

# Bronze Fields

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Bury St Edmunds

A collection of 2, 3 and 4 bedroom homes



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.**

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.



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Over **75**  
YEARS of QUALITY  
SINCE 1946



THE  
**ARTISAN**  
COLLECTION



**Over 75 years of housebuilding expertise and innovation distilled into our flagship range of new homes.**

Artisan traditions sit at the heart of Bellway, who for more than 75 years have been constructing homes and building communities. This proud history provides us with a solid foundation from which to develop and grow; culminating in the launch of our Artisan Collection.

Timeless qualities, such as craftsmanship, attention to detail and excellence, are combined with contemporary construction techniques to create a new generation of properties suited to today's homebuyer. External design features reflect the local environments in which we build and a

refreshed and improved internal specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

The feedback from our customers across Great Britain has helped to develop the house styles within this new range, which embody our high standards of quality and sustainability, together with an unwavering belief in workmanship. Today's lifestyles demand exceptional new homes. The Artisan Collection delivers that and more, to become our hallmark of excellence and legacy for tomorrow.

**Inspired by you. Crafted by Bellway.**



## Combining style with comfort

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Welcome to Bronze Fields, a collection of 2, 3 and 4 bedroom new homes nestled in the historic village of Fornham All Saints. With homes available in a variety of styles and sizes, Bronze Fields is suited to those looking to get on the property ladder, with elements of low maintenance throughout, in addition to families seeking

well-regarded schools, parks and open countryside. Commuters will appreciate the choice of travel links, with both Cambridge and Ipswich just within 40 minutes' drive, whilst Bury St Edmunds' town centre is just a 10-minute drive away offering a range of shopping, entertainment and dining opportunities.



# Village living on the doorstep of Bury St Edmunds

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With Bury St Edmunds nearby, residents will be well placed close to a wide array of everyday amenities, including a selection of post offices, banks, medical centres, veterinary practices and hairdressers.

The town is also rich in history and culture, with the Theatre Royal providing entertainment and landmarks on nearly every corner, from the ruins of the Abbey to the beautiful Norman tower and Moyse's Hall Museum housed in an elegant 12th-century building.



With a range of tastes and preferences catered for, Bury St Edmunds is also ideal for a meal out, with a selection of traditional British fare along with independent and chain eateries offering cuisines from around the globe, including French, Mediterranean, Japanese, Thai and Mexican.

Residents can find three large supermarkets in the town centre, in addition to a range of well-known brands, high street names and department stores across fashion, footwear, health and beauty, technology and food and drink.

Avid golfers can find Bury St Edmunds just a five-minute drive away, offering an 18-hole course and a nine-hole course, in addition to a clubhouse serving food and refreshments.

Bury St Edmunds Leisure Centre is just a seven-minute drive away with a gym, swimming pool and a range of fitness classes.

Families have a range of schools on the doorstep, with Howard and Sexton's Manor primary schools both just within a five-minute drive of home. Pupils can then move on to either Saint Benedict's Catholic School, just a four-minute drive away for ages 11-18 or King Edward VI School, just an eight-minute drive away for ages 11-16.

Bronze Fields benefits from an array of travel links, ideal for commuters and explorers alike. By car, Thetford, Newmarket and Stowmarket can all be reached in around 20 minutes, with Sudbury just 35 minutes away.

Bury St Edmunds station is just a five-minute drive away providing services to Ipswich in around 36 minutes, with Cambridge taking close to 42 minutes and Peterborough in just over an hour.



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Computer generated image.

Bronze Fields offers all the elements associated with contemporary living, from the open-plan spaces to the range of modern technologies.

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## 4 Bedroom Homes



### The Scrivener

Plots 2, 4, 9, 23, 24, 26, 48, 69, 71, 76, 101, 108, 109, 124, 126, 127, 132, 136, 140, 143, 147, 148, 165, 174, 177 & 191



### The Silversmith

Plots 5, 20, 27, 28, 46, 74, 87, 99, 139 & 175



### The Sculptor

Plots 102, 123 & 133



### The Bowyer

Plots 56, 68, 70, 72, 122, 129 & 134



### The Goldsmith

Plots 73, 100, 103 & 125

## 3 Bedroom Homes



### The Tailor

Plots 6, 7, 8, 13, 14, 15, 37, 38, 39, 91, 92, 93, 94, 167, 168, 169, 187, 188, 189 & 190



### The Thespian

Plots 1, 10, 11, 16, 25, 29, 36, 40, 47, 57, 60, 75, 78, 86, 104, 107, 112, 128, 135, 141, 142, 146, 164, 166, 170, 176, 183, 186 & 192



### The Chandler

Plots 3, 21, 22, 55, 58, 59, 77, 130, 131, 149, 163, 178, 181 & 182



### The Quilter

Plot 12



### The Fletcher

Plots 42, 96, 105, 111, 150, 171, 173 & 184



### The Shipwright

Plots 41, 95, 106, 110, 151, 172 & 185

## 2 Bedroom Homes



### The Joiner

Plots 17, 18, 19, 30, 31, 43, 44, 45, 53, 54, 79, 80, 81, 82, 83, 84, 85, 88, 89, 90, 97 & 98

## 2-4 Bedroom Homes



Affordable Homes



Sales and Marketing Suite








Golf Course

**Material Finishes**

-  - Render Version
-  - Weatherboard Version

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. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Key to plan: v Visitor parking, POS Public Open Space, SUDS Sustainable Drainage System

# The Shipwright

Three bedroom home

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*Country Weatherboard version.*

