



St John's Park  
BUNGAY • SUFFOLK

*A development by*

CRIPPS  
DEVELOPMENTS



# St John's Park

## BUNGAY • SUFFOLK

Situated in one of the most attractive  
parts of the Suffolk countryside,  
St John's Park is an exclusive new development  
of 2, 3 & 4 bedroom houses and  
2 & 3 bedroom bungalows.

Located overlooking the beautiful  
Waveney Valley, St John's Park has great links  
to the stunning Suffolk Heritage Coastline  
and the fine city of Norwich.

## *A wonderful place to call home*

Bungay is a beautiful historic market town, in the heart of the Waveney Valley, with roots that can be traced back to Roman times. Nestling within a wide meander of the river Waveney, which forms the border between Norfolk and Suffolk, Bungay is an excellent position to explore the delights of both Norfolk and Suffolk. It's a town that has so much to offer from scenic walks, good shopping and historic buildings including the remains of Bigod Castle dating back to 1100ad.

Standing proudly in the centre of Market Place is the Buttercross, built in the 17th century with the statue of Justice on top of the dome, erected some 60 years later. The Buttercross was paired with a Corn Cross, long since demolished, and marked Bungay's importance as a vibrant market town. Indeed, a weekly market still takes place around the Buttercross each Thursday and with its annual Street Markets, independent food producers and shops Bungay continues to thrive as a market town and is known for its many independent shops, pubs, restaurants and cafes.

The Fisher Theatre, built in the nineteenth century, is one of the oldest provincial theatres in the UK, but still acts as a hub for social events such as films, plays, exhibitions and other gatherings.

St John's Park is located adjacent to Waveney Valley Leisure Centre, here you can find a range of fitness classes along with a gym and swimming pool. Bungay and Waveney Valley Golf Club is close to the development and offers a full range of facilities.

There is a wide choice of education facilities with a fine range of nursery schools and primary schools, Bungay High School which also offers Sixth Form.















Kids &  
BMX Park

Bigod  
Castle

Town Centre

Doctors  
Surgery

Bungay  
Primary School

Co-op Supermarket



St John's Park  
BUNGAY • SUFFOLK

Waveney Valley  
Leisure Centre

## *Out and about - further afield*

St John's Park is ideally located for discovering the glorious sandy beaches of the Suffolk and Norfolk coastline, just 15 miles from Lowestoft. The Norfolk coastal town of Great Yarmouth and the picturesque seaside town of Southwold on the Suffolk Heritage Coast with it's sandy beach, beach huts, lighthouse and famous brewery are both about 20 miles away.

The Cathedral City of Norwich with countless bars, restaurants and shops is located just over 15 miles from St John's Park.

Norwich is home to many beautiful historic buildings and regularly features in the list of top destinations for sight seeing and shopping, with department stores, covered shopping malls, High Street names, boutique shops and a vibrant daily market.

With the M11, A11, and A140 offering access to Norfolk from London and the south-east, and the A47 and A14 serving the Midlands and the North the region is easily accessible by road from all parts of the UK. The nearby A144 Roman Road gives direct access to the Heritage Coast, Halesworth and the A12.

If travelling by train the average journey time from London Liverpool Street to Diss is around 2 hours with local connecting services within East Anglia.

If travelling further afield you can be at Norwich International Airport in less than an hour with direct flights to and from several European destinations along with Manchester, Bristol, Edinburgh, Aberdeen and Glasgow with connections to international destinations.









# St John's Park - Development Plan



- |   |  |
|---|--|
| The Poplar - 2 bedroom link-detached bungalow | The Birch - 3 bedroom house                    |
| The Beech - 3 bedroom detached bungalow       | The Aspen - 3 bedroom semi-detached house      |
| The Hawthorn - 3 bedroom detached bungalow    | The Blackthorn - 3 bedroom semi-detached house |
| The Juniper - 3 bedroom detached bungalow     | The Hazel - 3 bedroom detached house           |
| The Yew - 2 bedroom house                     | The Sycamore - 3 bedroom detached house        |
| The Pine - 2 bedroom house                    | The Maple - 3 bedroom detached house           |
| The Holly - 2 bedroom semi-detached house     | The Cedar - 4 bedroom detached house           |
| The Alder - 3 bedroom house                   | The Rowan - 4 bedroom detached house           |
| The Alder II - 3 bedroom house                | The Oak - 4 bedroom detached house             |
| The Alder III - 3 bedroom house               | Affordable Housing                             |

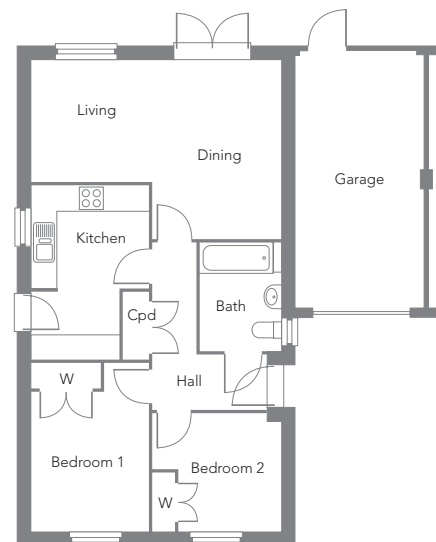


## The Poplar Plots 62, 63, 69, 70

### 2 BEDROOM LINK-DETACHED BUNGALOW

*Two bedroom link-detached bungalow comprising kitchen, living/dining room, family bathroom, bedrooms 1 and 2 include a built in wardrobe.*

