



THE HEDGEROWS

NORTON ROAD, THURSTON, BURY ST EDMUNDS, SUFFOLK, IP31 3QF

MATTHEW HOMES

OVER 50 YEARS OF QUALITY

Matthew Homes Limited, is a privately owned housebuilder specialising in the construction of homes throughout the South East of England.

Established in 1975 Matthew Homes has been building homes for over 50 years and prides itself on building quality homes in a variety of locations that compliment the tradition and character of each individual site.

Our homes range from one-bedroom flats ideally suited for first time buyers to five bedroomed generously proportioned houses for the more established family.

Based in Potters Bar, Hertfordshire, we operate throughout the Home Counties, into Cambridgeshire, Norfolk and Suffolk to the North, to the West in Oxfordshire and Gloucestershire and to the South into Kent & East/West Sussex.



THE HEDGEROWS

A DEVELOPMENT BY MATTHEW HOMES



THURSTON, SUFFOLK

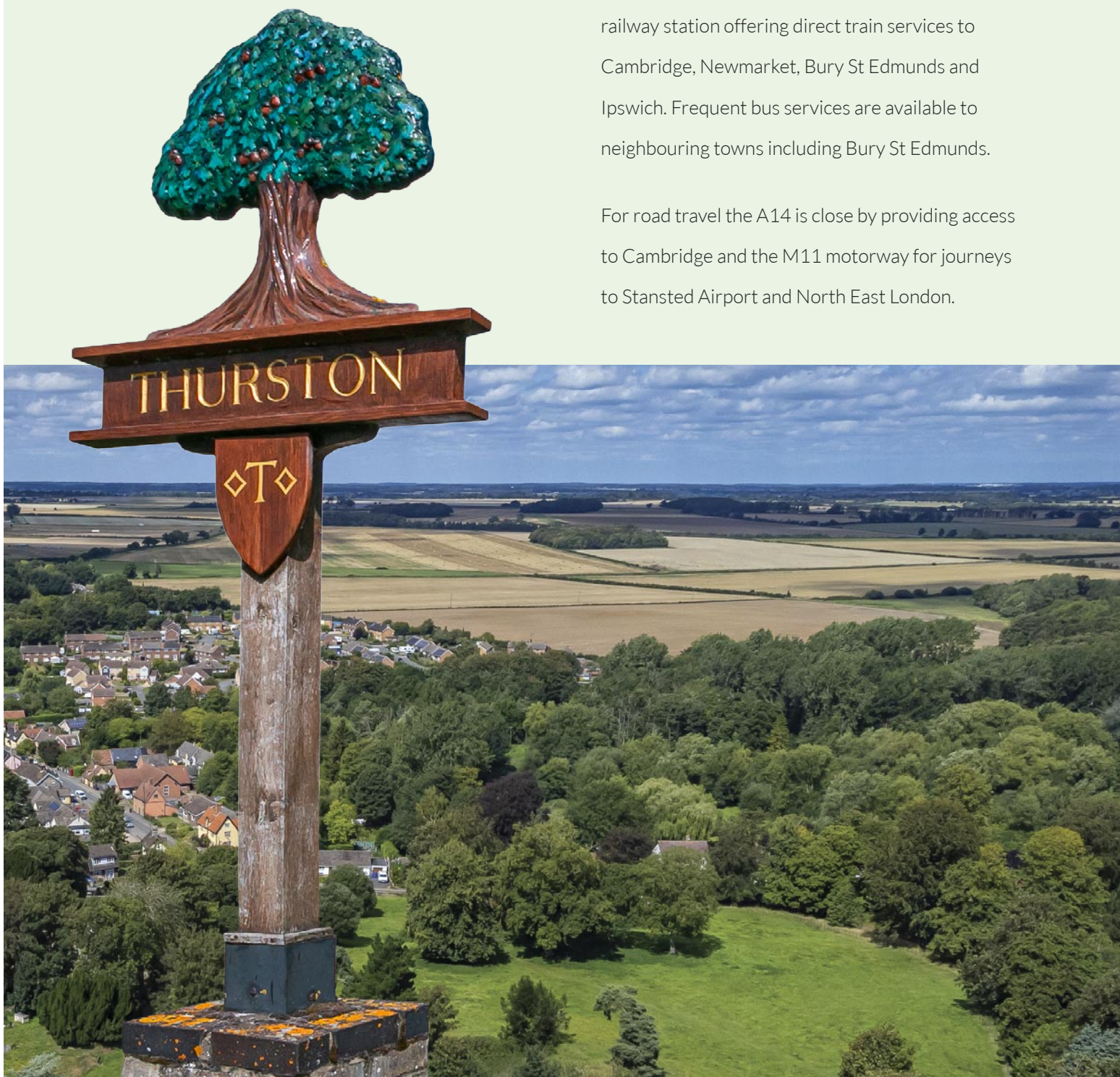
THURSTON SUFFOLK



THE POPULAR AND HISTORIC SUFFOLK VILLAGE OF THURSTON LIES
AMIDST OPEN COUNTRYSIDE SOME 7 MILES EAST OF BURY ST EDMUNDS.

There are excellent transport links with the village railway station offering direct train services to Cambridge, Newmarket, Bury St Edmunds and Ipswich. Frequent bus services are available to neighbouring towns including Bury St Edmunds.

For road travel the A14 is close by providing access to Cambridge and the M11 motorway for journeys to Stansted Airport and North East London.





