

# Deben Park at Brightwell Lakes

MARTLESHAM, SUFFOLK

A collection of two, three, four and five bedroom homes in the charming village of Martlesham.

**Taylor**  
**Wimpey**

BRIGHTWELL  
LAKES  
~

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Brightwell Lakes**



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# Welcome to Brightwell Lakes

A brand new community in the heart of Martlesham, Brightwell Lakes is the perfect place to put down roots.

Brightwell Lakes boasts plenty of open green space around the development, nearby amenities, and homes that are suited to a range of lifestyles.



[→ View the site plan](#)



# Love village life

In the heart of the Suffolk countryside, Martlesham combines tranquil country living with village charm, offering perfectly balanced living. Adjacent to the A12 and with the A14 less than 2 miles away\*, Brightwell Lakes is ideal for those commuting.

The market town of Woodbridge is just 5 miles away\*, offering a range of shops, pubs, restaurants and recreational activities.

Ipswich countryside



Woodbridge, Suffolk



Ipswich waterfront



[Watch development video](#)

\*Distances taken from google.co.uk/maps.

# Building for the future



Computer generated image

Brightwell Lakes is a transformative community that will enrich Martlesham, creating a plethora of opportunities for residents and the wider public.

Spanning across 113 hectares, with 85 acres of green open space, Brightwell Lakes will not only deliver **up to 2,000 energy-efficient new homes** but the development will also foster a sense of community, while encouraging sustainable living through a range of newly created amenities.

Your story, beautifully told.

## The plan for Brightwell Lakes...



Walking & cycling routes



Beach, boardwalk & picnic areas



Up to 2,000 new homes



Healthcare facility



Play areas, public open spaces & sports pitches



Allotments & community orchards



Community & local centres



New primary & secondary schools



Explore the development





## THE GREEN SCENE

Throughout Brightwell Lakes, there are designated areas of informal and formal green space. Nestled at the heart, with heathland to the north, the existing lake has been retained and will be enhanced for residents to enjoy.

With a network of footpaths & trim trails providing easy access & connectivity to the lake where you can enjoy fishing, the use of new play areas for children and a beach with boardwalk, the lake will become a key focal point at the heart of the development for future residents.

To enhance biodiversity and preserve habitats, areas around the lake will have a specific wildlife focus.

These areas will have limited public access, creating low-disturbance environments to encourage local wildlife to flourish. Boundaries shall be signalled through fencing to help distinguish the areas that are accessible and those that are not.

The allotments and orchards will offer an outdoor community hub where gardening enthusiasts can hone their green thumbs and families can learn about cultivating fresh food.

## CONNECTIVITY

Around Brightwell Lakes, green corridors connect green spaces and offer a range of enjoyable walks and opportunities for recreation.

A network of high-quality walking and purpose-built cycling paths will ensure residents are well connected to the surrounding area, open countryside, and key destinations through sustainable modes of transport.



[Watch development video](#)



# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.



# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high-quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories, including stylish splashbacks, give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient Zanussi oven with a built-in gas hob, integrated hood and an extractor fan.

## Utility rooms<sup>†</sup>

If your home has a utility room, units will be fitted to match your chosen kitchen style.



## Bathrooms, en suites<sup>†</sup> and shower rooms<sup>†</sup>

Modern white sanitaryware, including a toilet, basin, and bath with chrome Ideal Standard taps, give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms, which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose\* from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

\* = Where applicable. † = Options, upgrades and colour choices are available subject to stage of construction.



# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



# The Dovedale

2 BEDROOM HOME, TOTAL 641 sq ft / 60m<sup>2</sup>



## FIRST FLOOR

### Kitchen/Living/Dining Area

5.35m × 3.80m      17'7" × 12'6"

### Bedroom 1 min.

3.24m × 3.05m      10'8" × 10'0"

### Bedroom 2

3.25m × 1.93m min.      10'8" × 6'4" min.

[→ Discover more about this development](#)

[→ View our current availability](#)

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 54672 / September 2023.





# The Edale

2 BEDROOM HOME, TOTAL 707 sq ft / 66m<sup>2</sup>



## FIRST FLOOR

### Kitchen/Living/Dining Area

5.35m × 3.80m      17'7" × 12'6"

### Bedroom 1

3.83m × 3.77m max.      12'7" × 12'5" max.