**Bellway**

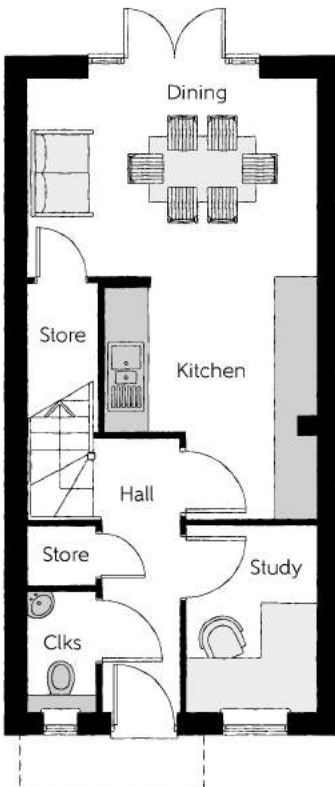
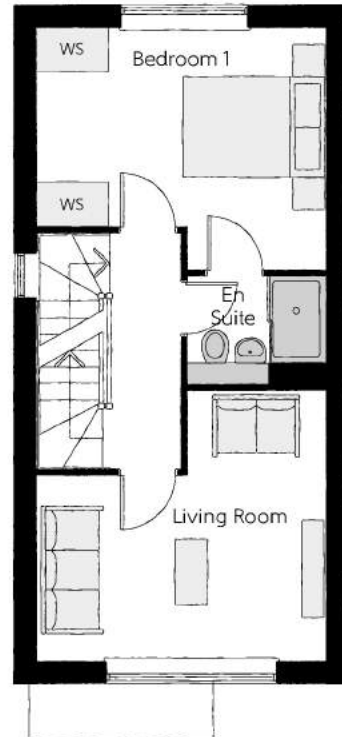


Second Floor

Bedroom 2	3.992m (max)	3.313m (max)	13'1" x 10'11" (max) (max)
Bedroom 3	3.993m (max)	3.346m (max)	13'1" x 11'0" (max) (max)
Bathroom	1.950m	1.948m	6'5" x 6'5"

First Floor

Living Room	3.992m (max)	3.759m (max)	13'1" x 12'4" (max) (max)
Bedroom 1	3.993m (max)	3.350m (max)	13'1" x 11'0" (max) (max)
Bedroom 1 En Suite	1.923m	1.500m	6'4" x 4'11"



Ground Floor

Kitchen	3.285m (max)	2.957m (max)	10'9" x 9'1" (max) (max)
Dining	3.993m	2.600m	13'1" x 8'6"
Study	2.600m	1.895m	8'6" x 6'3"
Cloakroom	1.664m	0.938m	5'6" x 3'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

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# The Bowyer

Four bedroom home

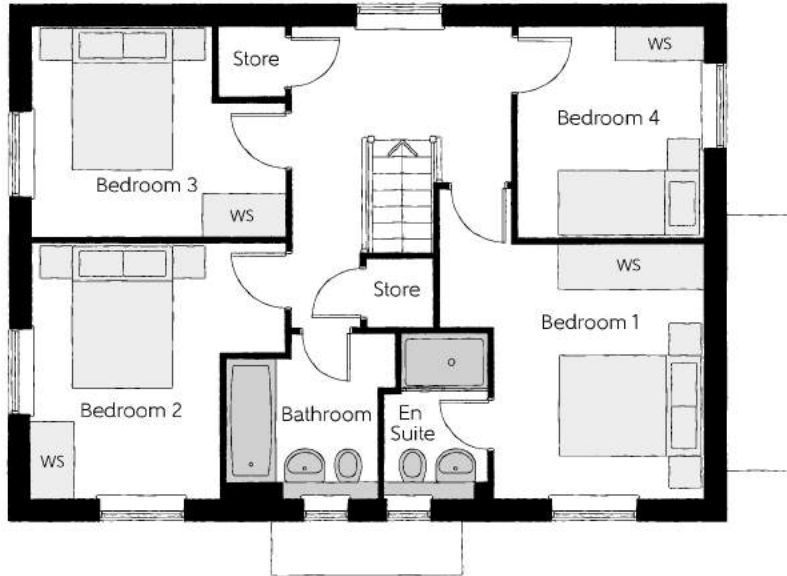
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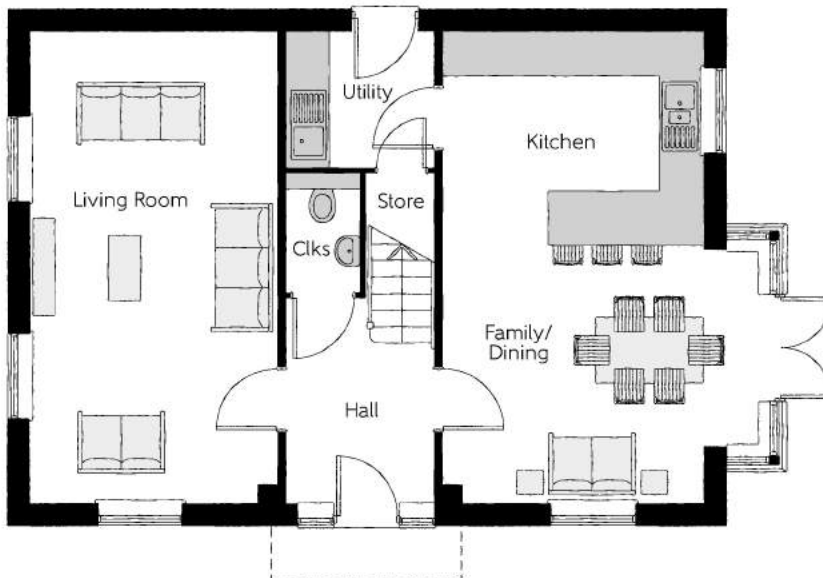


Bellway



**First Floor**

Bedroom 1	4.285m x 3.662m (max) (max)	14'1" x 12'0" (max) (max)
Bedroom 1 En Suite	2.254m x 1.441m	7'5" x 4'9"
Bedroom 2	3.527m x 3.269m (max)	11'7" x 10'9" (max)
Bedroom 3	3.527m x 3.178m (max)	11'7" x 10'5" (max)
Bedroom 4	2.925m x 2.580m	9'7" x 8'6"
Bathroom	2.351m x 2.254m (max)	7'9" x 7'5" (max)



