



DENBURY
HOMES

ST EDMUNDS GATE

BURY ST EDMUNDS, SUFFOLK

An exceptional collection of 1, 2, 3 and 4 bedroom homes



WELCOME TO
St Edmunds Gate

Bury St Edmunds, the jewel in Suffolk's crown, is home to St Edmunds Gate, our impressive collection of 1, 2, 3 and 4 bedroom houses and apartments.

Discover the delights of this bustling market town, with its historic cathedral, exceptional shops, restaurants, and entertainment venues, surrounded by stunning countryside. St Edmunds Gate is perfectly positioned, close to transport links and local amenities, with the vibrant town centre just a short distance away.

Lively Newmarket is just 17 miles away and the world renowned city of Cambridge is 40 minutes by car. London is under two hours by train from Bury St Edmunds Railway Station.

James Hopkins

Founder and Managing Director of Denbury Homes



A RARE QUALITY OF LIFE IN
Beautiful Suffolk

Experience the best of town living with bustling Bury St Edmunds on your doorstep, yet being close to the countryside. Enjoy green spaces, parks, woods, and nature reserves or join in the town's many festivals and events. With enchanting medieval villages such as Lavenham and Long Melford nearby and the Suffolk coast an hour away, there is always somewhere to explore.



FOOD & DRINK

The foodie capital of Suffolk has a proud brewing history and is home to Greene King. Bury St Edmunds boasts a brilliant selection of independent and well known eateries, quaint pubs, and bars. Try brunch at Wright's, treat yourself to a Michelin Star meal at Pea Porridge or take a short stroll down the lanes for a snack. When you want to meet friends, there are pubs within walking distance including The Masons Arms or The Rose & Crown.

SHOPPING & AMENITIES

A twice-weekly market and monthly farmers' market complement the wide choice of shops. There are convenience stores and supermarkets, including a Waitrose, Sainsbury's and Tesco. The Arc Shopping Centre includes a cinema and The Apex entertainment venue. The town also has the Theatre Royal and a leisure centre with swimming pools. Sports pitches, gyms, and golf clubs are within a short drive. Spend time at Hardwick Heath or Nowton Park, with space to work out, a play area, arboretums, and meadows.

DAYS OUT

St Edmunds Gate has excellent access to the A14, so it is easy to make the most of your leisure time. You will never tire of walking or cycling at Ickworth Estate. Be in the Suffolk & Essex Coast & Heaths National Landscape, The Broads, or Dedham Vale Area of Outstanding National Beauty in an hour. Enjoy the excitement of the races in Newmarket and visit the town's shops. Bressingham Steam and Gardens is another popular day out.

EDUCATION*

Both Sebert Wood Community Primary School and Hardwick Primary are around a 20-minute walk and are rated Good by Ofsted. Older pupils have the Sybil Andrews Academy which is also rated Good. There are nurseries and pre-schools in the area. Abbegate Sixth Form College, an 8-minute drive away, is rated Outstanding. West Suffolk College offers courses for 16-18 year olds and degrees for adults. Independent schools include South Lee Prep School which caters for children up to the age of 13 and Culford School which offers a senior school and Sixth Form.



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St Edmunds Gate



1 bedroom homes

- The Tern (a)
Plot 75
- The Warbler (a)
Plots 1 & 5(h)

2 bedroom homes

- The Bittern (a)
Plots 76, 79 & 82
- The Shrike (a)
Plots 77, 80 & 83
- The Snipe
Plots 66(h), 67, 89, 90(h), 138, 139, 150(h) & 151
- The Kittiwake
Plots 17(h), 18, 108, 109 & 110
- The Kite
Plots 16, 42(h), 65, 92 & 163(h)
- The Grebe (a)
Plots 78 & 81
- The Mallard (a)
Plots 4, 9 & 14
- The Pintail (a)
Plots 6, 10(h), 11 & 15(h)
- The Fulmer (a)
Plots 2, 7 & 12
- The Puffin (a)
Plots 3, 8 & 13

3 bedroom homes

- The Goldfinch
Plots 43, 44, 45, 62, 63, 64, 88(h), 91, 111(h), 112, 117(h), 118, 122(h), 123(h), 124(h), 140(h), 144, 166(h), 167(h) & 168(h)
- The Curlew
Plots 107, 143 & 169
- The Sparrow
Plots 68, 69(h), 70, 106(h), 141(h), 142(h), 145 & 146
- The Linnet
Plots 19, 125 & 162(h)
- The Redpoll
Plots 20(h), 21(h), 22(h), 23(h), 39, 40, 41, 60(h), 61, 84, 85, 86, 87, 119(h), 120(h), 121(h) & 161
- The Harrier
Plots 155, 156, 157, 158, 159 & 160
- The Eagle
170, 171, 173 & 174
- The Merlin
Plots 71, 72, 73 & 74
- The Falcon
Plot 172

4 bedroom homes

- The Greenfinch
Plots 153, 154(h) & 164
- The Swan
Plots 114(h), 115, 147, 148(h) & 165(h)
- The Woodcock
Plots 104(h), 113(h), 116, 149 & 152
- The Siskin
Plot 105

- (a) Apartment
- (h) Handed plot

LEAP Local equipped area of play

(C/S) Cycle store

(S/S) Sub station

Affordable housing

Garden shed

Show Home

View Home



Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer-generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale. Development layout not to scale, for indication only. Drainage Basin is seeded with a grass and wildflower mixture to enhance biodiversity and will take 3-4 years to mature.

