# TRELAWNY PLACE

Felixstowe · Suffolk



## 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 are 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.



#### HELP TO BUY

This Government-backed equity loan scheme enables first-time buyers to move with just a 5% deposit.

If you're buying in London, Scotland and Wales the schemes are different. See **persimmonhomes.com/help-to-buy** for more information.

#### **RETENTION SCHEME**

Persimmon is the first major housebuilder to introduce the Homebuyer Retention scheme. Participation in the scheme, which is subject to your lender and conveyancer's approval, ensures 1.5% of the selling price is held by your solicitor when you complete your purchase. This amount is only released to us when all issues you have identified on your seven day inspection form are resolved.



#### OUR STAR RATING

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





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.

# $\bigcirc$

#### 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. (ò

#### 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 **tenyear insurance-backed new homes warranty**.



# Trelawny Place

Felixstowe · Suffolk





## Trelawny Place at a glance:

- O Choice of 2, 3, 4 and 5-bedroom homes
- O Great transport links nearby
- () Excellent choice of local schooling
- () Great local amenities

## STUNNING NEW HOMES IN A BUSTLING SEASIDE TOWN

In Felixstowe, Trelawny Place is our exciting new development located 12.6 miles south-east of Ipswich town centre. With a range of stunning two, three, four and five-bedroom homes, there's something to suit everyone.

Trelawny Place, is located on the edge of the delightful seaside town of Felixstowe. The welleqipped town centre, which leads down to the seafront, boasts a great variety of high street stores including Prezzo, Boots, Costa Coffee, Argos and many more. You'll also find a wide range of independent shops and mouthwatering eateries, from Turkish cuisine to classic fish and chips.

Everything you need for day-to-day living can be reached in minutes, including a Morrisons, Lidl, post office, dental practice, GP surgery and train station.

There are plenty of ways to stay active in the local area. The local leisure centre has a pool, gym, and softplay, along with various and facilities and activities to suit all ages. Or, enjoy a stroll along the seafront, which will take you past Seafront Gardens, rows of colourful beach huts and a four-mile stretch of picturesque sand and shingle beaches.

#### Handy transport links

10.4 miles from Trelawny Place, the thriving town of Ipswich is easily reached by road or rail. The development is set close to the A14 which leads directly to Ipswich, while Felixstowe train station (just 1.5 miles from Trelawny Place) offers regular trains to Ipswich with connecting services to London.

#### **Great local schooling**

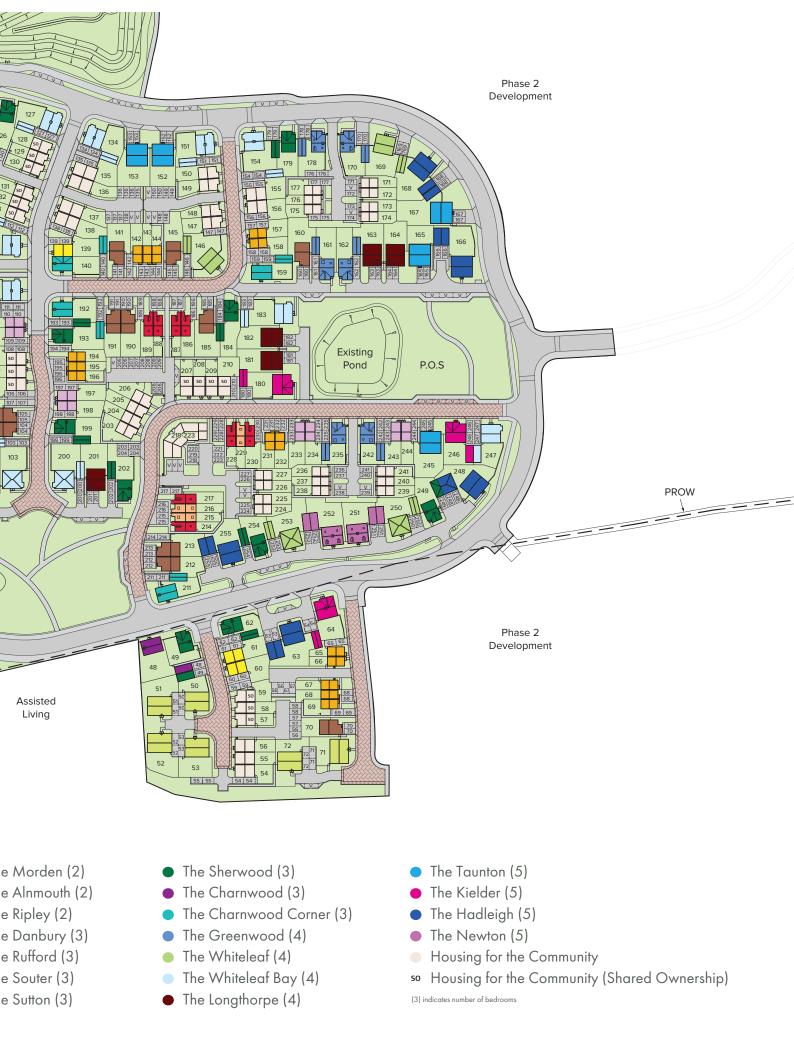
Families will benefit from the range of education options in the local area. Nearby schools include Felixstowe Academy, SET Maidstone Infant school, The Oaks Nursery, Felixstowe International College and many more, all of which are within 2.5 miles of Trelawny Place.