**Ground Floor**

Kitchen	3.600m x 3.038m	11'10" x 10'0"
Family/Dining	4.388m x 3.498m (inc. bay)	14'5" x 11'6" (inc. bay)
Living Room	6.535m x 3.417m	21'5" x 11'3"
Utility	2.030m x 1.873m	6'8" x 6'2"
Cloakroom	1.650m x 1.017m	5'5" x 3'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Chandler

Three bedroom home

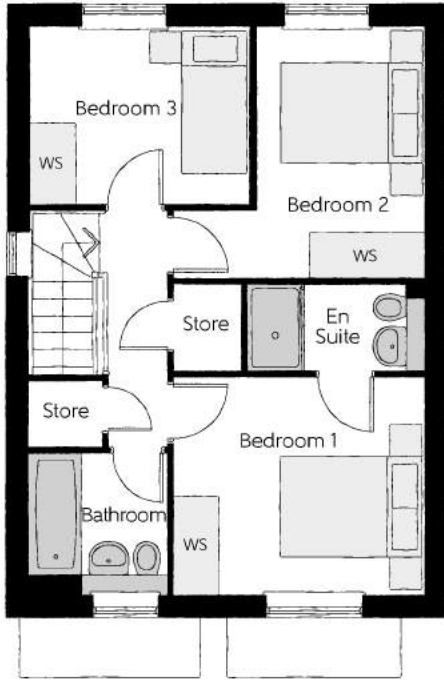
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THE  
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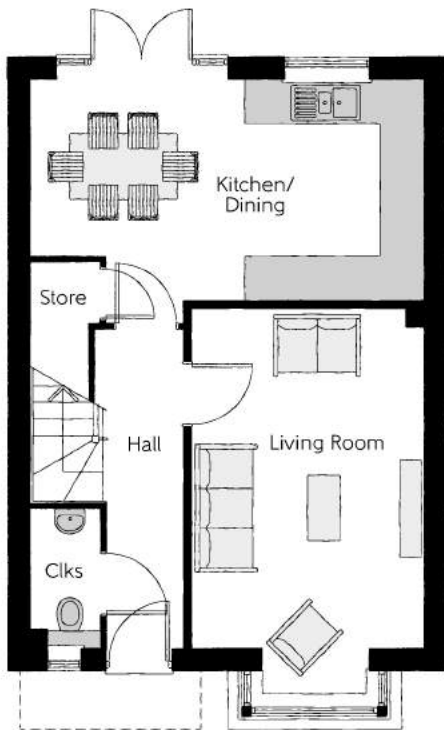


Bellway



**First Floor**

Bedroom 1	3.402m x 3.019m	11'2" x 9'11"
Bedroom 1 En Suite	2.445m x 1.195m	8'0" x 3'11"
Bedroom 2	3.495m x 3.402m <small>(max)</small>	11'6" x 11'2" <small>(max)</small>
Bedroom 3	3.040m x 2.474m	10'0" x 8'1"
Bathroom	1.965m x 1.957m	6'5" x 6'5"



**Ground Floor**

Kitchen/Dining	5.455m x 3.050m	17'11" x 10'0"
Living Room	5.364m x 3.216m <small>(inc. bay)</small>	17'7" x 10'7" <small>(inc. bay)</small>
Cloakroom	1.895m x 0.951m	6'3" x 3'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Fletcher

Three bedroom home

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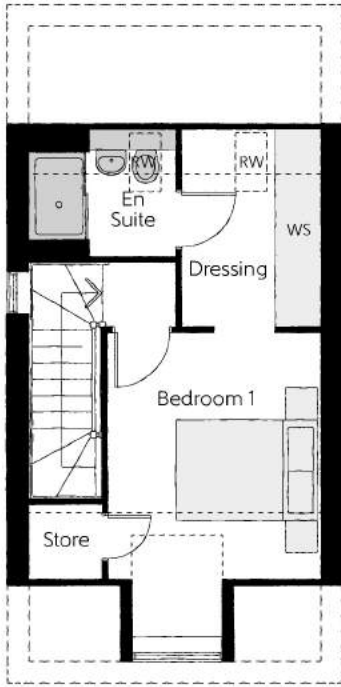


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Bellway



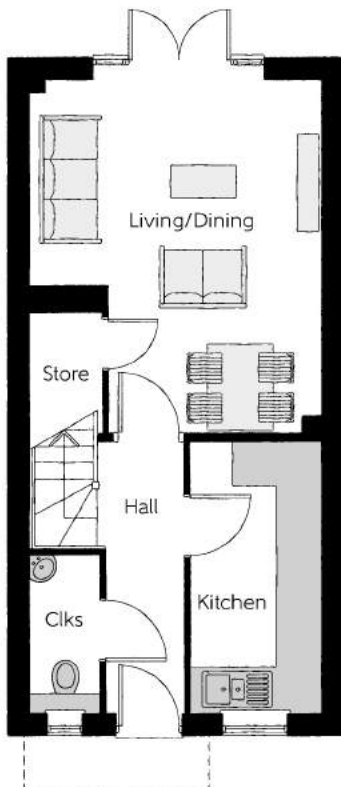
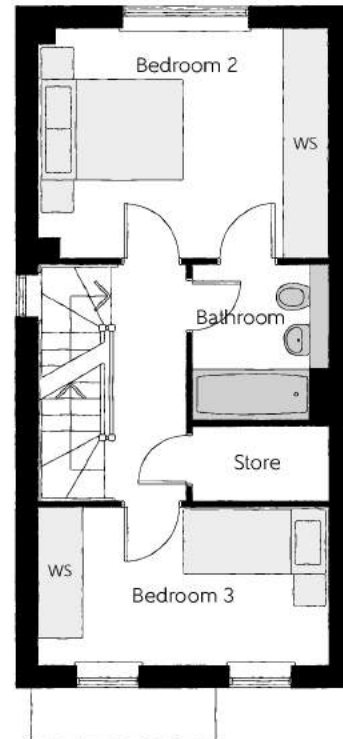