The village offers a wide range of facilities including convenience stores, chemist, butchers and a veterinary centre together with a garden centre and public houses. Grade II listed St Peter's Church is located in the centre of the village.

For secondary education Thurston is home to Thurston Community College and Sixth Form Campus with Thurston Church of England Primary Academy and other pre-school facilities for younger children.

Thurston Library and New Green Community Centre are also popular venues for a number of activities for all ages. Additional recreational and sporting opportunities can be found both in the village, Bury St Edmunds and the local area.

There is an extensive network of circular walks throughout the village which encompass the surrounding countryside. Further afield and within easy reach is Thetford Forest and the Suffolk Coast.



THE HEDGEROWS

OUR HOUSE TYPE RANGE AT THURSTON



THE JAY
TWO/THREE BEDROOM



THE GOLDFINCH
THREE BEDROOM



THE NIGHTINGALE
THREE BEDROOM



THE JACKDAW
FOUR BEDROOM



THE BRAMBLING
FOUR BEDROOM



THE REDWING
FOUR BEDROOM



THE KESTREL
FOUR BEDROOM



THE SPARROWHAWK
FIVE BEDROOM



THE HEDGEROWS

SITE PLAN



2/3 BEDROOM HOMES

-  **JAY**
18, 19, 20, 41, 42 & 43

3 BEDROOM HOMES

-  **GOLDFINCH**
2, 16, 28 & 29
-  **NIGHTINGALE**
1, 4, 15, 17, 40, 45, 60 & 64

4 BEDROOM HOMES

-  **JACKDAW**
5, 22 & 63
-  **BRAMBLING**
3, 44 & 61
-  **REDWING**
6, 21, 32, 34, 36, 37 & 62
-  **KESTREL**
26, 27, 30, 31 & 35