#### JUMP IN THE CAR AND START EXPLORING:

- () A14 | 1.6 miles
- Selixstowe 1.5 miles
- ⑦ Ipswich 12.6 miles
- Norwich 20.5 miles
- O Colchester 27.4 miles







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.

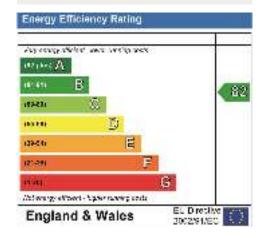


#### TRELAWNY PLACE

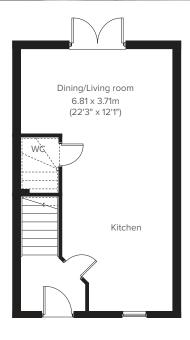


## MORDEN

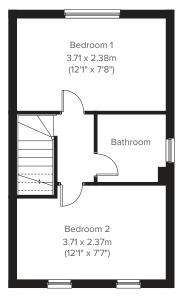
#### Two bedroom home



Modern living at its best, the Morden's open plan kitchen/dining/living room is bright and ideal for the way we live today. Upstairs there are two nicelyproportioned bedrooms and a family-sized bathroom. Perfect for first-time buyers and young professionals.



#### Ground floor



#### First floor

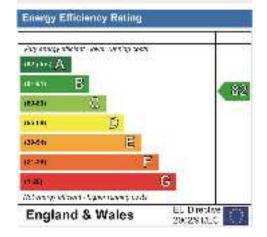
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**RADITIONAL STYLE** 



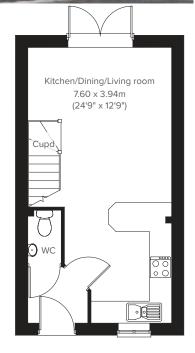
## ALNMOUTH

#### Two bedroom home

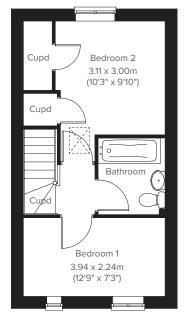




Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom, four handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor

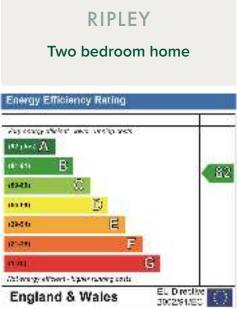


#### First floor

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The Ripley features a stunning open plan living/dining room with French doors leading into the garden, plus the kitchen has access to the rear garden. You'll find two good-sized bedrooms, a family bathroom and two storage cupboards, ensuring it's practical as well as stylish.



Ground floor

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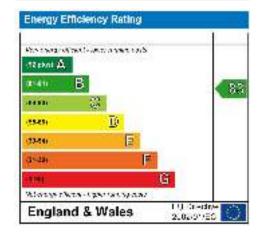






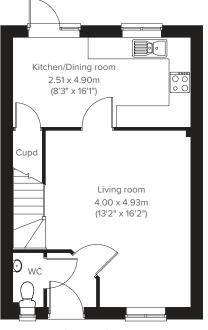
## DANBURY

#### Three bedroom home

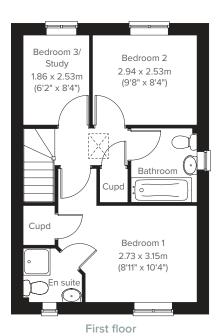




Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs features bedroom one with an en suite, a flexible third bedroom/ study and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