Kitchen	4.11m x 2.78m (max) 13'5" x 9'1" (max)
Living/Dining	5.92m x 4.24m (max) 19'5" x 13'10" (max)
Bedroom 1	4.01m x 2.78m 13'1" x 9'1"
Bedroom 2	3.06m x 2.84m 10'0" x 9'3"



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710B - The Poplar





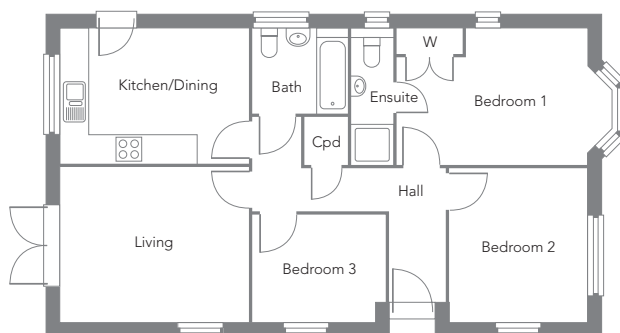
## The Beech Plots 72, 79, 80, 82, 97, 99, 112, 113, 132

### 3 BEDROOM DETACHED BUNGALOW

*Three bedroom detached bungalow comprising of kitchen/dining room, living room with French doors, family bathroom, master bedroom with ensuite, double wardrobe and a bay window.*

#### GROUND FLOOR

Kitchen/Dining	4.18m x 2.96m 13'8" x 9'8"
Living	4.18m x 3.43m 13'8" x 11'3"
Bedroom 1	4.86m (inc bay) x 3.02m 15'11" (inc bay) x 9'10"
Bedroom 2	3.43m x 3.06m 11'3" x 10'0"
Bedroom3	2.97m x 2.37m 9'8" x 7'9"



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822B – The Beech



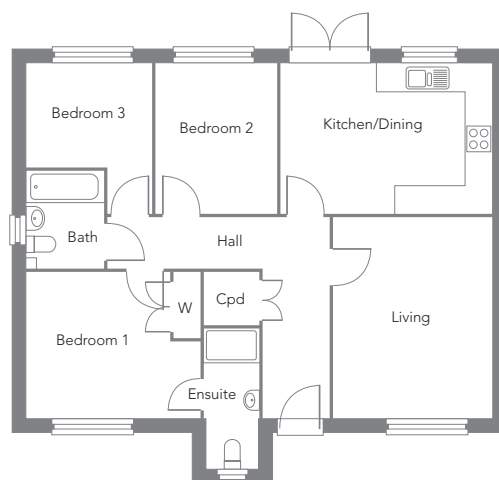
## The Hawthorn Plots 149, 150

### 3 BEDROOM DETACHED BUNGALOW

*Three bedroom detached bungalow comprising of kitchen/dining room, living room, family bathroom, master bedroom with wardrobe and ensuite.*

#### GROUND FLOOR

Kitchen/Dining	4.69m x 3.29m 15'4" x 10'9"
Living	4.48m x 3.53m 14'8" x 11'6"
Bedroom 1	3.89m x 3.25m 12'9" x 10'7"
Bedroom 2	3.35m x 2.68m 10'11" x 8'9"
Bedroom3	3.35m x 2.79m 10'11" x 9'1"



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894B – The Hawthorn





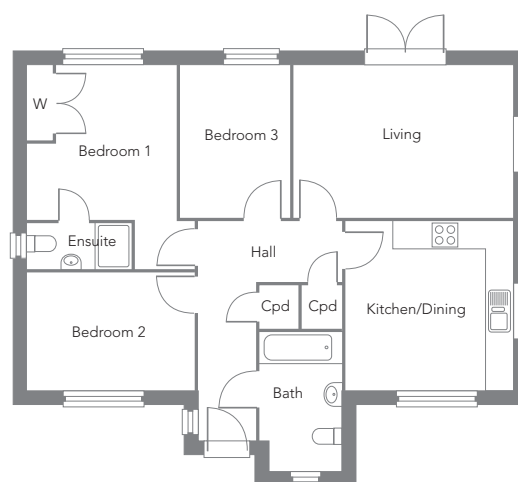
## The Juniper Plots 26, 27, 71, 81

### 3 BEDROOM DETACHED BUNGALOW

*Three bedroom detached bungalow comprising of kitchen/dining room, living room with French doors, family bathroom, master bedroom with double wardrobe and ensuite.*

#### GROUND FLOOR

Kitchen/Dining	3.69m x 3.73m 12'1" x 12'2"
Living	4.87m x 3.37m 15'11" x 11'0"
Bedroom 1	4.53m x 3.69m (max) 14'10" x 12'1" (max)
Bedroom 2	3.69m x 2.61m 12'1" x 8'6"
Bedroom3	3.37m x 2.38m 11'0" x 7'9"