5 BEDROOM HOMES

-  **SPARROWHAWK**
23, 24, 25, 33, 38 & 39
-  **AFFORDABLE HOUSING**
7 - 14, 46 - 59

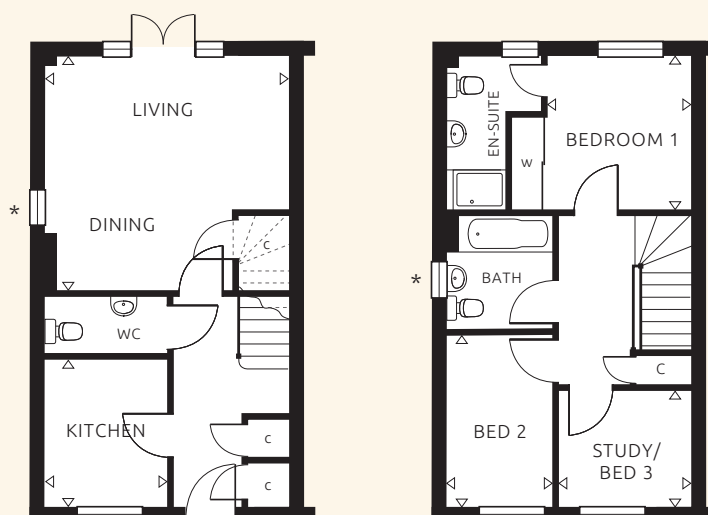
2/3 BEDROOM

THE JAY

PLOTS
18, 19, 20,
41, 42 & 43



NOTE : Chimney to plot 42 only.



* NOTE : Dining & Bathroom windows to plots 18, 20, 41 & 43 only.

GROUND FLOOR

Living/Dining	4550 (max) x 4450 (max)	14' 11" (max) x 14' 7" (max)
Kitchen	2750 x 2275	9' 0" x 7' 6"

FIRST FLOOR

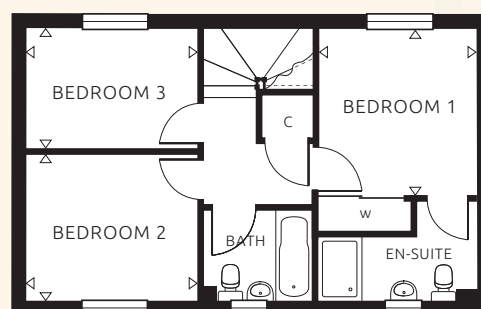
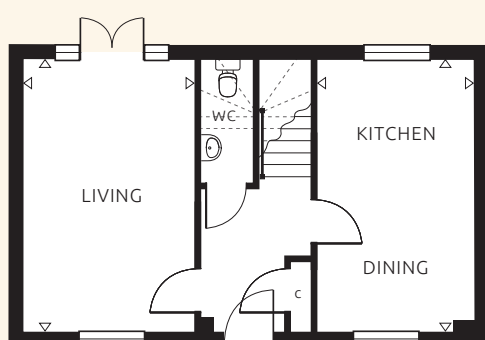
Bedroom 1	2900 x 2700	9' 6" x 8' 10"
Bedroom 2	3225 x 1975	10' 7" x 6' 6"
Study/Bed 3	2450 x 2175	8' 0" x 7' 2"

NOTE : Some plots are handed versions of shown and exact plot layouts may vary.

3
BEDROOM

THE GOLDFINCH

PLOTS
2, 16,
28 & 29



GROUND FLOOR

Living Room	5075 x 3175	16' 8" x 10' 5"
Kitchen/Dining	5075 x 2925	16' 8" x 9' 7"

FIRST FLOOR

Bedroom 1	3100 x 3000	10' 2" x 9' 10"
Bedroom 2	3225 x 2750	10' 7" x 9' 0"
Bedroom 3	3225 x 2225	10' 7" x 7' 4"