Ground floor



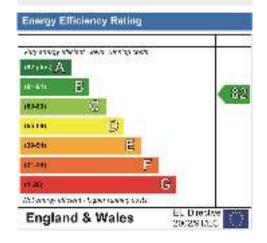
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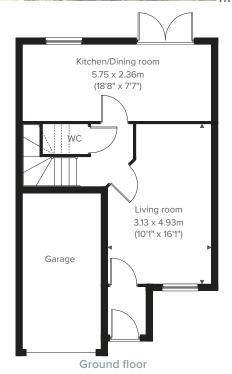
## RUFFORD

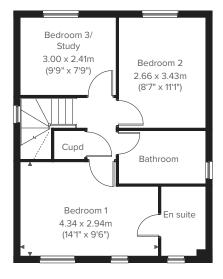
#### Three bedroom home





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, downstairs WC and storage cupboard takes care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.





#### First floor

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THE SOUTER

#### TRELAWNY PLACE



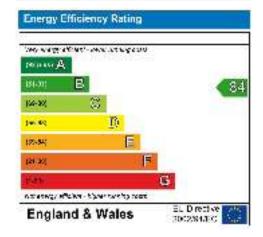
T

TRADITIONAL

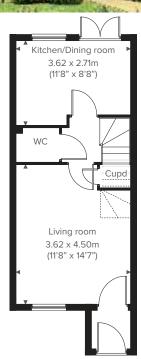
STYLE

## SOUTER

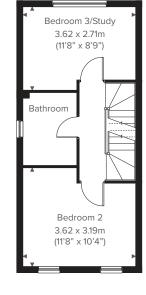
#### Three bedroom home



An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/dining room, wellproportioned living room and three good-sized bedrooms. The top floor bedroom one features 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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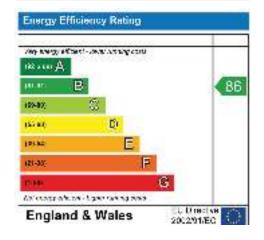
THE SUTTON

#### TRELAWNY PLACE



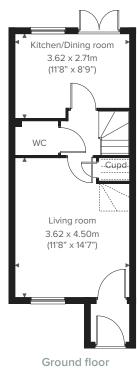
## **SUTTON**

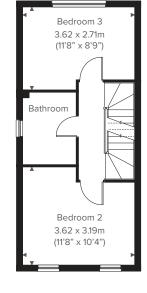
#### Three bedroom home



TRADITIONAL STYLE

An attractive three-storey, three-bedroom home, the Sutton has a modern open plan kitchen/dining room, wellproportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means it's practical as well as stylish.







#### **First floor**

#### Second floor

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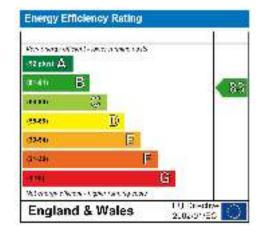






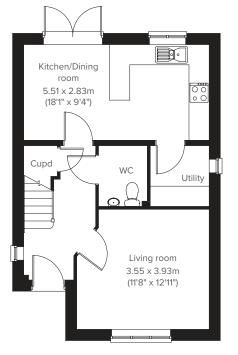
## SHERWOOD

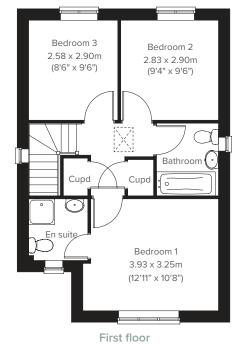
#### Three bedroom home





A nicely-proportioned three-bedroom home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to three double bedrooms - bedroom one benefiting from an en suite - two storage cupboards and a family bathroom.





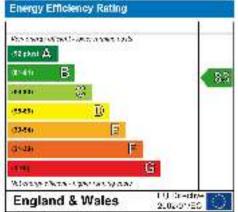
#### Ground floor

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## CHARNWOOD

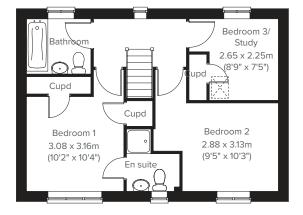
#### Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/ dining room and separate utility with garden access. The Charnwood boasts a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good sized bedrooms - bedroom one with an en suite, a good-sized family bathroom and further storage cupboards.