Second Floor

Bedroom 1	4.366m x 2.936m	14'4" x 9'8"
Dressing	2.720m x 1.898m	8'11" x 6'3"
Bedroom 1 En Suite	2.006m x 1.732m	6'7" x 5'8"

First Floor

Bedroom 2	3.993m x 3.162m	13'1" x 10'5"
Bedroom 3	3.992m x 2.164m	13'1" x 7'1"
Bathroom	2.150m x 1.875m	7'1" x 6'2"



Ground Floor

Kitchen	3.720m x 1.799m	12'3" x 5'11"
Living/Dining	4.915m x 3.992m	16'2" x 13'1"
Cloakroom	2.164m x 0.937m	7'1" x 3'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window ---- - Reduced Head Height

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# The Goldsmith

Four bedroom home

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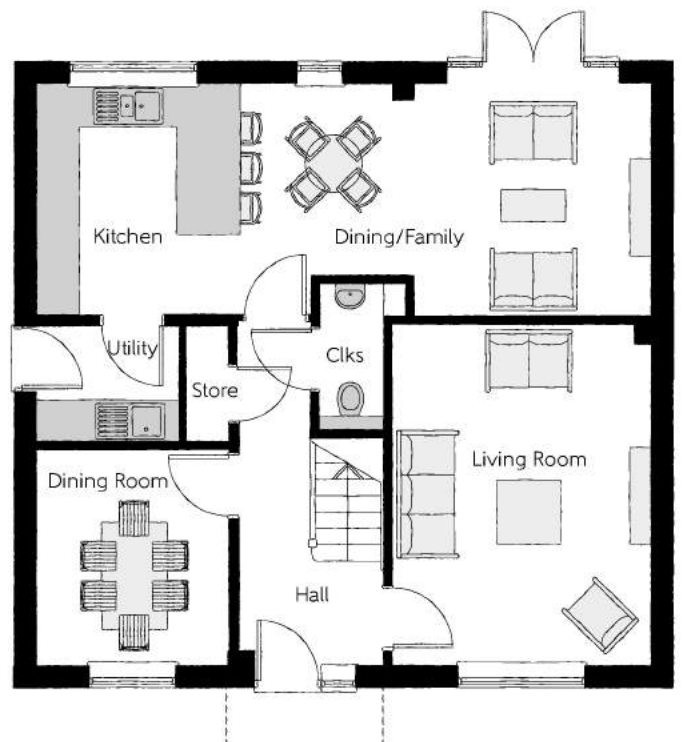


**First Floor**

Bedroom 1	4.261m x 3.648m <small>(max) (max)</small>	13'11" x 11'11" <small>(max) (max)</small>
Bedroom 1 En Suite	2.279m x 1.443m	7'5" x 4'8"
Bedroom 2	3.690m x 3.648m <small>(max) (max)</small>	12'1" x 11'11" <small>(max) (max)</small>
Bedroom 2 En Suite	2.603m x 1.890m <small>(max)</small>	8'6" x 6'2" <small>(max)</small>
Bedroom 3	4.376m x 2.656m	14'4" x 8'9"
Bedroom 4	3.653m x 2.714m	12'0" x 8'11"
Bathroom	2.714m x 2.075m	8'11" x 6'10"

**Ground Floor**

Kitchen	3.220m x 2.818m	10'7" x 9'3"
Dining/Family	5.742m x 3.220m	18'10" x 10'7"
Living Room	4.740m x 3.586m	15'7" x 11'9"
Dining Room	3.020m x 2.667m	9'11" x 8'9"
Utility	1.981m x 1.632m	6'6" x 5'4"
Cloakroom	2.045m x 1.098m <small>(max)</small>	6'9" x 3'7" <small>(max)</small>



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Joiner

Two bedroom home

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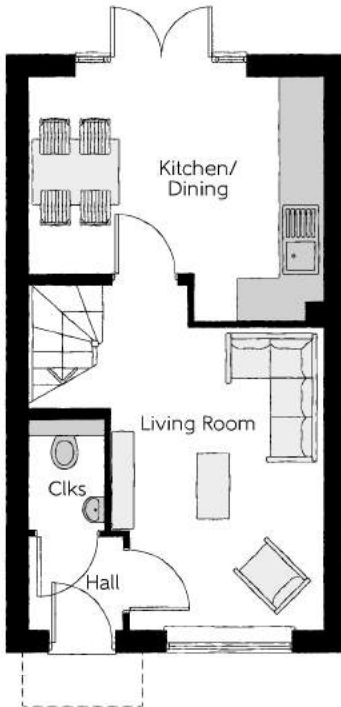


Bellway



**First Floor**

Bedroom 1	4.049m x 2.725m	13'3" x 8'11"
Bedroom 2	4.049m x 2.400m (max)	13'3" x 7'10" (max)
Bathroom	2.360m x 1.905m	7'9" x 6'3"



**Ground Floor**

Kitchen/Dining	4.049m x 3.378m (max)	13'3" x 11'1" (max)
Living Room	4.853m x 3.159m (max)	15'11" x 10'4" (max)
Cloakroom	1.495m x 1.010m	4'10" x 3'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Sculptor