NOTE : Some plots are handed versions of shown and exact plot layouts may vary

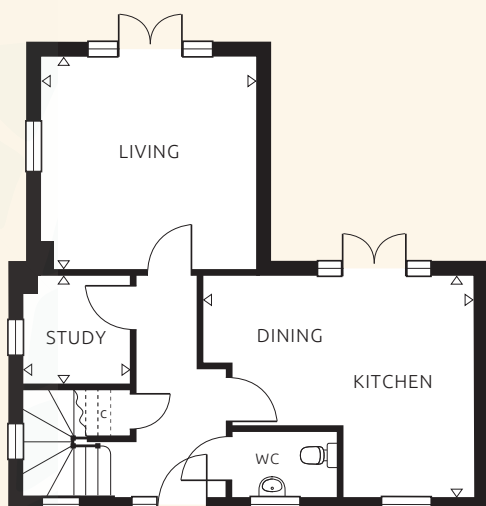
3 BEDROOM

THE NIGHTINGALE

PLOTS
1, 4, 15, 17,
40, 45, 60 & 64

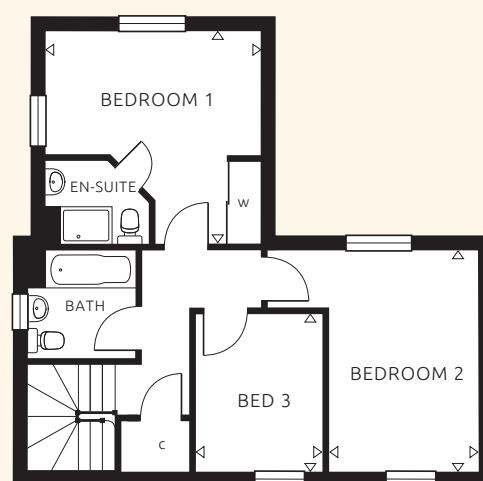


NOTE : Chimney omitted to plot 17.



GROUND FLOOR

Living	4000 x 4000	13' 1" x 13' 1"
Study	2000 x 1975	6' 7" x 6' 6"
Kitchen/Dining	5100 (max) x 4100 (max)	16' 9" (max) x 13' 5" (max)



FIRST FLOOR

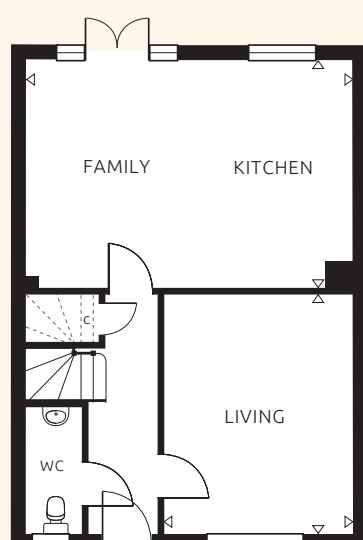
Bedroom 1	4050 (max) x 4000 (max)	13' 3" (max) x 13' 1" (max)
Bedroom 2	4100 x 2800	13' 5" x 9' 2"
Bedroom 3	2950 x 2450	9' 8" x 8' 0"

NOTE : Some plots are handed versions of shown and exact plot layouts may vary.

4
BEDROOM

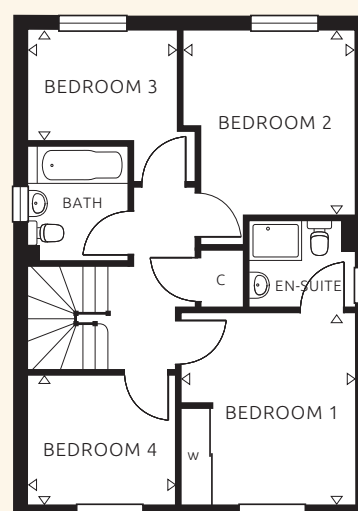
THE JACKDAW

PLOTS
5,
22 & 63



GROUND FLOOR

Living Room	4450 x 3500	14' 7" x 11' 6"
Kitchen/Family	6100 x 4275	20' 0" x 14' 0"



FIRST FLOOR

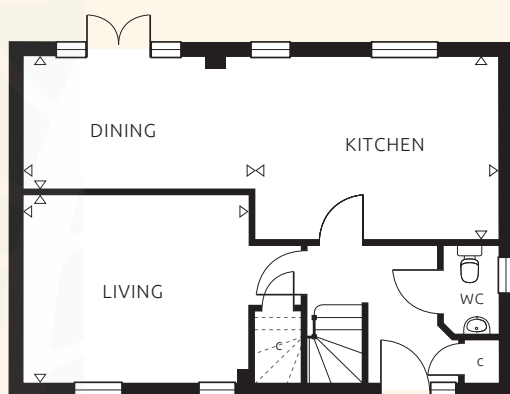
Bedroom 1	3600 x 3225	11' 10" x 10' 7"
Bedroom 2	3475 (min) x 3200 (max)	11' 5" (min) x 10' 6" (max)
Bedroom 3	2800 x 2100 (min)	9' 2" x 6' 11" (min)
Bedroom 4	2750 x 2400	9' 0" x 7' 10"