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900B – The Juniper





## The Yew Plots 9, 10, 11, 12, 13, 88, 89, 93, 103, 119, 123, 124, 142

### 2 BEDROOM SEMI-DETACHED/TERRACED HOUSE

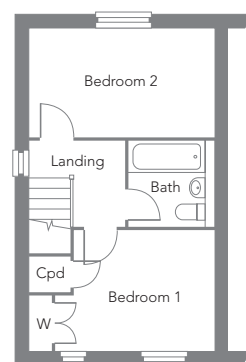
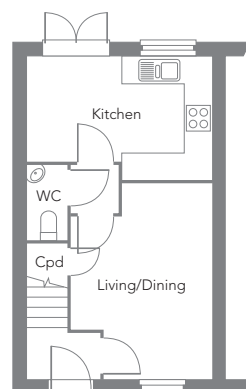
*Two bedroom semi-detached or terraced house comprising of kitchen, living/dining room, WC, family bathroom, with built in wardrobe to the master bedroom.*

#### GROUND FLOOR

Kitchen	4.12m x 2.75m (max) 13'6" x 9'0" (max)
Living/Dining	4.35m x 3.18m (max) 14'3" x 10'5" (max)

#### FIRST FLOOR

Bedroom 1	4.09m x 2.68m (max) 13'5" x 8'9" (max)
Bedroom 2	4.09m x 2.42m 13'5" x 7'11"



Please note: No landing window on terraced plots.

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646H – The Yew



## The Pine Plots 15, 16, 17, 30, 31, 32, 33, 34, 139, 140

### 2 BEDROOM SEMI-DETACHED/TERRACED HOUSE

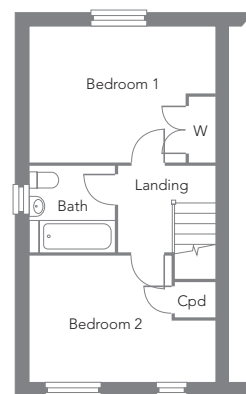
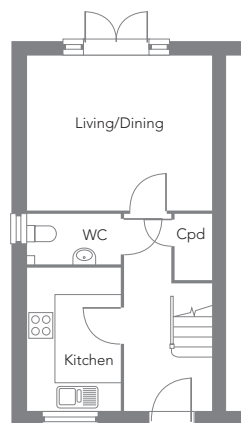
*Two bedroom semi-detached or terraced house comprising of kitchen, living/dining room, WC, family bathroom, with built in cupboard bedroom 2.*

#### GROUND FLOOR

Kitchen	3.19m x 2.10m
	10'5" x 6'10"
Living/Dining	4.14m x 3.45m
	13'6" x 11'3"

#### FIRST FLOOR

Bedroom 1	4.14m x 3.02m (max)
	13'6" x 9'10" (max)
Bedroom 2	4.14m x 2.81m
	13'6" x 9'2"



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710H - The Pine





## The Holly Plots 14, 90, 92, 104, 118, 125, 141

### 2 BEDROOM SEMI-DETACHED HOUSE

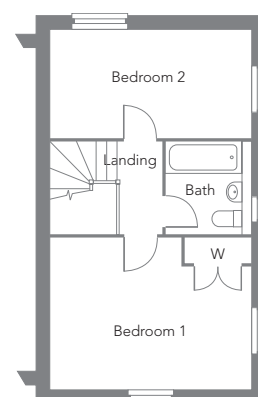
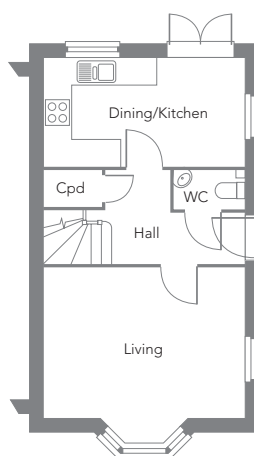
*Two bedroom semi-detached house comprising of kitchen/dining room, living room with bay window, family bathroom, with built in wardrobe to the master bedroom.*

#### GROUND FLOOR

Kitchen/Dining	4.46m x 2.42m 14'7" x 7'11"
Living	3.92m (inc bay) x 4.46m 10'3" (inc bay) x 14'7"

#### FIRST FLOOR

Bedroom 1	4.46m x 3.39m 14'7" x 11'1"
Bedroom 2	4.46m x 2.42m 14'7" x 7'11"



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777H – The Holly





## The Alder Plots 76, 77, 114, 115

### 3 BEDROOM SEMI-DETACHED/TERRACED HOUSE

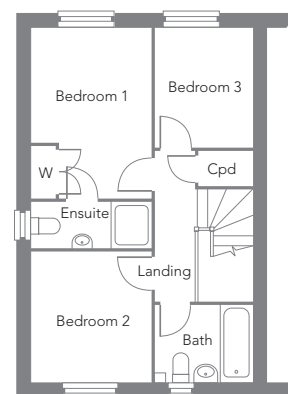
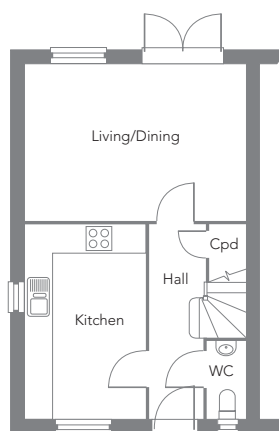
*Three bedroom semi-detached house comprising of living/dining room, large kitchen, WC, family bathroom, master bedroom with wardrobe and ensuite.*

#### GROUND FLOOR

Kitchen	4.30m x 2.64m
	14'1" x 8'7"
Living/Dining	4.92m x 3.47m
	16'1" x 11'4"