Ground floor



First floor

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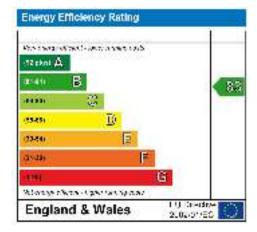
#### THE CHARNWOOD CORNER

#### TRELAWNY PLACE



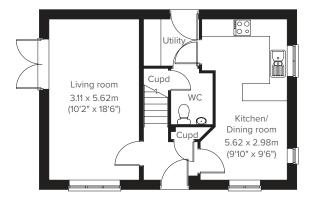
#### CHARNWOOD CORNER

#### Three bedroom home

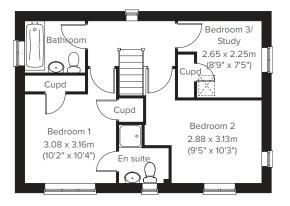


TRADITIONAL STYLE

Enjoy the best of modern living in this popular threebedroom home which benefits from a stylish open plan kitchen/dining room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good sized bedrooms - bedroom one with an en suite a good-sized family bathroom and further storage cupboards.



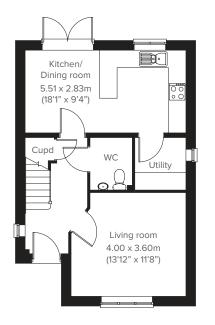
Ground floor



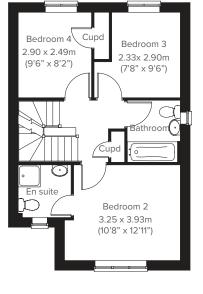
First floor

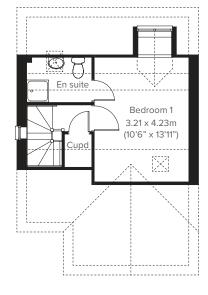
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Ground floor





First floor

Second floor

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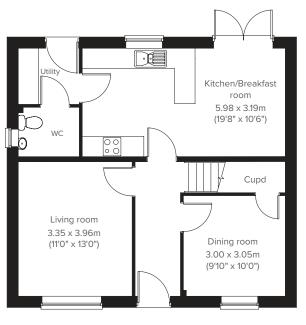
THE WHITELEAF

#### TRELAWNY PLACE

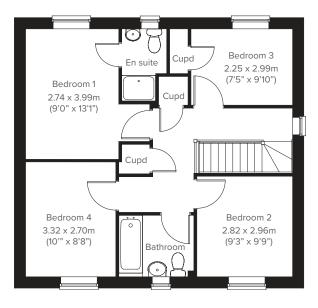




The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/ breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms with bedroom one benefiting from an en-suite, plus a modern-fitted family bathroom and three storage cupboards.



Ground floor



First floor

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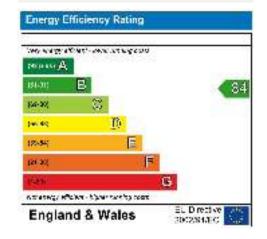
#### THE WHITELEAF BAY

#### TRELAWNY PLACE



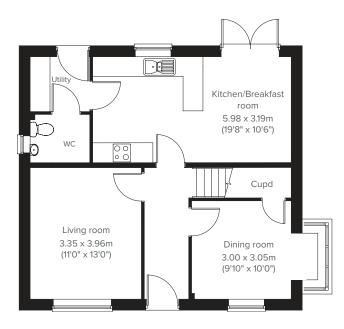
## WHITELEAF BAY

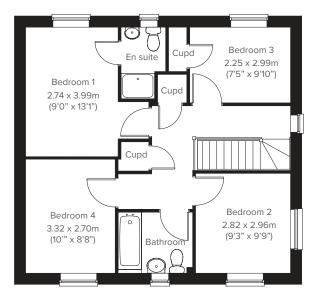
#### Four bedroom home





The Whiteleaf Bay is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright frontaspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms - bedroom one benefiting from an en-suite - plus a modern family bathroom and three storage cupboards.





#### Ground floor

#### First floor

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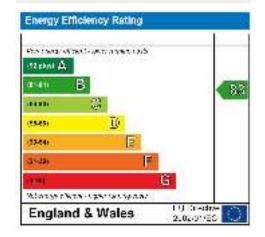
#### TRELAWNY PLACE

# CONTEMPORARY STYLE



# LONGTHORPE

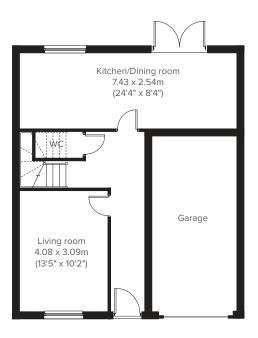
#### Four bedroom home

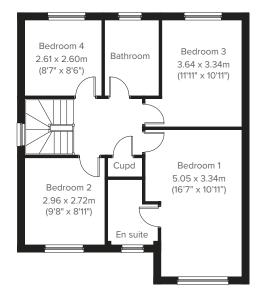


TRADITIONAL STYLE

THE LONGTHORPE

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 large landing leads on to three further bedrooms, a storage cupboard and the main family bathroom.