NOTE : Some plots are handed versions of shown and exact plot layouts may vary

4 BEDROOM

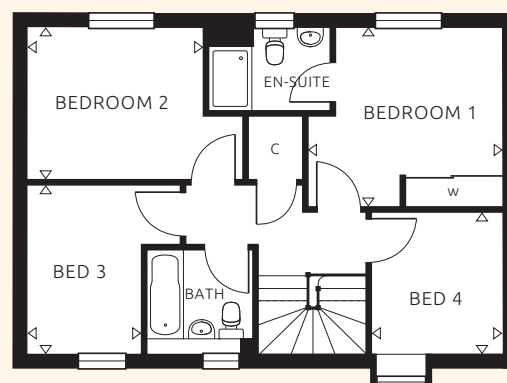
THE BRAMBLING

PLOTS
3,
44 & 61



GROUND FLOOR

Living Room	4225 x 3500	13' 10" x 11' 6"
Dining Area	4300 x 2425	14' 1" x 7' 11"
Kitchen Area	4525 x 3400	14' 10" x 11' 2"



FIRST FLOOR

Bedroom 1	3625 (max) x 3325 (max)	11' 11" (max) x 10' 11" (max)
Bedroom 2	3325 (min) x 2850 (max)	10' 11" (min) x 9' 4" (max)
Bedroom 3	3150 x 2100 (min)	10' 4" x 6' 11" (min)
Bedroom 4	2650 x 2450	8' 8" x 8' 0"

NOTE : Some plots are handed versions of shown and exact plot layouts may vary

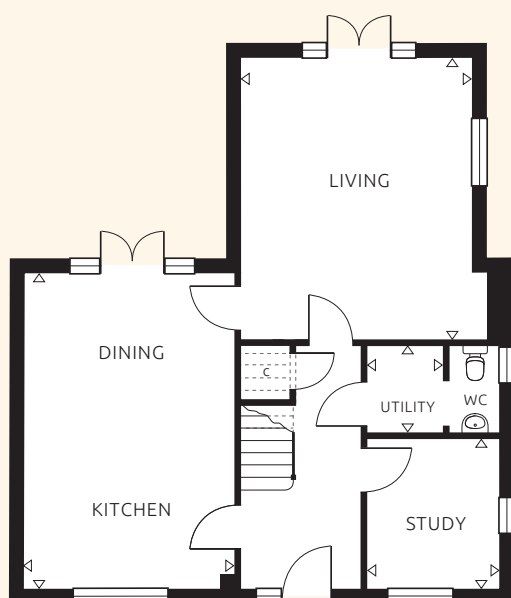
4 BEDROOM

THE REDWING

PLOTS
6, 21, 32,
34, 36, 37 & 62

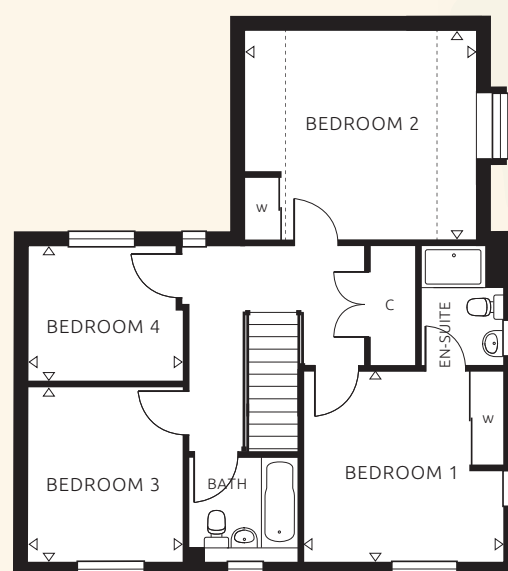


NOTE: Chimney to plots 6, 32, 36 & 62.