THE HIGHEST QUALITY Specification



KITCHENS

- Choice of kitchen cupboards and worktops*
- Electric Bosch oven, ceramic hob and hood fitted as standard
- Integrated fridge/freezer and dishwasher to kitchen of The Falcon, The Woodcock and The Siskin
- Granite or Quartz worktop to The Falcon, The Woodcock and The Siskin

ELECTRICAL

- Outside lighting to front and rear of all houses
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to all homes with fireplaces
- TV points to living room and master bedroom
- Data points to living room, study and master bedroom
- Downlights to the kitchen in all homes
- Downlights to the breakfast/dining area, family room, utility and all wet rooms in The Falcon, The Woodcock and The Siskin
- Electric vehicle charging points to all homes



PLUMBING

- Plumbing for washing machine and dishwasher (when not integrated)
- White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens
- Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor to all two-storey houses
- Electric panel heaters to all apartments

JOINERY

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- UPVC double-glazed windows throughout
- Timber staircase painted white to all houses
- Fitted wardrobes included
- Coved cornicing

TILING

- Kitchen - choice of Porcelanosa wall tiles between worktop and wall cupboards*
- Kitchen - choice of Porcelanosa floor tiles*
- Bathroom - choice of Porcelanosa wall tiles at half-height all round*
- En-suite - choice of Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin*
- En-suite with bath - choice of Porcelanosa wall tiles at full height to shower cubicle and half height all round*
- Cloakroom - choice of Porcelanosa wall tiles to splashback above hand basin*



OTHER ITEMS

- All walls wet plastered to give a superior smooth appearance
- Loft light
- Front garden landscaped and turfed
- Rear garden cleared, rotavated and topsoiled
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast OFNL Fibre Broadband to all plots**
- Feature fireplace and wood burner to selected plots

* Subject to build stage.

** The broadband provided is an open access network currently offering a choice of 16 Internet Service Providers.

This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for further details. Photographs depict previous Denbury Homes' developments.



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BURY ST EDMUNDS, SUFFOLK

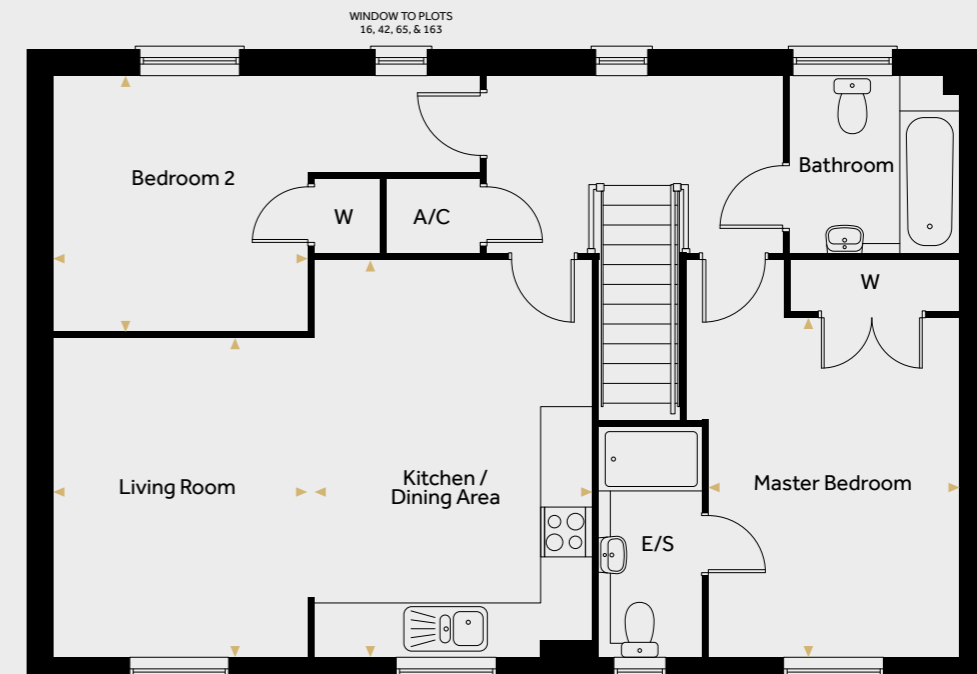
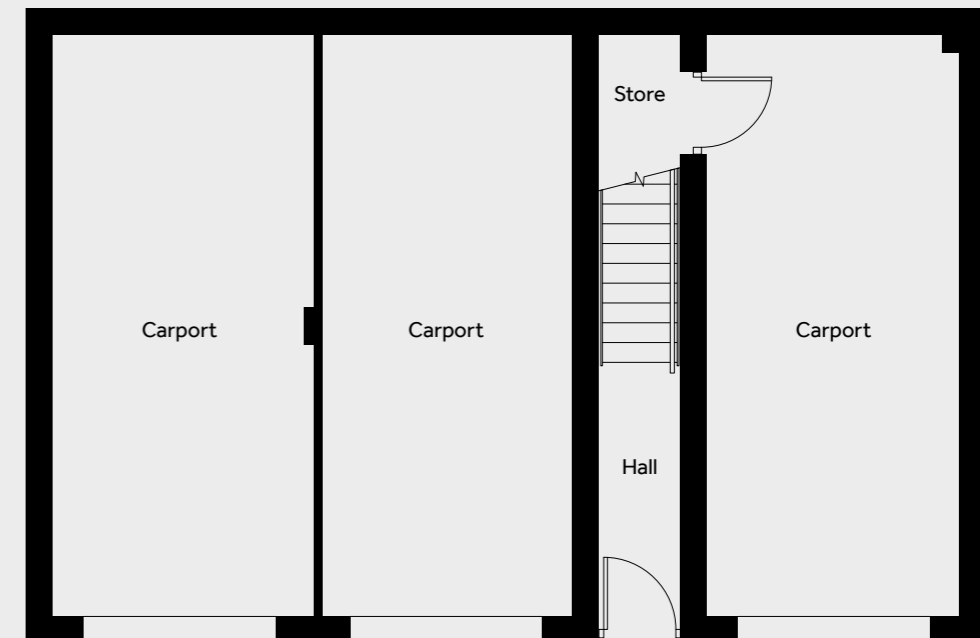


The Kite

Plots 16, 42(h), 65, 92 & 163(h)

The Kite

Plots 16, 42(h), 65, 92 & 163(h)



FIRST FLOOR

Kitchen / Dining Area	4.766m x 3.298m	15'8" x 10'10"
Living Room	3.820m x 3.030m	12'7" x 9'11"
Master Bedroom	4.065m x 2.992m	13'4" x 9'10"
Bedroom 2	3.030m x 3.030m	9'11" x 9'11"

◀ Indicates where measurements have been taken from.