Four bedroom home

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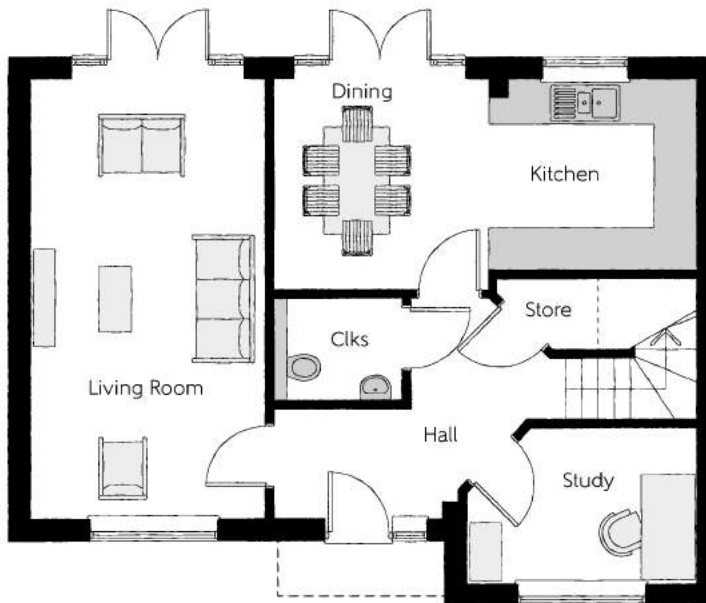


Bellway



**First Floor**

Bedroom 1	5.152m x 2.885m (max)	16'11" x 9'6" (max)
Bedroom 1 En Suite	2.000m x 1.500m	6'7" x 4'11"
Bedroom 2	3.952m x 3.100m (max)	13'0" x 10'2" (max)
Bedroom 3	3.160m x 2.800m (max)	10'4" x 9'2" (max)
Bedroom 4	2.875m x 2.647m	9'5" x 8'8"
Bathroom	2.150m x 1.900m	7'1" x 6'3"



**Ground Floor**

Kitchen	2.867m x 2.647m	9'5" x 8'8"
Dining	3.008m x 2.897m	9'10" x 9'6"
Living Room	6.085m x 3.260m	20'0" x 10'8"
Study	3.160m x 2.150m (max)	10'4" x 7'1" (max)
Cloakroom	1.800m x 1.450m	5'11" x 4'9"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) ---- - Reduced Head Height

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# The Quilter

Three bedroom home

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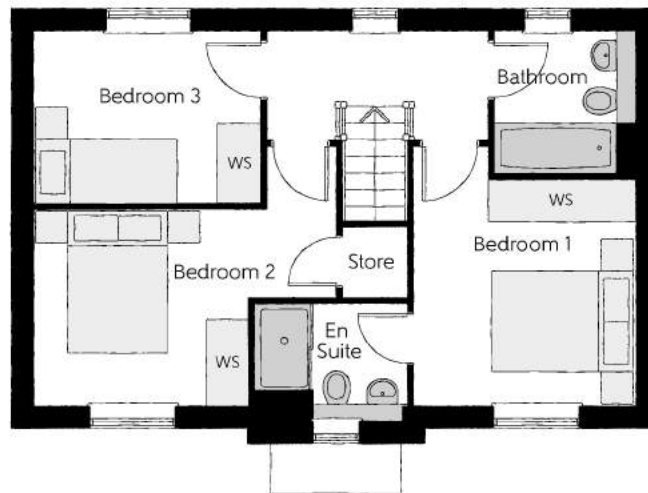


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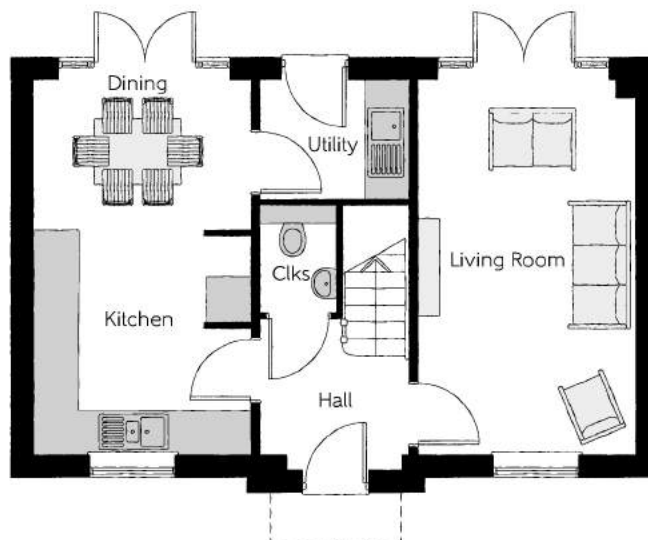
Bellway





**First Floor**

Bedroom 1	3.580m x 3.017m (max)	11'9" x 9'11" (max)
Bedroom 1 En Suite	2.140m x 1.625m	7'0" x 5'4"
Bedroom 2	4.177m x 2.677m (max) (max)	13'8" x 8'9" (max) (max)
Bedroom 3	3.100m x 2.421m	10'2" x 7'11"
Bathroom	1.980m x 1.905m	6'6" x 6'3"



**Ground Floor**

Kitchen	3.156m x 2.955m	10'4" x 9'8"
Dining	2.955m x 2.029m	9'8" x 6'8"
Living Room	5.185m x 2.955m	17'0" x 9'8"
Utility	2.125m x 1.624m	7'0" x 5'4"
Cloakroom	1.529m x 1.072m	5'0" x 3'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Scrivener