### Bedroom 2

3.46m max. × 2.45m      11'4" max. × 8'1"

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# The Beaford

2 BEDROOM HOME, TOTAL 778 sq ft / 72m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.92m × 2.16m      9'7" × 7'1"

### Living/Dining Area

4.06m × 3.80m      13'4" × 12'6"



## FIRST FLOOR

### Bedroom 1

4.06m max. × 3.78m      13'4" max. × 12'5"

### Bedroom 2

4.06m max. × 2.69m      13'4" max. × 8'10"

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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq ft / 98m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.52m × 3.21m      18'1" × 10'6"

### Living Room/Study

5.52m × 3.19m      18'1" × 10'6"



## FIRST FLOOR

### Bedroom 1

3.36m min. × 2.76m      11'0" min. × 9'1"

### Bedroom 2

3.27m × 3.23m      10'9" × 10'7"

### Bedroom 3

2.80m × 2.66m      9'2" × 8'9"

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# The Carrdale

3 BEDROOM HOME, TOTAL 1,058 sq ft / 98m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.52m × 3.21m      18'1" × 10'6"

### Living Room/Study

5.52m × 3.19m      18'1" × 10'6"



## FIRST FLOOR

### Bedroom 1 min.

3.36m × 2.75m      11'0" × 9'0"

### Bedroom 2

3.27m × 3.23m min.      10'9" × 10'7" min.

### Bedroom 3

2.80m × 2.68m      9'2" × 8'10"

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# The Eynsford

3 BEDROOM HOME, TOTAL 972 sq ft / 90m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.07m × 3.80m      16'8" × 12'6"

### Living Room

4.17m max. × 3.43m      13'8" max. × 11'3"



## FIRST FLOOR

### Bedroom 1 min.

3.48m × 3.01m      11'5" × 9'11"

### Bedroom 2

3.47m × 2.15m      11'5" × 7'11"

### Bedroom 3

2.83m × 2.41m      9'4" × 7'11"



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# The Harrton

3 BEDROOM HOME, TOTAL 1,143 sq ft / 106m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.37m x 3.17m      11'1" x 10'5"

### Living/Dining Area

4.39m x 3.52m min.      14'5" x 11'7" min.

## FIRST FLOOR

### Bedroom 2 max.

4.39m x 3.16m      14'5" x 10'5"

### Bedroom 3

3.31m x 2.40m      10'11" x 7'10"

## SECOND FLOOR

### Bedroom 1

3.38m min. x 3.34m      11'1" min. x 11'0"

### Dressing Area

2.81m x 2.40m min.      9'3" x 7'11" min.



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# The Keeford

3 BEDROOM HOME, TOTAL 1,021 sq ft / 95m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.41m × 2.74m      17'9" × 9'0"

### Living Room

3.81m × 3.29m      12'6" × 10'10"



## FIRST FLOOR

### Bedroom 1

3.18m min. × 2.79m      10'5" min. × 9'2"

### Bedroom 2

3.30m min. × 3.12m      10'10" min. × 10'3"

### Bedroom 3

2.96m × 2.52m      9'9" × 8'3"

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# The Ayleford

4 BEDROOM HOME, TOTAL 1,101 sq ft / 102m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.74m × 3.78m      18'10" × 12'5"

### Living Room

3.60m min. × 3.42m      11'10" min. × 11'3"



## FIRST FLOOR

### Bedroom 1

3.29m × 3.25m      10'10" × 10'8"

### Bedroom 2

3.30m × 3.18m max.      10'10" × 10'5" max.

### Bedroom 3

2.40m × 2.15m      7'11" × 7'1"

### Bedroom 4

2.35m × 1.97m      7'9" × 6'6"

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# The Henford

4 BEDROOM HOME, TOTAL 1,359 sq ft / 126m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

7.09m × 3.74m      23'3" × 12'4"

### Living Room

5.00m × 3.34m      16'5" × 11'0"



## FIRST FLOOR

### Bedroom 1

3.95m × 2.73m min.      13'0" × 9'0" min.

### Bedroom 2

3.88m × 2.96m      12'9" × 9'9"

### Bedroom 3

3.77m × 3.05m      12'5" × 10'0"

### Bedroom 4

3.12m × 2.13m      10'3" × 7'0"



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# The Hubham

4 BEDROOM HOME, TOTAL 1,370 sq ft / 127m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.81m × 3.88m      19'1" × 12'9"

### Living Room

4.13m × 3.60m      13'7" × 11'10"



## FIRST FLOOR

### Bedroom 1

3.61m × 3.09m min.      11'10" × 10'2" min.

### Bedroom 2

3.75m × 3.29m max.      12'4" × 10'10" max.