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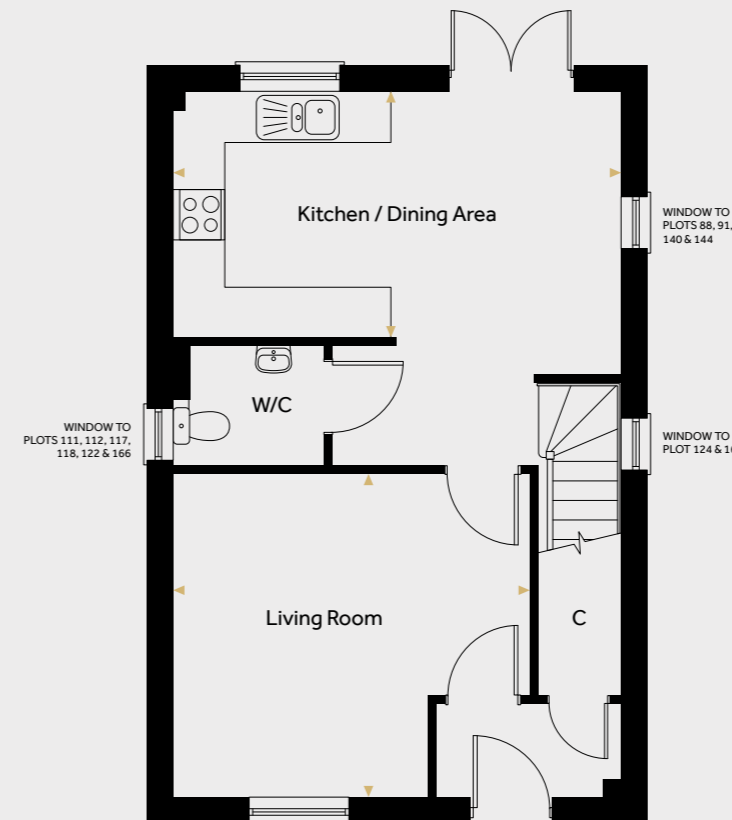


The Goldfinch

Plots 43, 44, 45, 62, 63, 64, 88(h), 91, 111(h), 112, 117(h), 118, 122(h), 123(h),
124(h), 140(h), 144, 166(h), 167(h) & 168(h)

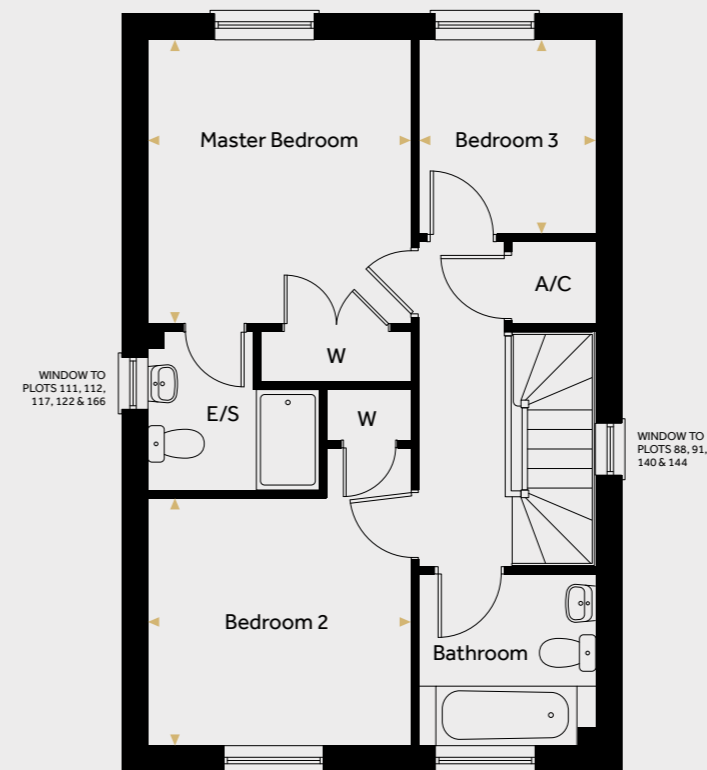
The Goldfinch

Plots 43, 44, 45, 62, 63, 64, 88(h), 91, 111(h), 112, 117(h), 118, 122(h), 123(h),
124(h), 140(h), 144, 166(h), 167(h) & 168(h)



GROUND FLOOR

Kitchen / Dining Area	5.350m x 2.940m	18'2" x 9'8"
Living Room	4.265m x 3.860m	13'12" x 12'8"



FIRST FLOOR

Master Bedroom	3.390m x 3.150m	11'1" x 10'4"
Bedroom 2	3.150m x 2.960m	10'4" x 9'9"
Bedroom 3	2.315m x 2.100m	7'7" x 6'11"

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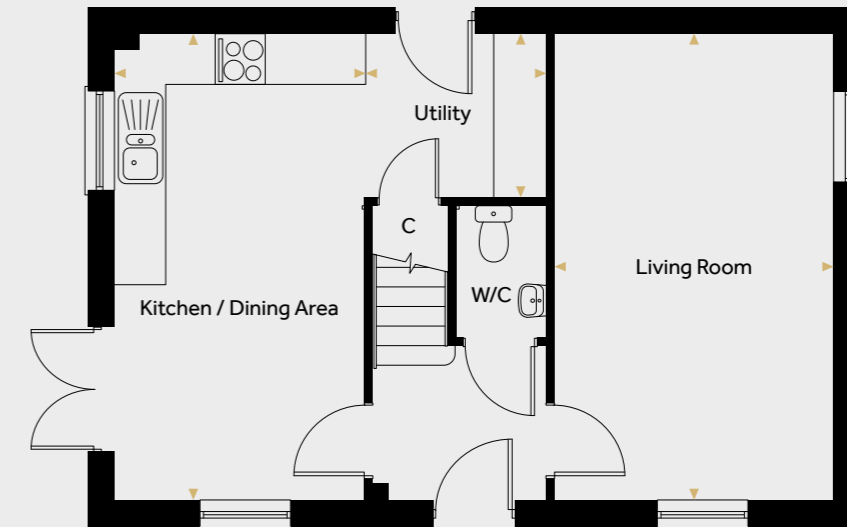