GROUND FLOOR

Living Room	5275 x 4300 (min)	17' 4" x 14' 1" (min)
Study	2800 x 2500	9' 2" x 8' 2"
Kitchen/Dining	5900 x 3950	19' 4" x 13' 0"
Utility	1650 x 1475	5' 5" x 4' 10"



FIRST FLOOR

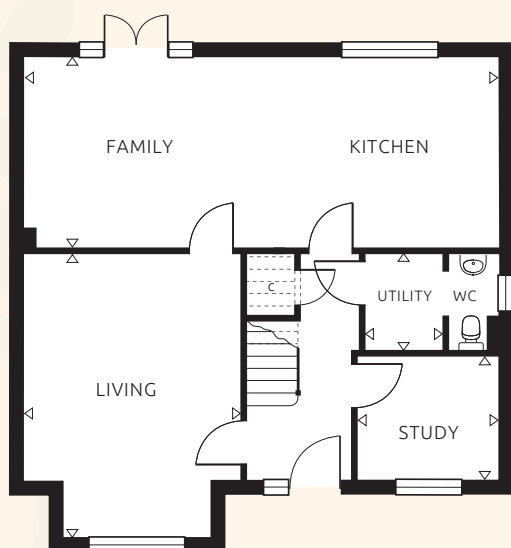
Bedroom 1	3750 x 3550	12' 4" x 11' 8"
Bedroom 2	4300 x 3700	14' 1" x 12' 2"
Bedroom 3	3250 x 2900	10' 8" x 9' 6"
Bedroom 4	2900 x 2525	9' 6" x 8' 3"

NOTE: Some plots are handed versions of shown and exact plot layouts may vary.

4 BEDROOM

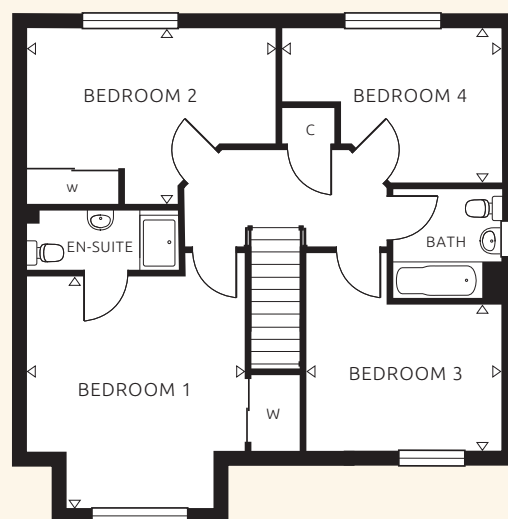
THE KESTREL

PLOTS
26, 27, 30
31 & 35



GROUND FLOOR

Living Room	5275 (to bay) x 4050	17' 4" (to bay) x 13' 3"
Study	2650 x 2275	8' 8" x 7' 6"
Kitchen/Family	8900 x 3550	29' 2" x 11' 8"
Utility	1800 x 1475	5' 11" x 4' 10"