Four bedroom home

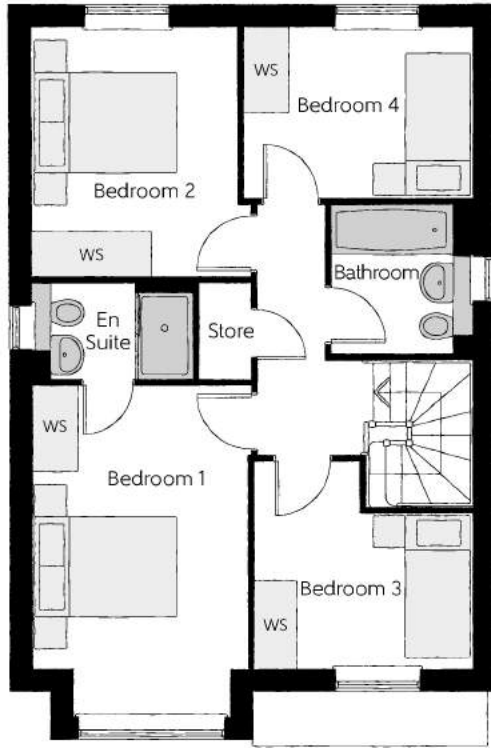
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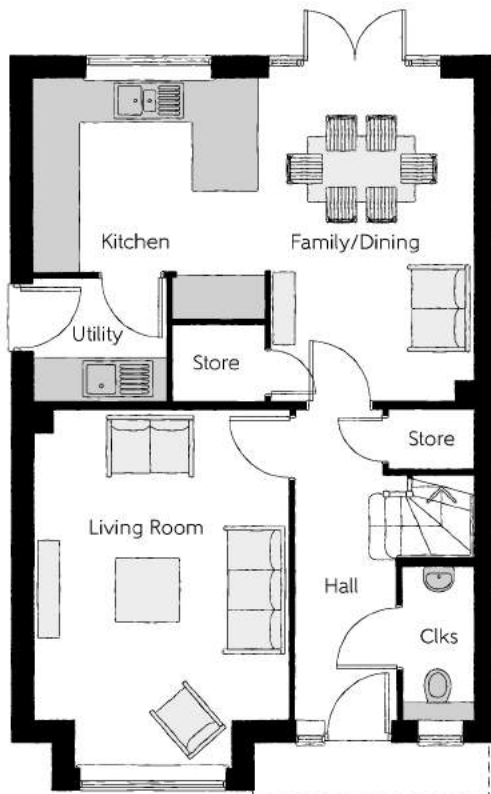


**Bellway**



**First Floor**

Bedroom 1	4.589m x 2.963m <small>(inc. bay)</small>	15'1" x 9'9" <small>(inc. bay)</small>
Bedroom 1 En Suite	2.224m x 1.345m	7'4" x 4'5"
Bedroom 2	3.463m x 3.030m <small>(max)</small>	11'4" x 9'11" <small>(max)</small>
Bedroom 3	3.035m x 2.869m <small>(max)</small>	10'1" x 9'5" <small>(max)</small>
Bedroom 4	3.168m x 2.379m	10'5" x 7'10"
Bathroom	2.075m x 1.905m	6'10" x 6'3"



**Ground Floor**

Kitchen	3.335m x 3.202m	10'11" x 10'6"
Family/Dining	4.480m x 2.884m <small>(max)</small>	14'8" x 9'6" <small>(max)</small>
Living Room	4.943m x 3.537m <small>(inc. bay)</small>	16'3" x 11'7" <small>(inc. bay)</small>
Utility	1.838m x 1.708m	6'0" x 5'7"
Cloakroom	2.083m x 0.973m	6'10" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Silversmith