The Curlew

Plots 107, 143 & 169

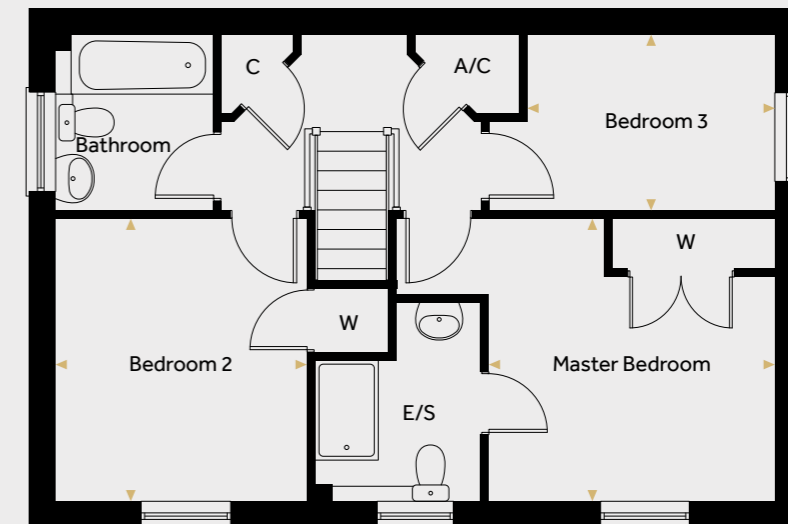
The Curlew

Plots 107, 143 & 169



GROUND FLOOR

Kitchen / Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"



FIRST FLOOR

Master Bedroom	3.420m x 3.375m	11'2" x 11'0"
Bedroom 2	3.375m x 3.005m	11'0" x 9'10"
Bedroom 3	2.960m x 2.103m	9'8" x 6'10"

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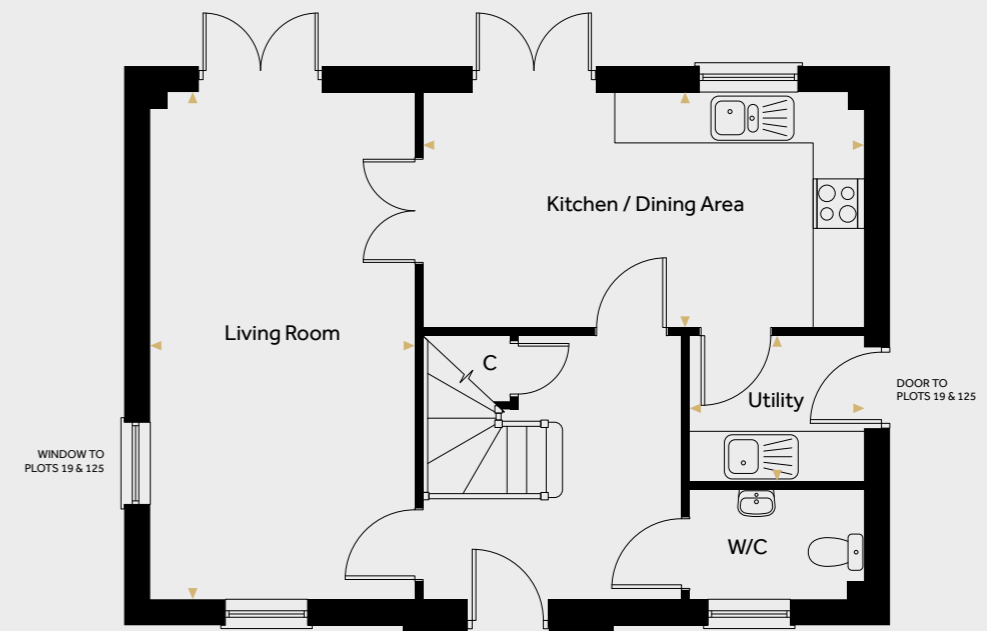


The Linnet

Plots 19, 125 & 162(h)

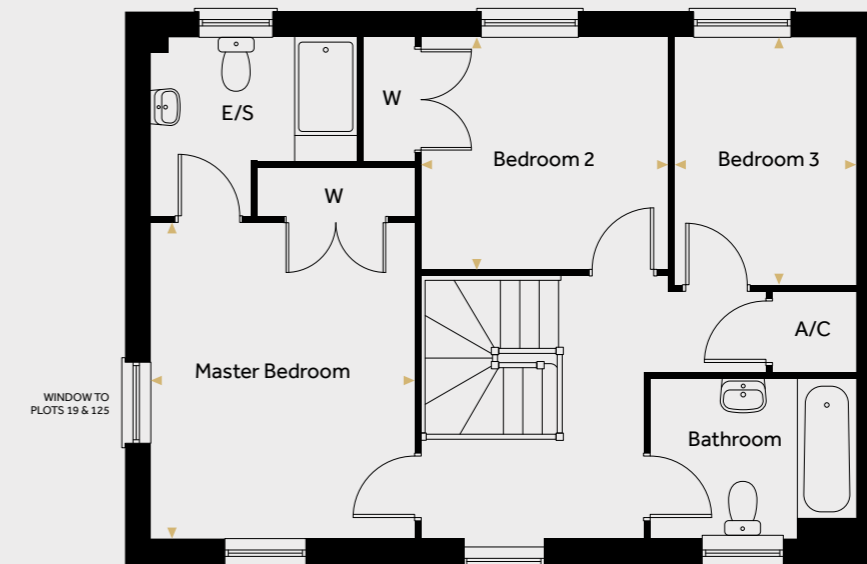
The Linnet

Plots 19, 125 & 162(h)



GROUND FLOOR

Kitchen / Dining Area	5.300m x 2.830m	17'5" x 9'4"
Utility	2.100m x 1.760m	6'11" x 5'9"
Living Room	6.100m x 3.150m	20'0" x 10'4"



FIRST FLOOR

Master Bedroom	3.830m x 3.200m	12'7" x 10'6"
Bedroom 2	3.000m x 2.830m	9'10" x 9'4"
Bedroom 3	3.015m x 2.200m	9'11" x 7'3"

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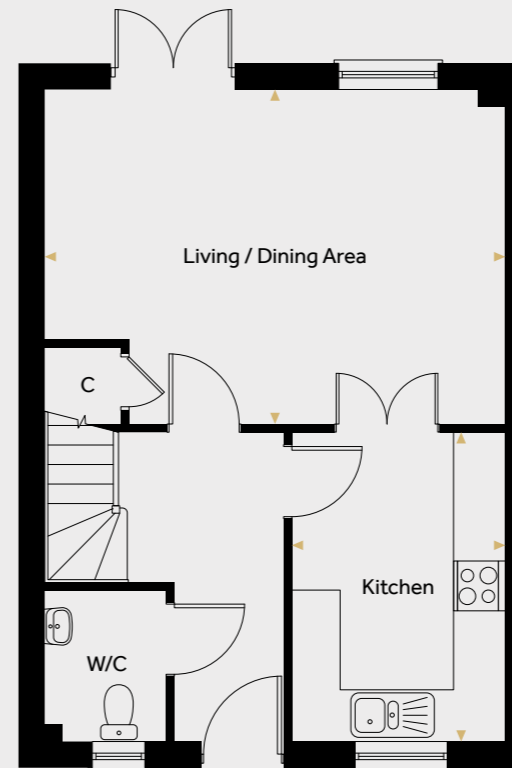