#### Ground floor

#### First floor

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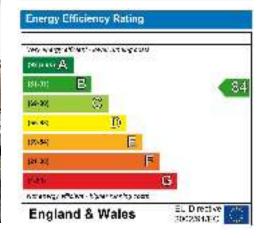
## THE TAUNTON

#### TRELAWNY PLACE



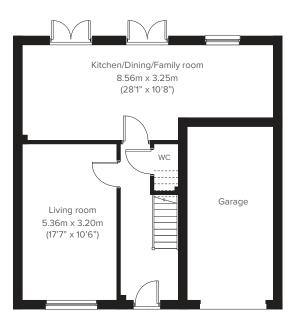
## TAUNTON

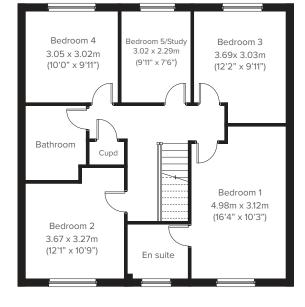
#### Five bedroom home





Enjoy the best of modern living in this popular five-bedroom home which features a stylish open plan kitchen/dining/family room, separate front aspect living room and downstairs WC. Upstairs there are four good-sized bedrooms - bedroom one with an en suite - a flexible bedroom five/study and a good-sized family bathroom. An additional storage cupboard and integral garage mean it's practical as well as stylish.





Ground floor

#### First floor

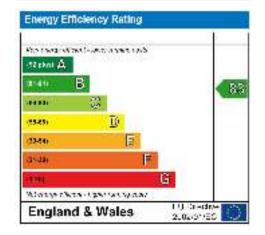
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THE KIELDER



## **KIELDER**

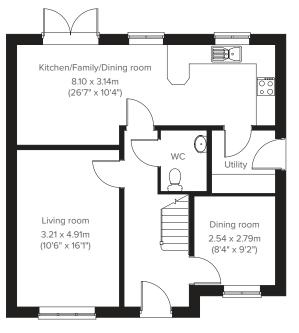
#### Five bedroom home



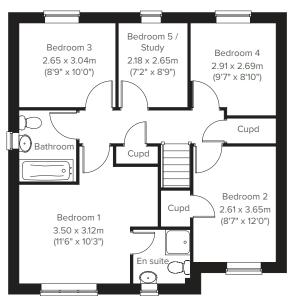
TRADITIONAL STYLE

The Kielder is a popular detached family home. The modern and stylish open plan kitchen, family, dining room is perfect for spending time as a family and entertaining. There's also a spacious living room, separate dining room, downstairs WC and handy utility with outside

access. Upstairs there are five bedrooms - bedroom one has an en suite - a large family-sized bathroom, flexible fifth bedroom/study and three storage cupboards.



Ground floor



#### First floor

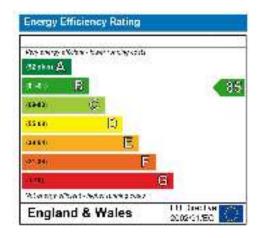
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on 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.

CONTEMPORARY STYLE



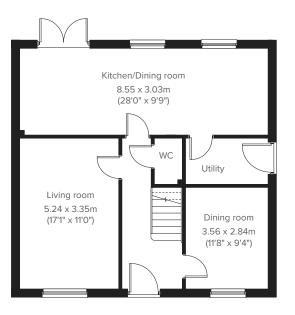
## HADLEIGH

#### Five bedroom home

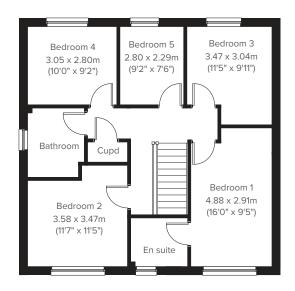




An impressive family home, the Hadleigh is a five-bedroom detached property perfect for modern living. The stylish open plan kitchen/dining room is ideal for spending time as a family and entertaining guests. There's also a wellproportioned living room, separate dining room, downstairs WC and handy utility 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