#### FIRST FLOOR

Bedroom 1	3.81m (max) x 2.69m
	12'6" (max) x 8'9"
Bedroom 2	2.91m x 2.69m
	9'6" x 8'9"
Bedroom3	2.69m x 2.16m
	8'9" x 7'1"



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850H – The Alder



## The Alder II Plots 52, 53, 126, 127, 129, 130, 131

### 3 BEDROOM SEMI-DETACHED/TERRACED HOUSE

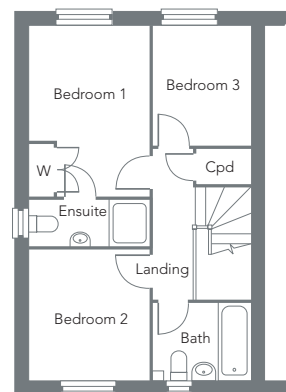
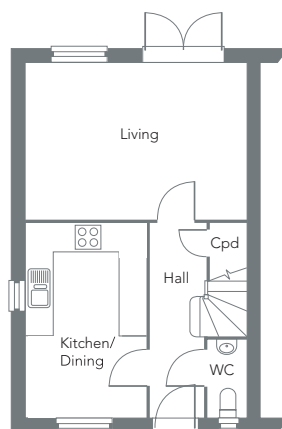
*Three bedroom semi-detached house comprising of living room, large kitchen/dining room, WC, family bathroom, master bedroom with wardrobe and ensuite.*

#### GROUND FLOOR

Kitchen	4.30m x 2.64m
	14'1" x 8'7"
Living/Dining	4.92m x 3.47m
	16'1" x 11'4"

#### FIRST FLOOR

Bedroom 1	3.81m (max) x 2.69m
	12'6" (max) x 8'9"
Bedroom 2	2.91m x 2.69m
	9'6" x 8'9"
Bedroom3	2.69m x 2.16m
	8'9" x 7'1"



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850H – The Alder 11





# The Alder III

Plots 18, 19, 21, 22, 35, 36, 41, 42, 45, 46, 47, 48

## 3 BEDROOM SEMI-DETACHED/TERRACED HOUSE

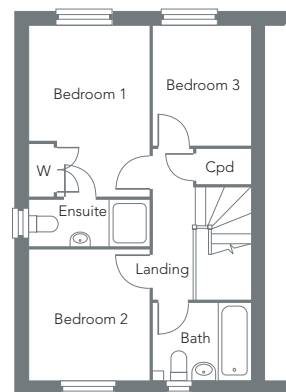
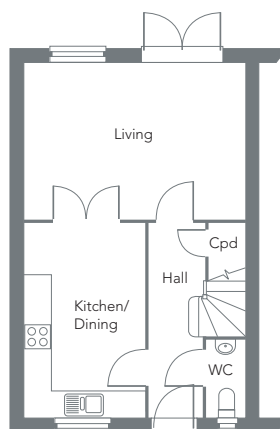
*Three bedroom semi-detached house comprising of living room, large kitchen/dining room, WC, family bathroom, master bedroom with wardrobe and ensuite.*

### GROUND FLOOR

Kitchen/Dining	4.30m x 2.64m
	14'1" x 8'7"
Living	4.92m x 3.47m
	16'1" x 11'4"

### FIRST FLOOR

Bedroom 1	3.81m (max) x 2.69m
	12'6" (max) x 8'9"
Bedroom 2	2.91m x 2.69m
	9'6" x 8'9"
Bedroom 3	2.69m x 2.16m
	8'9" x 7'1"



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850H – The Alder111



## The Birch Plots 120, 121, 122

### 3 BEDROOM SEMI-DETACHED/TERRACED HOUSE

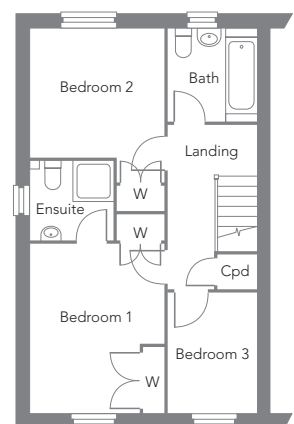
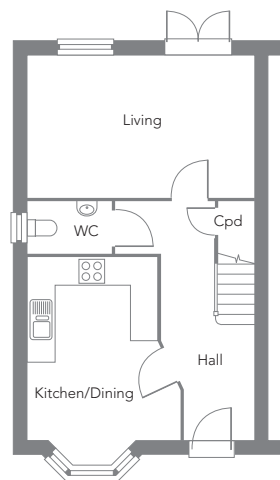
*Three bedroom semi-detached or terraced house comprising of living room with French doors, kitchen/dining room with a bay window, family bathroom, with ensuite to master bedroom and built in wardrobe to bedroom 1.*

#### GROUND FLOOR

Kitchen/Dining	4.60m (inc bay) x 3.37m 15'1" (inc bay) x 11'0"
Living	5.06m x 3.15m 16'7" x 10'4"

#### FIRST FLOOR

Bedroom 1	3.76m x 3.01m 12'4" x 9'10"
Bedroom 2	3.01m x 2.88m 9'10" x 9'5"
Bedroom 3	2.69m x 1.98m 8'9" x 6'5"