The Redpoll

Plots 20(h), 21(h), 22(h), 23(h), 39, 40, 41, 60(h), 61, 84, 85, 86, 87, 119(h), 120(h), 121(h) & 161

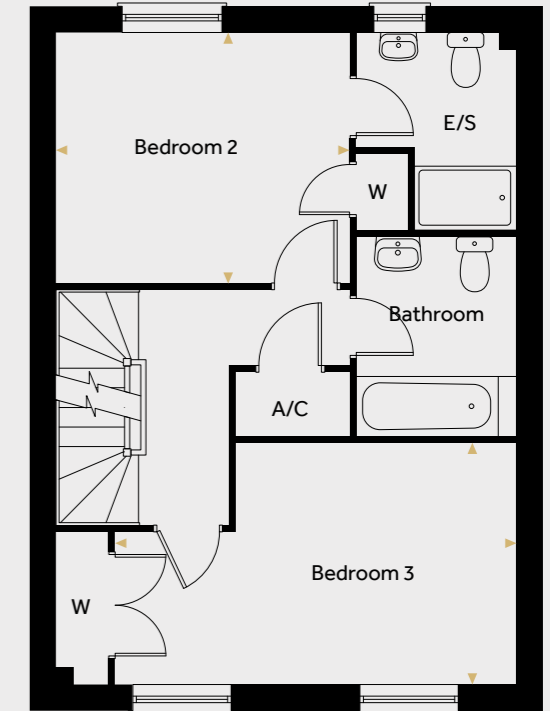
The Redpoll

Plots 20(h), 21(h), 22(h), 23(h), 39, 40, 41, 60(h), 61, 84, 85, 86, 87, 119(h), 120(h), 121(h) & 161



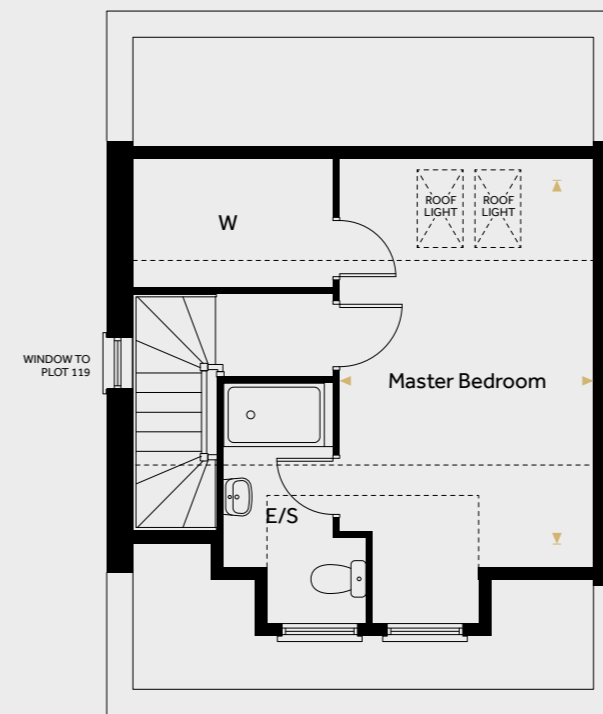
GROUND FLOOR

Kitchen	3.700m x 2.565m	12'2" x 8'5"
Living / Dining Area	5.500m x 4.000m	18'1" x 13'2"



FIRST FLOOR

Bedroom 2	3.540m x 2.980m	11'7" x 9'9"
Bedroom 3	4.800m x 2.875m	15'9" x 9'5"



SECOND FLOOR

Master Bedroom	4.378m x 3.020m	14'4" x 9'11"
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--- REDUCED CEILING HEIGHT

◀ Indicates where measurements have been taken from. ▶ Indicates where measurements have been taken from 1.5m head height.



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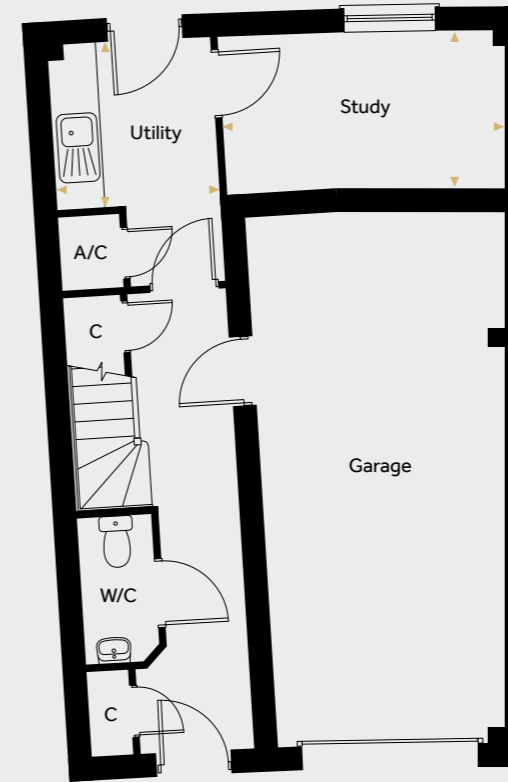