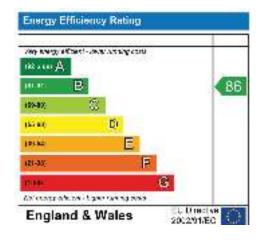
#### First floor

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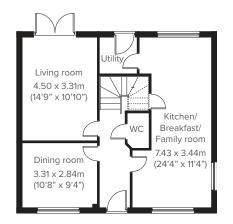


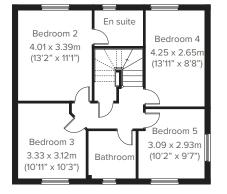
## NEWTON

#### Five bedroom home

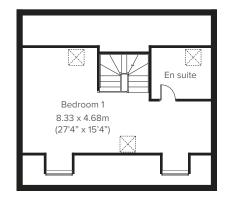


A stunning detached home with an impressive open plan kitchen/breakfast/family room, the Newton has five bedrooms and is perfectly designed for modern family living. It features a bright living room with French doors leading into the garden, separate dining room and a handy utility. The first floor is home to four bedrooms - one with an en suite – and a family bathroom. The second floor bedroom one is a spacious sanctuary with a large en suite.





STYLE



#### Ground floor

#### First floor

#### Second floor

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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-skinned external doors with PVCu frames. 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 point in living room



## 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

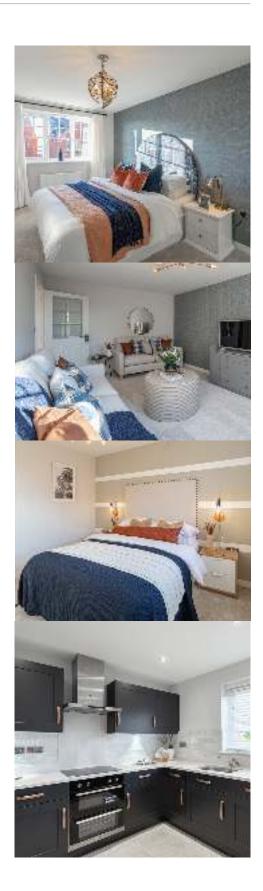


# Security

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 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



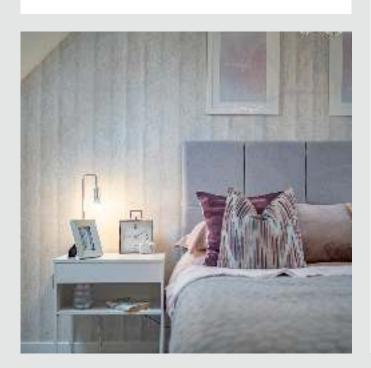
# **BUILT BY US, STYLED BY YOU**

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

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
- Sathroom 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.



## **#LOVEMYPERSIMMONHOME**

over to our Instagram page at @persimmon\_homes















## **SNAP. SHARE. WIN.**

Upload your own photos with the hashtag #lovemypersimmonhome and you could be one of the three lucky winners we pick every month to receive a £100 Next voucher. We've included a few past winners on this page so you can check out the competition.

Good luck!



Visit our Instagram page for terms and conditions.



## **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, firstrate 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.

#### O 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). Your home, better connected for a brighter future.

## Great news! Trelawny Place 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>



## 500Mb Ultrafast Broadband

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

> Up to 500Mb download Up to 50Mb upload





Watch full HD TV whilst performing larger downloads.

Up to 125Mb download Up to 10Mb upload





Standard Broadband

Browse, stream music and download larger files.

Up to 20Mb download Up to 2Mb upload



**FibreNest** 

## 250Mb Megafast Broadband

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

Up to 250Mb download Up to 25Mb upload



## 75Mb Faster Broadband

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

Up to 75Mb download Up to 10Mb upload



## **10Mb** Budget Broadband

Suitable for basic general web browsing.

Up to 10Mb download Up to 1Mb upload

500Mb 125Mb 75Mb 10Mb 250Mb 20Mb 2h 40m 3m 15s 6m 30s 13m 23m 1h 20m 11m 21m 45s 43m 45s 1h 17m 4h 30 Video game

Representation of the minimum increases at the ender

To have your new home connected, register now at **fibrenest.com/connect** Questions? Just give our friendly team a call on **0333 234 2220** 

#### **Please see fibrenest.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.

#### **Trelawny Place**

For prices, opening times and availability contact:

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T: 01394 330 584 E: trelawnyplace.suff@persimmonhomes.com

persimmonhomes.com/trelawny-place

#### Head Office

Persimmon Homes Suffolk

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persimmonhomes.com







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