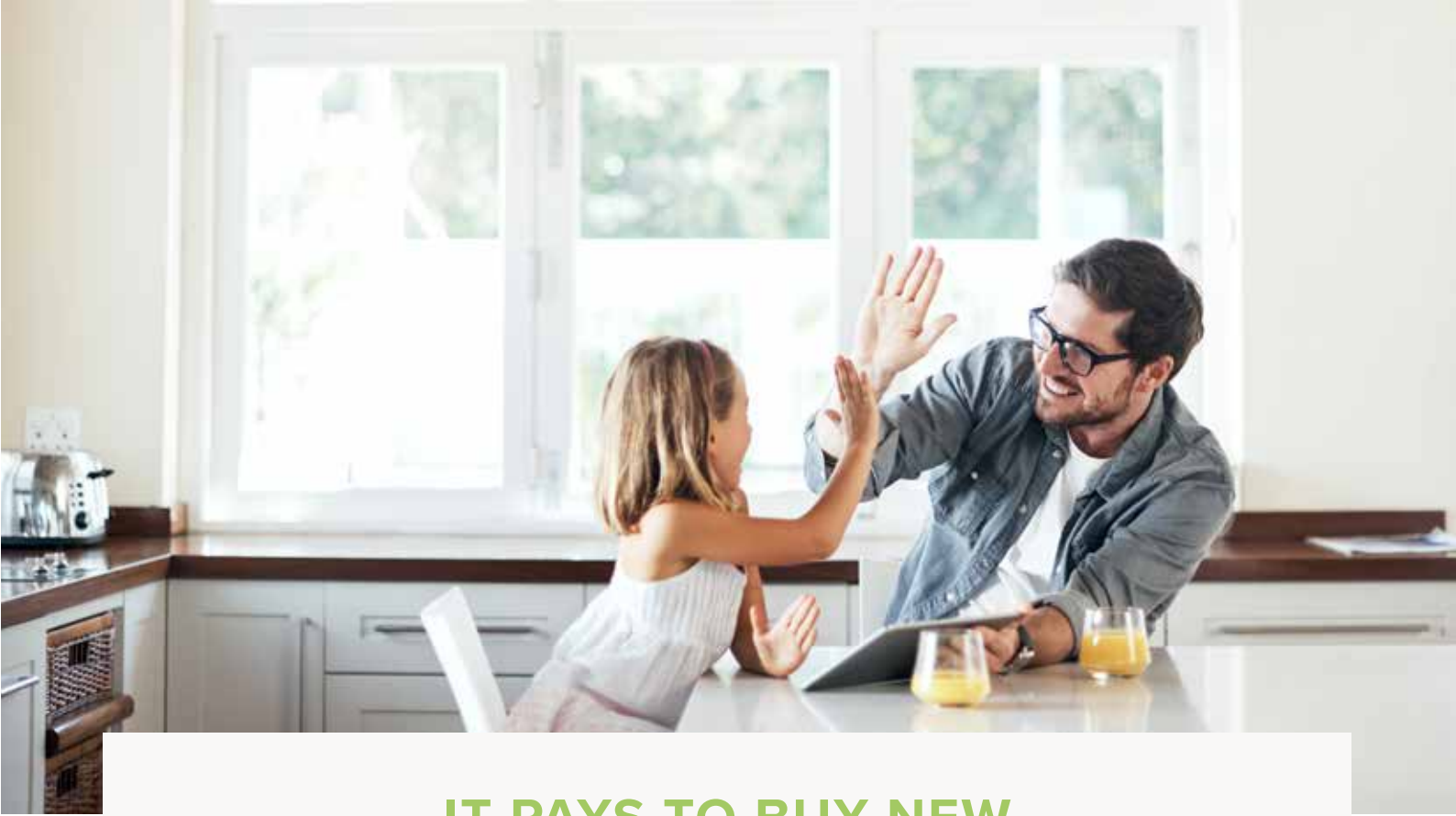


Please see [fibrenewest.com](https://fibrenewest.com) for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.<sup>2</sup> Great service. Guaranteed.

<sup>1</sup>Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. <sup>2</sup>FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.





## IT PAYS TO BUY NEW

### ✓ NO CHAINS

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

### ✓ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

### ✓ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

### ✓ LESS WORK, MORE FREEDOM

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.

### ✓ FLEXIBLE WAYS TO BUY

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange. You may also be eligible to use the Government's Help to Buy scheme.

### ✓ BETTER SAFE THAN SORRY

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

### ✓ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

### ✓ FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them.

### ✓ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

### ✓ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Finishing Touches (depending on the build stage).

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## College Park

For prices, opening times and availability contact:

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Thurston  
Suffolk  
IP31 3PB

T: 01359 300 785

E: collegepark.suff@persimmonhomes.com

[persimmonhomes.com/college-park](https://persimmonhomes.com/college-park)

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