The Eagle

Plots 170, 171, 173 & 174

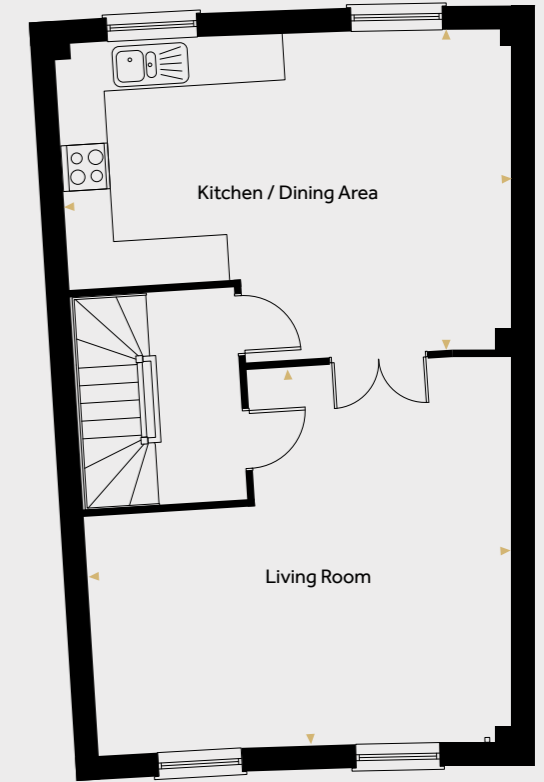
The Eagle

Plots 170, 171, 173 & 174



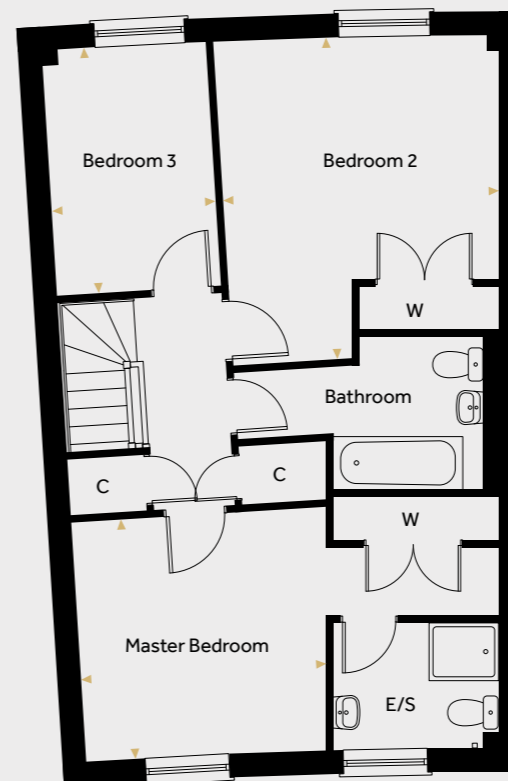
GROUND FLOOR

Study	3.697m x 2.055m	12'2" x 6'9"
Utility	2.166m x 2.110m	7'1" x 6'11"



FIRST FLOOR

Kitchen / Dining Area	6.000m x 4.255m	19'8" x 13'10"
Living Room	5.609m x 5.076m	18'5" x 16'8"



SECOND FLOOR

Master Bedroom	3.357m x 3.150m	11'0" x 10'4"
Bedroom 2	4.273m x 3.754m	14'0" x 12'4"
Bedroom 3	3.216m x 2.150m	10'7" x 7'1"

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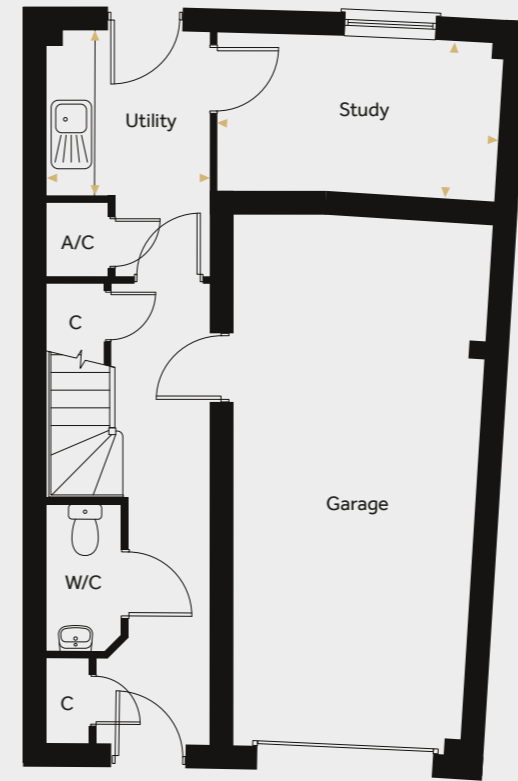