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953H - The Birch





## The Aspen Plots 94, 95, 101, 102

### 3 BEDROOM SEMI-DETACHED HOUSE

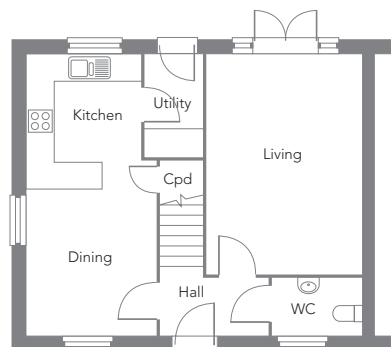
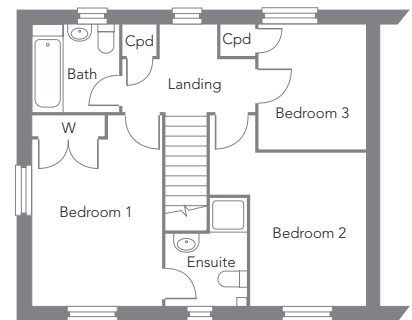
*Three bedroom semi-detached house comprising of large open plan kitchen/dining room, living room, family bathroom, with ensuite and built in wardrobe to master bedroom.*

#### GROUND FLOOR

Kitchen/Dining	6.34m x 2.89m 20'9" x 9'5"
Living	4.94m x 3.48m 16'2" x 11'5"
Utility	2.30m x 1.27m 7'6" x 4'2"

#### FIRST FLOOR

Bedroom 1	4.29m x 2.95m (max) 14'0" x 9'8" (max)
Bedroom 2	4.29m (max) x 3.52m 14'0" (max) x 11'6"
Bedroom3	2.82m x 2.42m 9'3" x 7'11"



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997H – The Aspen



# The Blackthorn Plots 38, 39, 50, 51 58, 59, 83, 84, 110, 111, 133, 134

## 3 BEDROOM SEMI-DETACHED HOUSE

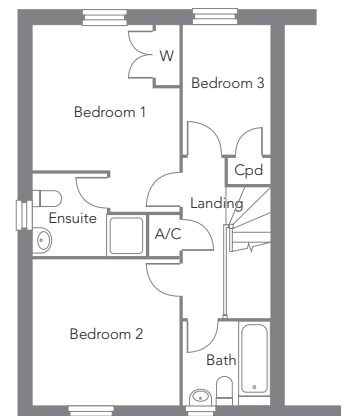
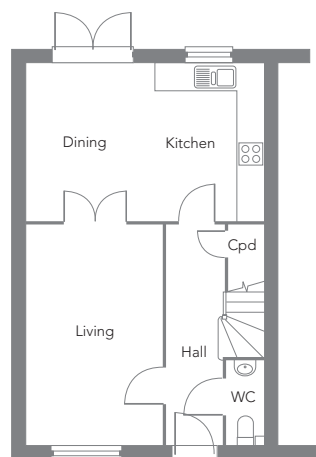
*Three bedroom semi-detached house comprising of living room, kitchen/dining room with French doors, family bathroom, master bedroom with built in wardrobe and ensuite.*

### GROUND FLOOR

Kitchen/Dining	5.36m x 3.52m 17'7" x 11'6"
Living	4.93m x 3.07m 16'2" x 10'0"

### FIRST FLOOR

Bedroom 1	4.22m x 3.31m 13'10" x 10'10"
Bedroom 2	3.29m x 3.31m 10'9" x 10'10"
Bedroom3	2.95m x 1.97m 9'8" x 6'5"



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999H – The Blackthorn





## The Hazel Plot 67

### 3 BEDROOM DETACHED HOUSE

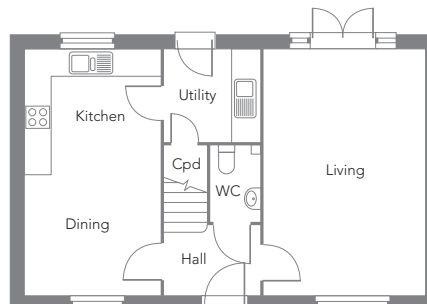
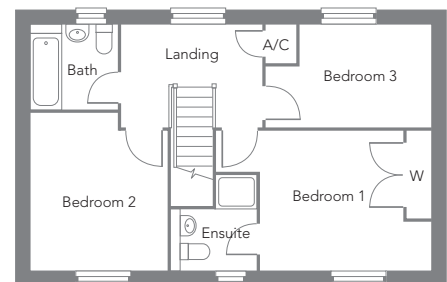
*Three bedroom detached house comprising of living room with French doors, kitchen/dining room, utility room, family bathroom, with ensuite and built in wardrobes to bedroom 1.*

#### GROUND FLOOR

Kitchen/Dining	5.54m x 3.05m 18'2" x 10'0"
Living	5.54m x 3.62m 18'2" x 11'10"
Utility	2.10m x 2.07m 6'10" x 6'9"

#### FIRST FLOOR

Bedroom 1	4.85m x 3.14m (max) 15'10" x 10'3" (max)
Bedroom 2	3.55m x 3.11m (max) 11'7" x 10'2" (max)
Bedroom 3	3.71m x 2.32m (max) 12'2" x 7'7" (max)