Four bedroom home

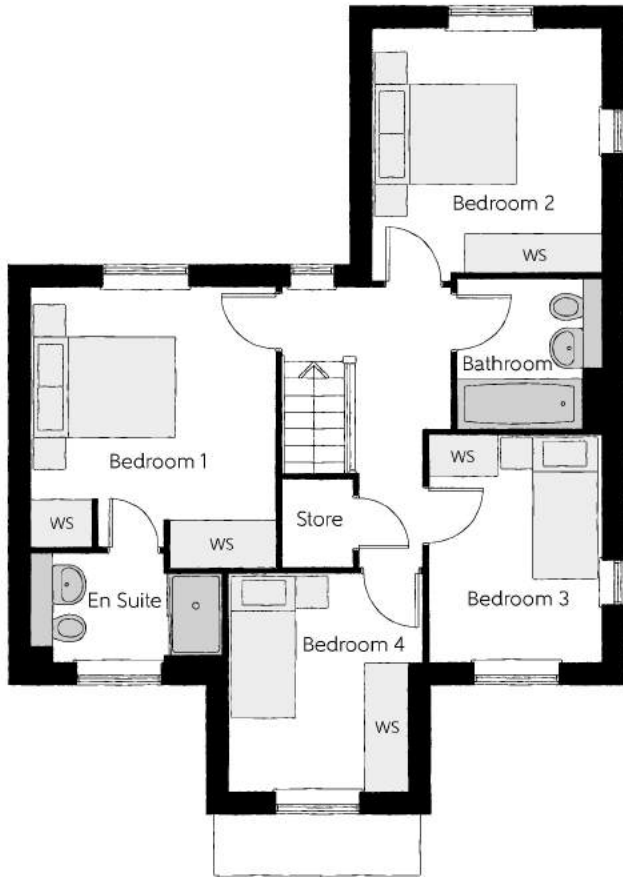


THE  
**ARTISAN**  
COLLECTION



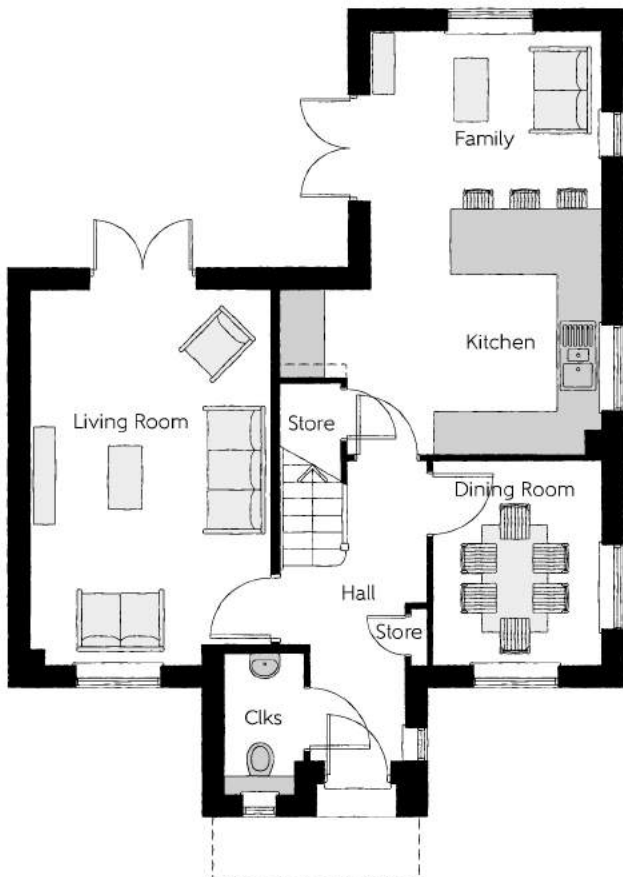
*Country Weatherboard version.*

**Bellway**



First Floor

Bedroom 1	3.894m x 3.359m <small>(max) (max)</small>	12'9" x 11'0" <small>(max) (max)</small>
Bedroom 1 En Suite	2.612m x 1.500m	8'7" x 4'11"
Bedroom 2	3.461m x 3.160m	11'4" x 10'5"
Bedroom 3	3.145m x 2.383m	10'4" x 7'10"
Bedroom 4	3.003m x 2.714m	9'10" x 8'11"
Bathroom	2.003m x 1.995m	6'7" x 6'7"



Ground Floor

Kitchen	4.438m x 3.170m <small>(max) (max)</small>	14'6" x 10'5" <small>(max) (max)</small>
Family	3.160m x 2.706m <small>(max) (max)</small>	10'4" x 8'10" <small>(max) (max)</small>
Living Room	5.185m x 3.300m <small>(max) (max)</small>	17'0" x 10'10" <small>(max) (max)</small>
Dining Room	2.819m x 2.320m	9'3" x 7'7"
Cloakroom	1.910m x 1.073m	6'3" x 3'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) ---- - Reduced Head Height

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. 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 do not constitute a contract, part of a contract or a warranty. SI/CW/215/E01/D/01/B.

# The Tailor

Three bedroom home

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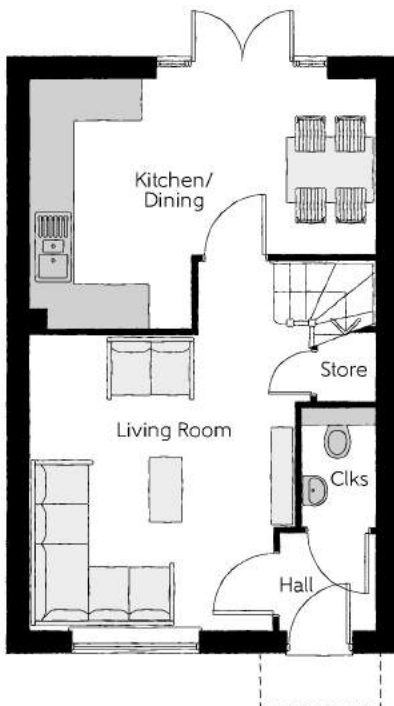


**Bellway**



**First Floor**

Bedroom 1	3.359m x 3.292m <small>(max)</small>	11'0" x 10'10" <small>(max)</small>
Bedroom 1 En Suite	2.430m x 1.400m	8'0" x 4'7"
Bedroom 2	3.087m x 2.523m	10'2" x 8'3"
Bedroom 3	2.170m x 2.035m	7'1" x 6'8"
Bathroom	2.523m x 1.968m	8'3" x 6'5"



**Ground Floor**

Kitchen/Dining	4.780m x 3.453m <small>(max)</small> <small>(max)</small>	15'8" x 11'4" <small>(max)</small> <small>(max)</small>
Living Room	5.138m x 3.900m <small>(max)</small> <small>(max)</small>	16'10" x 12'10" <small>(max)</small> <small>(max)</small>
Cloakroom	1.660m x 1.010m	5'5" x 3'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Thespian

Three bedroom home

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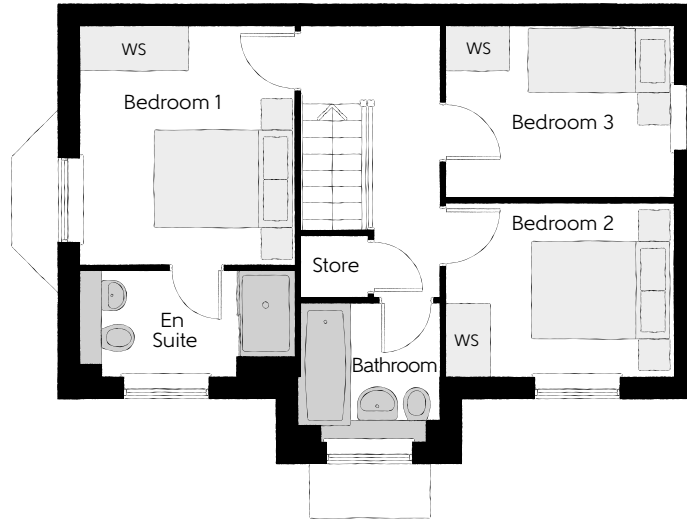
THE  
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*Country Weatherboard version.*

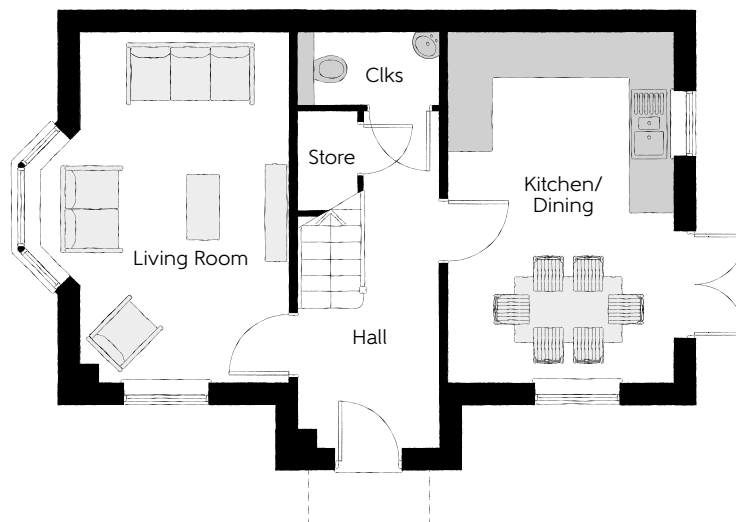
**Bellway**





**First Floor**

Bedroom 1	3.302m x 2.949m	10'10" x 9'8"
Bedroom 1 En Suite	2.949m x 1.458m	9'8" x 4'9"
Bedroom 2	3.175m x 2.390m	10'5" x 7'10"
Bedroom 3	3.175m x 2.370m	10'5" x 7'9"
Bathroom	1.923m x 1.903m	6'4" x 6'3"