The Falcon

Plot 172

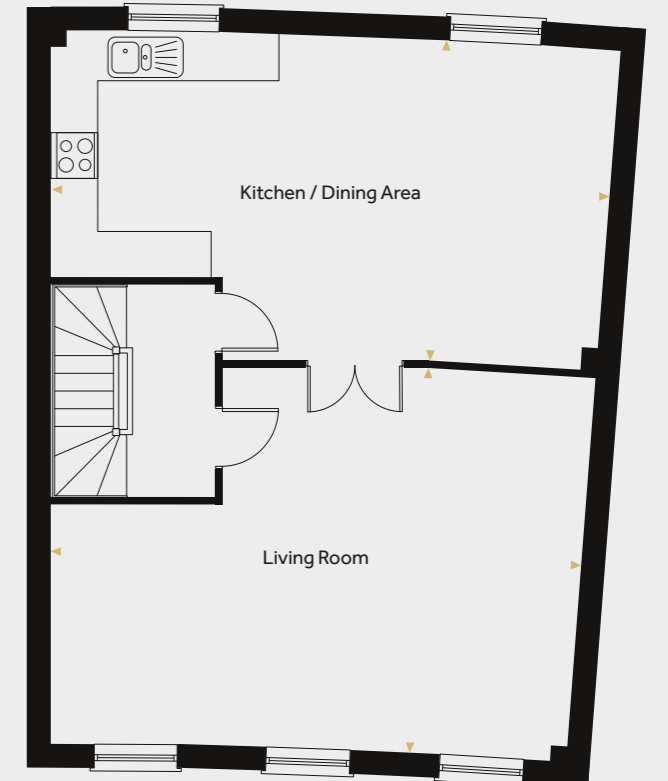
The Falcon

Plot 172



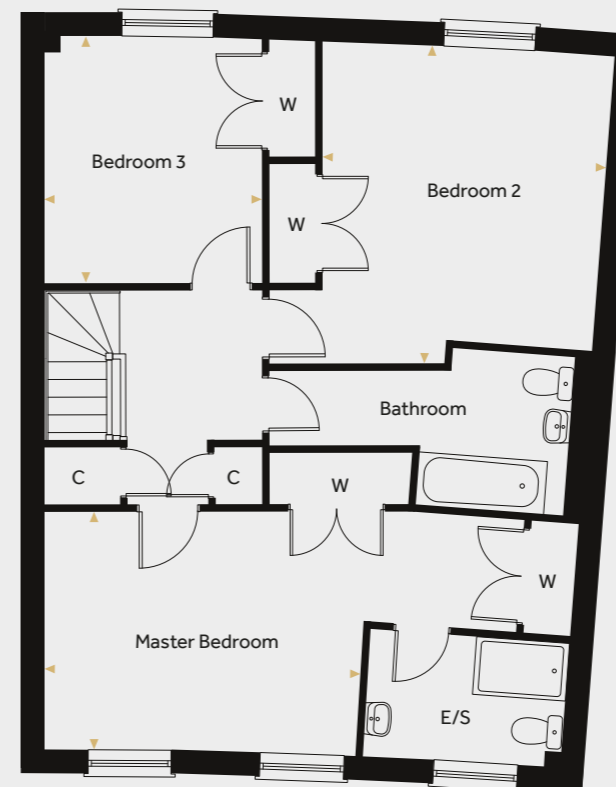
GROUND FLOOR

Study	3.697m x 2.055m	12'2" x 6'9"
Utility	2.166m x 2.110m	7'1" x 6'11"



FIRST FLOOR

Kitchen / Dining Area	7.500m x 4.225m	24'8" x 13'10"
Living Room	7.022m x 5.076m	23'1" x 16'8"



SECOND FLOOR

Master Bedroom	3.357m x 3.150m	11'0" x 10'4"
Bedroom 2	4.250m x 3.754m	13'11" x 12'4"
Bedroom 3	3.239m x 2.150m	10'8" x 7'1"

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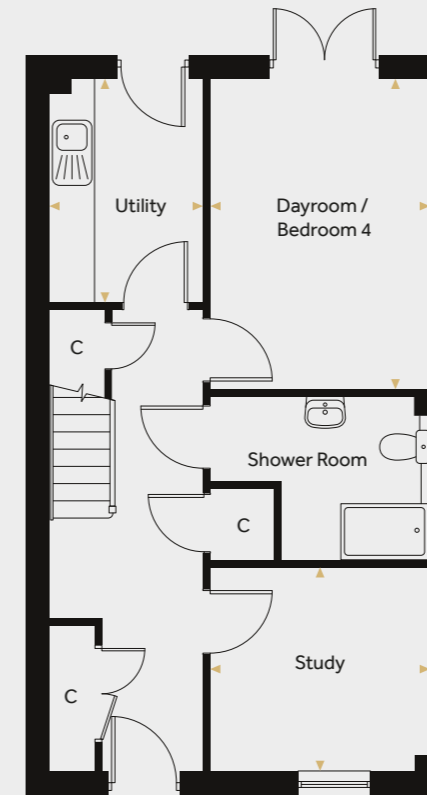


The Greenfinch

Plots 153, 154(h) & 164

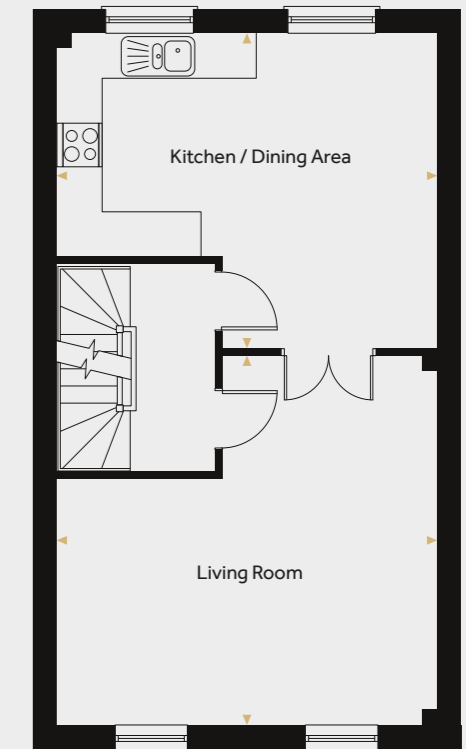
The Greenfinch

Plots 153, 154(h) & 164



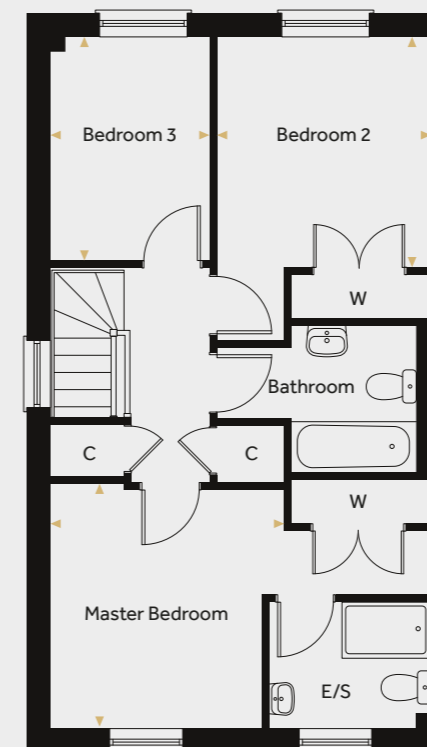
GROUND FLOOR

Dayroom / Bedroom 4	4.204m x 2.975m	13'10" x 9'9"
Utility	3.017m x 2.075m	8'11" x 6'10"
Study	2.975m x 2.765m	9'9" x 9'1"



FIRST FLOOR

Kitchen / Dining Area	5.150m x 4.281m	16'11" x 14'1"
Living Room	5.150m x 5.016m	16'11" x 16'6"



SECOND FLOOR

Master Bedroom	3.240m x 2.865m	10'8" x 9'5"
Bedroom 2	3.122m x 2.900m	10'3" x 9'6"
Bedroom 3	3.017m x 2.150m	9'11" x 7'1"