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1087H – The Hazel



# The Sycamore

Plots 23, 24, 25, 40, 54, 60, 64, 65, 68, 85, 86, 87, 107, 108, 109, 116, 117, 135, 136, 137  
3 BEDROOM DETACHED HOUSE

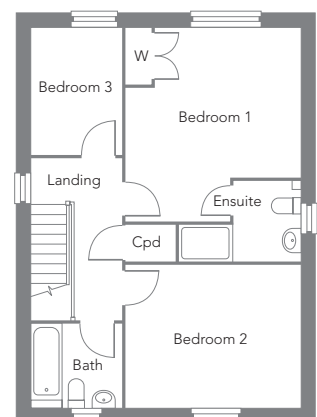
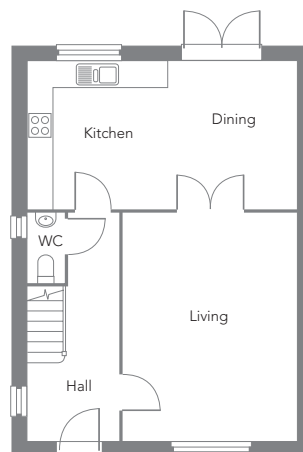
*Three bedroom detached house comprising of living room, kitchen/dining room, family bathroom, master bedroom with ensuite and built in wardrobe.*

## GROUND FLOOR

Kitchen/Dining	6.11m x 3.32m 20'0" x 10'10"
Living	5.14m x 3.93m 16'10" x 12'10"

## FIRST FLOOR

Bedroom 1	4.37m x 3.99m (max) 12'10" x 13'1" (max)
Bedroom 2	3.99m x 3.23m 13'1" x 10'7"
Bedroom3	2.87m x 2.05m 9'4" x 6'8"



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1130H - The Sycamore





## The Maple Plots 91, 96, 100, 105

### 3 BEDROOM DETACHED HOUSE

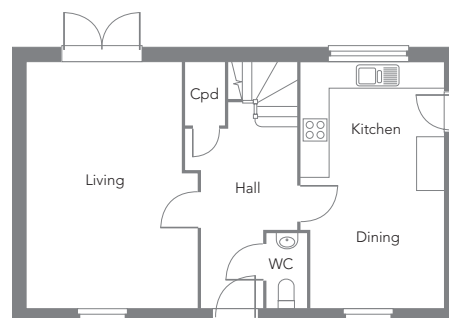
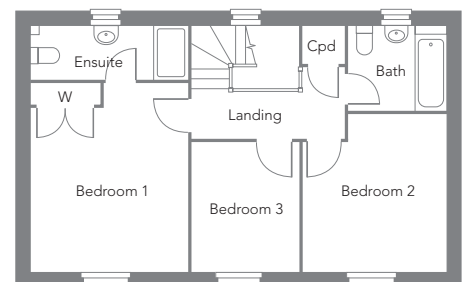
*Three bedroom detached house comprising of living room with French doors, kitchen/dining room, family bathroom, master bedroom with ensuite and built in wardrobe.*

#### GROUND FLOOR

Kitchen/Dining	5.54m x 3.20m 18'2" x 10'5"
Living	5.54m x 3.82m (max) 18'2" x 12'6" (max)

#### FIRST FLOOR

Bedroom 1	4.24m x 3.54m 13'10" x 11'7"
Bedroom 2	3.56m x 3.26m 11'8" x 10'8"
Bedroom3	2.91m x 2.42m 9'6" x 7'11"



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1122H – The Maple





## The Cedar Plots 57, 61, 73, 75, 78, 106, 138, 144, 145

### 4 BEDROOM DETACHED HOUSE

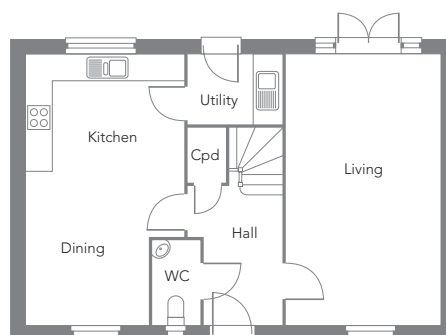
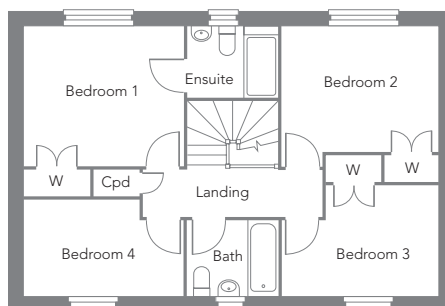
*Four bedroom detached house comprising of kitchen/dining, lounge, cloakroom, utility room, family bathroom, master bedroom with ensuite and built in wardrobe, bedrooms 2 and 3 include built in wardrobes.*

#### GROUND FLOOR

Kitchen/Dining	6.11m x 3.56m	20'0" x 11'8"
Living	6.11m x 3.48m	20'0" x 11'5"
Utility	2.07m x 1.57m	6'9" x 5'1"

#### FIRST FLOOR

Bedroom 1	3.62m x 3.17m	11'10" x 10'4"
Bedroom 2	3.54m x 2.84m	11'7" x 9'3"
Bedroom 3	3.54m x 2.51m	11'7" x 8'2"
Bedroom 4	3.62m x 2.19m	11'10" x 7'2"