### Bedroom 3

3.71m × 3.08m      12'2" × 10'1"

### Bedroom 4

3.51m × 2.83m      11'6" × 9'3"

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# The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq ft / 116m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.53m × 3.29m      21'5" × 10'10"

### Living Room

6.53m × 3.25m      21'5" × 10'8"



## FIRST FLOOR

### Bedroom 1

3.63m max. × 3.40m      11'11" max. × 11'2"

### Bedroom 2

3.31m min. × 3.00m      10'10" min. × 9'10"

### Bedroom 3

3.44m × 2.17m      11'4" × 7'2"

### Bedroom 4

3.04m × 2.15m min.      10'0" × 7'1" min.



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# The Shilford

4 BEDROOM HOME, TOTAL 1,449 sq ft / 135m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.89m × 3.33m      16'1" × 10'11"

### Living Room

4.45m × 3.21m      14'7" × 10'6"

### Dining Room

3.40m × 3.33m      11'2" × 10'11"

### Study

3.21m × 2.55m      10'6" × 8'5"



## FIRST FLOOR

### Bedroom 1

3.38m × 3.22m      11'1" × 10'7"

### Bedroom 2

3.27m × 3.20m      10'9" × 10'6"

### Bedroom 3

3.80m max. × 3.27m      12'6" max. × 10'9"

### Bedroom 4

3.21m × 2.87m      10'6" × 9'5"

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# The Tewksdale

4 BEDROOM HOME, TOTAL 1,252 sq ft / 116m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.53m × 3.29m      21'5" × 10'10"

### Living Room

6.53m × 3.25m      21'5" × 10'8"



## FIRST FLOOR

### Bedroom 1

3.54m max. × 3.38m      11'8" max. × 11'1"

### Bedroom 2

4.32m max. × 3.00m      14'2" max. × 9'10"

### Bedroom 3

3.44m × 2.17m      11'4" × 7'2"

### Bedroom 4

3.06m × 2.16m      10'1" × 7'1"

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# The Waysdale

4 BEDROOM HOME, TOTAL 1,525 sq ft / 142m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Breakfast/Family Area**  
6.82m × 3.50m      22'5" × 11'6"

**Dining Room**  
3.05m × 2.89m      10'0" × 9'6"

**Living Room**  
4.62m × 4.47m      15'2" × 14'8"



## FIRST FLOOR

**Bedroom 1**  
3.77m min. × 3.50m max.      12'5" min. × 11'6" max.

**Bedroom 2**  
4.62m × 2.95m      15'2" × 9'8"

**Bedroom 3**  
3.05m × 2.89m      10'0" × 9'6"

**Bedroom 4**  
3.54m max. × 2.78m      11'8" max. × 9'2"

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# The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft / 168m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.34m × 3.46m max. 27'4" × 11'4" max.

### Living Room

4.74m × 3.34m 15'7" × 11'0"

### Family/Study

2.73m × 2.31m 9'0" × 7'7"

## FIRST FLOOR

### Bedroom 1

3.98m × 3.34m 13'1" × 11'0"

### Bedroom 4

3.62m × 2.75m 11'11" × 9'0"

### Bedroom 5

2.98m × 2.54m 9'9" × 8'4"

## SECOND FLOOR

### Bedroom 2

4.66m × 3.39m 15'4" × 11'2"

### Bedroom 3

3.63m × 2.84m 11'11" × 9'4"



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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 54672 / September 2023.



# The Wayford

5 BEDROOM HOME, TOTAL 1,836 sq ft / 171m<sup>2</sup>



## GROUND FLOOR

### Kitchen

5.58m × 3.35m      18'4" × 11'0"

### Living Room

6.06m × 4.40m      19'11" × 14'6"

### Dining Room

3.39m × 3.06m      11'1" × 10'1"

### Study

3.39m × 2.34m      11'1" × 7'8"



## FIRST FLOOR

### Bedroom 1 min.

3.39m × 3.37m      11'1" × 11'1"

### Bedroom 2 max.

3.67m × 3.47m      12'1" × 11'5"

### Bedroom 3

3.81m × 3.02m      12'6" × 9'11"

### Bedroom 4 max.

4.10m × 2.39m      13'5" × 7'10"

### Bedroom 5

3.22m × 2.33m      10'7" × 7'8"

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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 54672 / September 2023.



# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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 Here's how we can help

## Existing home owner?

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 Here's how we can help



Please speak to your Sales Executive for further details.

# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our Sales Executives on **01473 905 645**.



Find out how we can get you moving with our buying schemes.

[→ Book an appointment](#)

[→ How to buy a home](#)



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**CONTACT US ON 01473 905 645**

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