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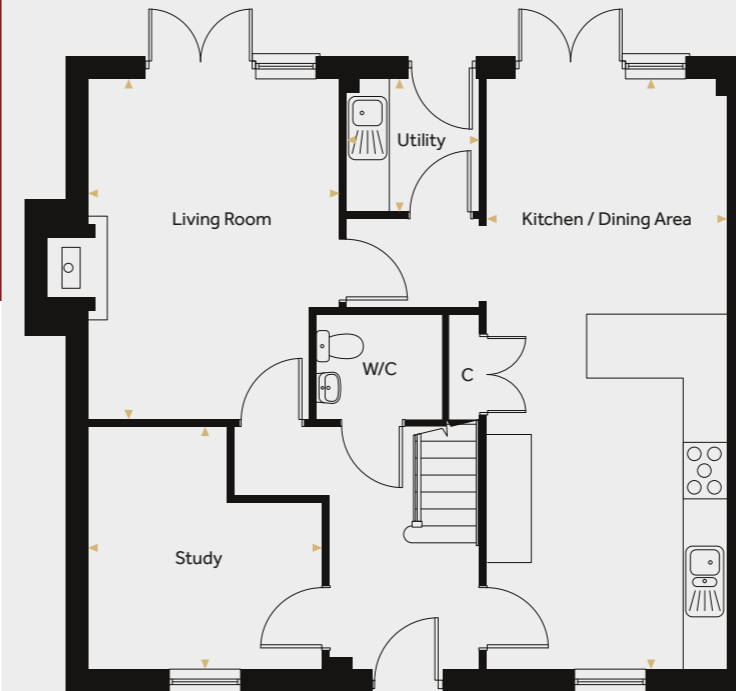


The Swan

Plots 114(h), 115, 147, 148(h) & 165(h)

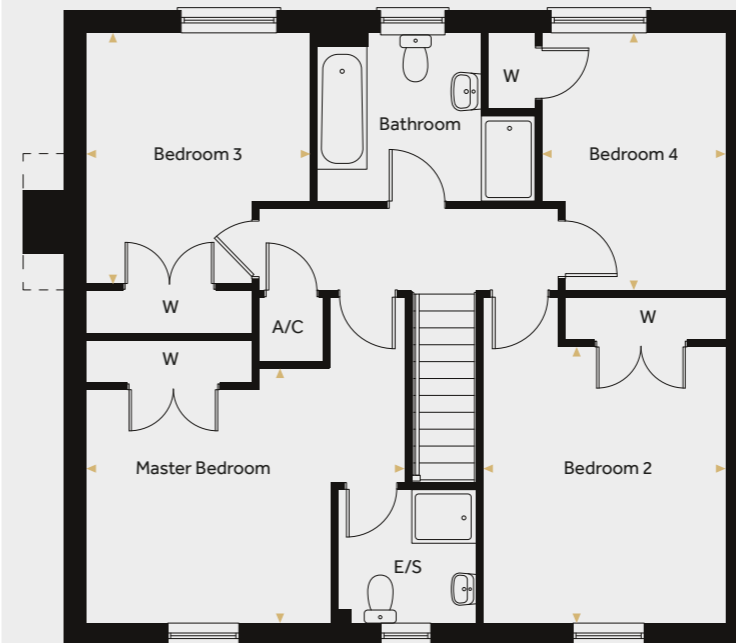
The Swan

Plots 114(h), 115, 147, 148(h) & 165(h)



GROUND FLOOR

Kitchen / Dining Area	8.262m x 3.337m	27'2" x 10'11"
Living Room	4.770m x 3.513m	15'8" x 11'6"
Study	3.392m x 3.268m	11'2" x 10'9"
Utility	1.850m x 1.850m	6'1" x 6'1"



FIRST FLOOR

Master Bedroom	4.458m x 3.568m	14'8" x 11'9"
Bedroom 2	3.838m x 3.347m	12'7" x 11'10"
Bedroom 3	3.501m x 3.130m	11'6" x 10'3"
Bedroom 4	3.595m x 2.560m	11'10" x 8'5"

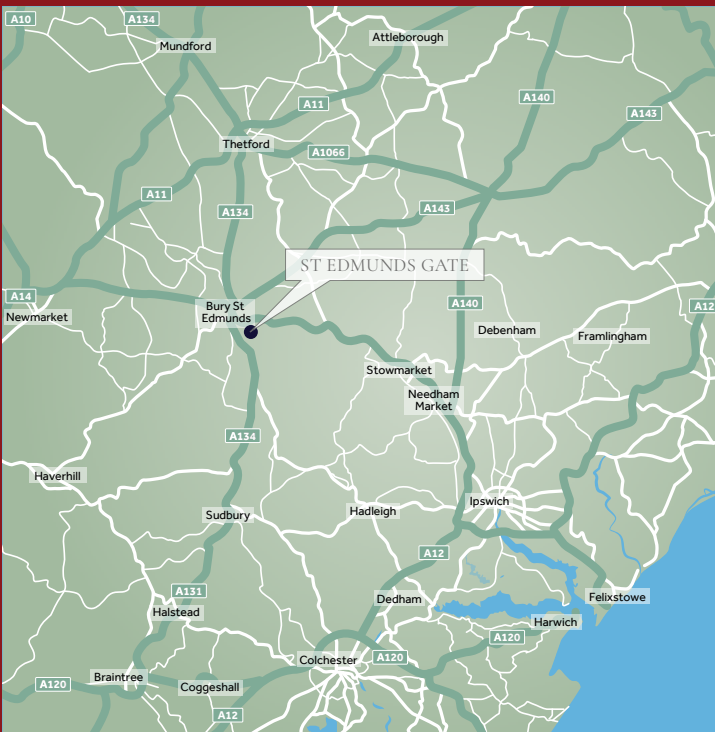
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TRAVEL TIMES AND DISTANCES

BY ROAD (from St Edmunds Gate)		BY RAIL (from Bury St Edmunds Station)	
Bury St Edmunds Town Centre	1 mile	Ipswich	36 mins
Lavenham	10 miles	Cambridge	41 mins
Sudbury	16 miles	Colchester	53 mins
Newmarket	17 miles	Marks Tey	77 mins
Ipswich	25 miles	London Liverpool Street	111 mins
Cambridge	30 miles		

All travel times and distances are approximate and are courtesy of Google Maps and Greater Anglia.

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Book your appointment at www.denburyhomes.co.uk

*School places are not guaranteed. Before making commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas. Do not rely upon any information provided in this respect within this brochure. Lists of amenities are not exhaustive, and information is provided in good faith but satisfy yourself in all regards prior to committing to purchase.

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at St Edmunds Gate may not necessarily illustrate that property type in its setting at this development. All local area information is provided in good faith and correct at time of publication. All internal and external photography of properties depicts previous Hopkins & Moore / Denbury Homes developments. Other photographs are of the local area or are indicative lifestyle images.

09/24 05247-04. Designed and produced by think BDW 01206 546965.