**Ground Floor**

Kitchen/Dining	4.848m x 3.113m	15'11" x 10'3"
Living Room	4.848m x 3.487m	15'11" x 11'5"
Cloakroom	1.923m x 0.960m	6'4" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE  
ARTISAN  
COLLECTION

## Specification

An enhanced specification is the hallmark of the Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Dedicated to delivering quality





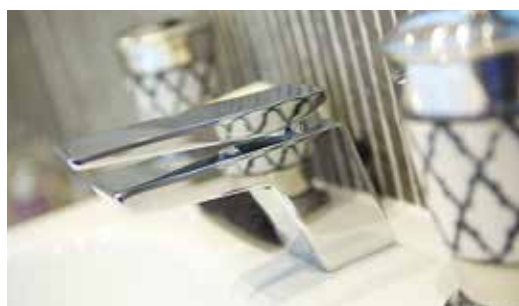
Make your new home as individual as you are

## *Additions*

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Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options, subject to build stage, to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.



# Making your move easier

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## Buy with just 5% deposit with Help to Buy



Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers, with regional price caps on the value of the property you are able to purchase. Please talk to one of our sales advisors for full details.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Backed by  
HM Government

## Sell your home quicker with no estate agent fees



Express Mover is a great solution if you've found an ideal Bellway home but have not yet sold your current property.

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price, and we will pay the estate agent fees for you.

You could soon be moving into your new dream home. Start your journey with us today.



Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

# Customer Care

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From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide 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 high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

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 support that is specifically tasked to respond to all customer enquiries.

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.

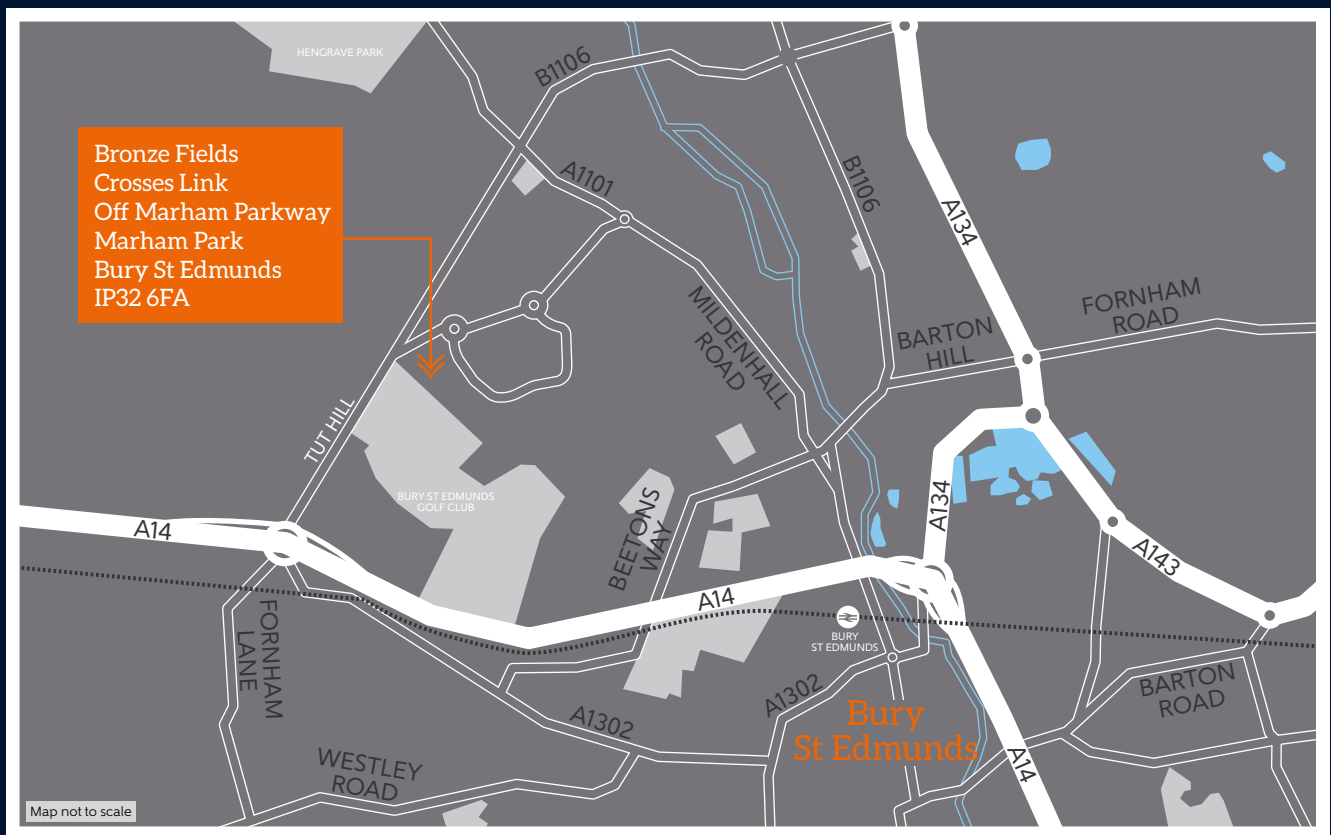
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Over **75**  
YEARS of QUALITY  
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

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# How to find us



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**Bellway**