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1241 - The Cedar





## The Rowan Plots 20, 43, 44, 49, 55, 56, 128, 143, 147, 148

### 4 BEDROOM DETACHED HOUSE

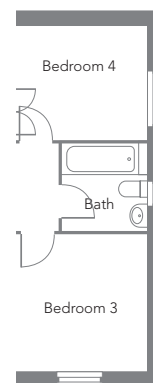
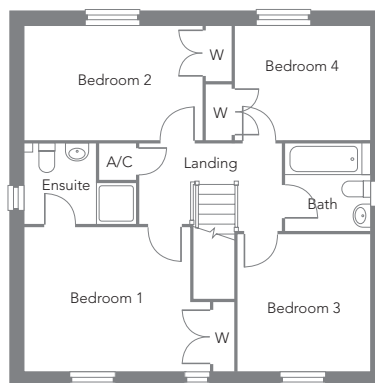
*Four bedroom detached house comprising of kitchen/family/dining room, living room, study, cloakroom, family bathroom, ensuite to master bedroom, bedrooms 1, 2 and 4 include built in wardrobes.*

#### GROUND FLOOR

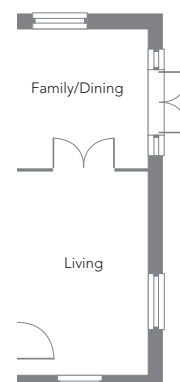
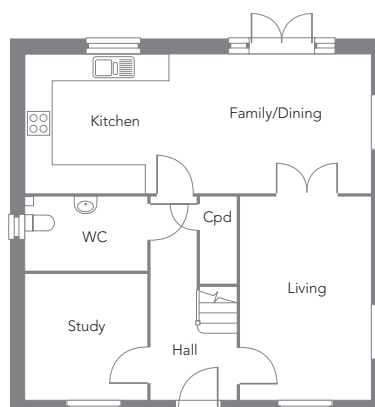
Kitchen/Family/Dining	7.79m x 2.37m	25'6" x 7'9"
Living	4.54m x 2.92m	14'10" x 9'6"
Study	3.34m x 2.72m	10'11" x 8'11"

#### FIRST FLOOR

Bedroom 1	4.28m x 3.25m (max)	14'0" x 10'7" (max)
Bedroom 2	4.02m x 2.57m	13'2" x 8'5"
Bedroom 3	3.10m x 2.98m	10'2" x 9'9"
Bedroom 4	3.05m x 2.57m	10'0" x 8'5"



Plot 143 only



Plot 143 only

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1302H – The Rowan



## The Oak Plots 66, 74, 98, 146

### 4 BEDROOM DETACHED HOUSE

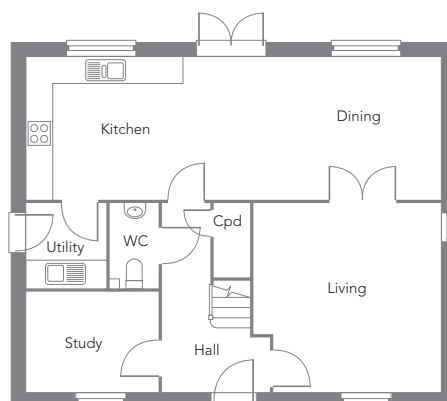
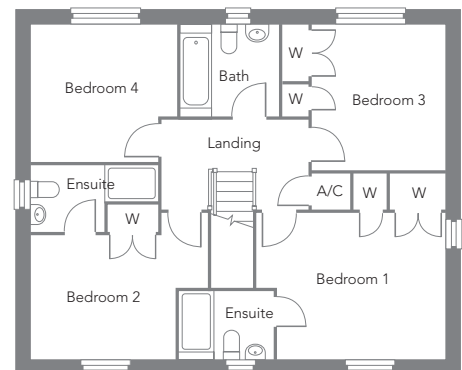
*Four bedroom detached house comprising of kitchen, dining room, lounge, study, cloakroom, utility room, family bathroom, with ensuite and built in wardrobes to master bedroom, bedrooms 2 and 3 include built in wardrobes.*

#### GROUND FLOOR

Kitchen/Dining	9.36m x 3.19m	30'8" x 10'5"
Living	4.23m x 4.22m	13'10" x 13'10"
Study	2.96m x 2.26m	9'8" x 7'4"
Utility	1.71m x 1.87m	5'7" x 6'1"

#### FIRST FLOOR

Bedroom 1	4.26m x 4.22m	13'11" x 13'10"
Bedroom 2	3.28m x 2.84m (max)	10'9" x 9'4" (max)
Bedroom 3	3.70m x 3.27m (max)	12'1" x 10'8" (max)
Bedroom 4	3.31m x 3.10m	10'10" x 10'2"



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1539H - The Oak





All images are of a previous Cripps Developments site

## *Specification - quality at every turn*

Cripps Developments are renowned for their high level of specification. Offering traditional comfort and everyday practicality that the latest technology can provide. All this combines to give low maintenance.

From design to construction, a Cripps home will enhance and reflect the local character of the area.

### PLUMBING

- Gas fired central heating\*
- Downstairs underfloor heating to bungalows and four bedroom homes with radiators upstairs
- Radiators throughout to all other plots\*

### KITCHEN

- Choice of kitchen with mitred worktops and upstands
- Gas hob with chimney extractor fan\*
- Single under counter oven to all homes, with eye level oven to bungalows and four bedroom homes
- Integrated fridge/freezer
- Integrated washing machine and dishwasher to four bedroom homes (space, plumbing and electrics provided to all other homes)
- 1½ sink with drainer to all bungalows and detached homes
- Single sink with drainer to two and three bedroom semi-detached homes

### FAMILY BATHROOM

- Contemporary white bathroom suite
- Single mixer tap with click waste to basins
- Close coupled WC
- Shaver socket
- Tiling 600mm (max) around bath with single tile above basin and window sill.
- Thermostatically controlled shower over bath to two bedroom homes and two bedroomed bungalows
- Heated towel rail to bungalows and four bedroom homes

### ENSUITE (Where Applicable)

- Contemporary white suite
- Single mixer tap with click waste to basins
- Close coupled WC
- Shaver socket
- Full height tiling to shower enclosure
- Thermostatically controlled shower on riser rail
- Heated towel rail to bungalows and four bedroom homes

### CLOAKROOMS

- Contemporary white basin with single mixer tap
- Heated towel rail to four bedroom homes
- Close coupled WC
- Single height tiling above basin

### ELECTRICAL

- Energy efficient lighting throughout
- White accessories throughout
- Downlighters to kitchens/bathrooms and ensuites (where applicable)
- Outside lights to front and rear doors
- Outside light to kitchen/utility door (where applicable)
- Telephone points to living room and master bedroom
- TV points to living room and master bedroom
- Fibre optics to all properties

### DECORATION

- All internal walls painted soft cream
- Cornice detail to bungalows
- Ceilings smooth throughout painted in white emulsion

### INTERNAL

- Moulded skirtings and architraves painted white
- Staircases with spindles, handrails and newel post caps painted white (where applicable)
- Six panel white grain internal doors with chrome lever handles on rose
- Solid double internal doors (where applicable)
- PVCu sealed unit glazed windows and French doors.
- Fitted wardrobes to selected plots as per drawings

### INSULATION

- Cavity wall insulation as standard
- Quilted loft insulation as standard

### EXTERNAL

- Fully enclosed rear gardens with gate
- Front gardens turfed and landscaped
- Rear gardens cleared and topsoiled
- Outside tap
- Light and power to garage (where applicable) and on curtilage of plot
- Paved footpaths and rear patios as per plan
- 10 year new home warranty by Premier Guarantee

*\*All colour choices subject to stage of construction*

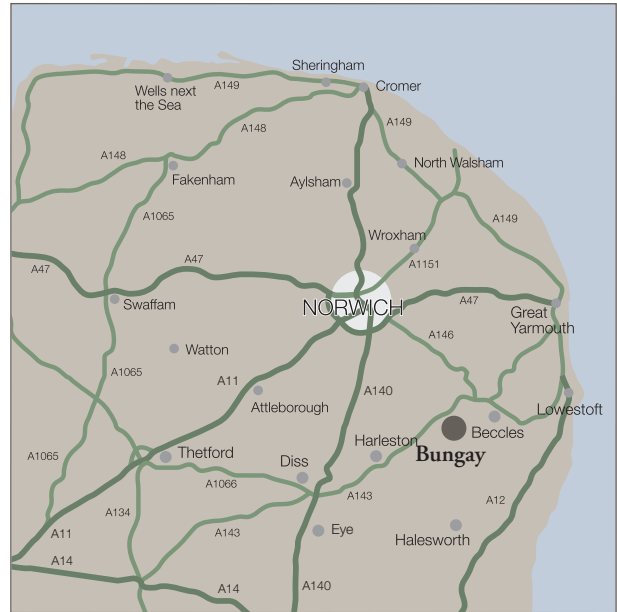
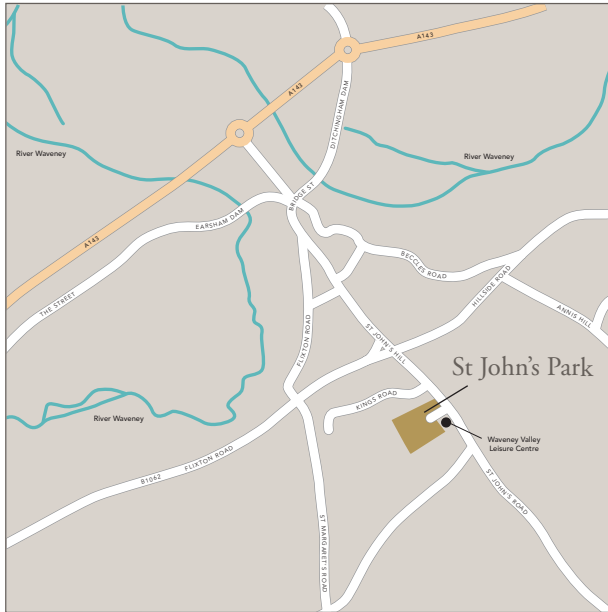
*\*Subject to change when legislation implemented*

*\*As per approved designs*

*This specification is only meant as a guide, some items may vary from plot to plot. Please check with our Sales Negotiator for further details.*



## How to find St John's Park



St John's Park can be found at:  
St John's Road, Bungay, Suffolk, NR35 1PH.

**CRIPPS**  
DEVELOPMENTS

Cripps Developments Ltd  
Dencora House, Blyburgate, Beccles, Suffolk NR34 9TY  
T: 01502 717993  
E: [stjohnspark@crippsdevelopments.co.uk](mailto:stjohnspark@crippsdevelopments.co.uk)  
[www.crippsdevelopments.co.uk](http://www.crippsdevelopments.co.uk)

  
**william h brown**

For further information call  
T: 01986 894608  
E: [Bungay@williamhbrown.co.uk](mailto:Bungay@williamhbrown.co.uk)  
[www.williamhbrown.co.uk](http://www.williamhbrown.co.uk)

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