FIRST FLOOR

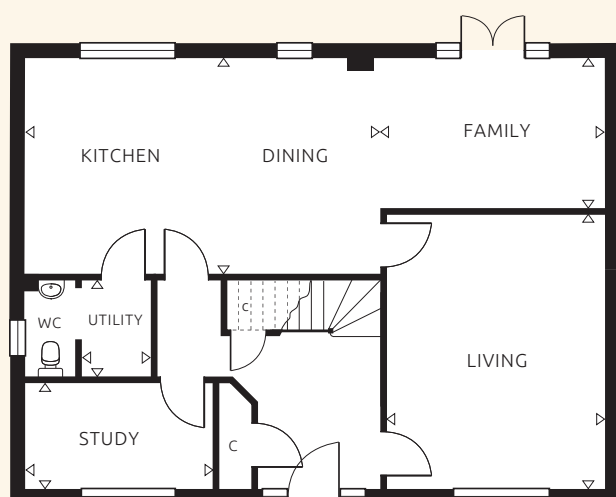
Bedroom 1	4375 (to bay) x 4075 (max)	14' 4" (to bay) x 13' 4" (max)
Bedroom 2	4675 (max) x 3300 (max)	15' 4" (max) x 10' 10" (max)
Bedroom 3	3675 x 2700 (min)	12' 1" x 8' 10" (min)
Bedroom 4	4125 (max) x 2900 (max)	13' 6" (max) x 9' 6" (max)

NOTE : Some plots are handed versions of shown and exact plot layouts may vary

5
BEDROOM

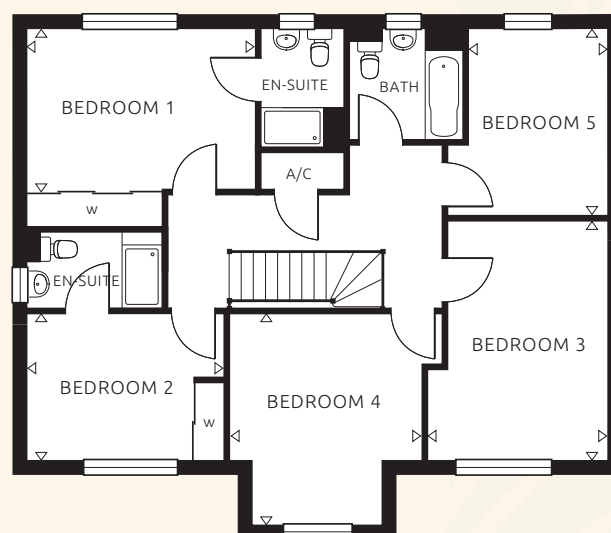
THE SPARROWHAWK

PLOTS
23, 24, 25,
33, 38 & 39



GROUND FLOOR

Living Room	5125 x 4200	16' 10" x 13' 9"
Study	3500 x 2000	11' 6" x 6' 7"
Kitchen/Dining	6700 x 4000	22' 0" x 13' 1"
Family Area	4150 x 2775	13' 7" x 9' 1"
Utility	1800 x 1350	5' 11" x 4' 5"



FIRST FLOOR

Bedroom 1	4275 x 2990	14' 0" x 9' 10"
Bedroom 2	3675 x 2725	12' 1" x 8' 11"
Bedroom 3	4475 x 3375 (max)	14' 8" x 11' 1" (max)
Bedroom 4	3950 (max) x 3625	13' 0" (max) x 11' 11"
Bedroom 5	3450 (max) x 2625 (min)	11' 4" (max) x 8' 7" (min)

NOTE : Some plots are handed versions of shown and exact plot layouts may vary

SPECIFICATION

GAS CENTRAL HEATING

FIVE PANEL VERTICAL DOORS

SATIN FINISH DOOR FURNITURE

UPVC DOUBLE GLAZED WINDOWS

LEMONGRASS KITCHEN WITH SOFT CLOSE DRAWERS AND DOORS

INTEGRATED KITCHEN INCLUDING

High level oven (*under oven to Jay*),
Electric hob and cooker hood,
Fridge/freezer,
Washing machine and dishwasher

CHOICE OF FLOOR TILING TO KITCHEN
(*subject to stage of construction*)

BUILT IN WARDROBE TO MASTER BEDROOM
(*additional wardrobe to Bedroom 2 to Redwing, Kestrel & Sparrowhawk*)

CHOICE OF FLOOR AND WALL TILING TO BATHROOM AND EN-SUITE
(*subject to stage of construction*)

VILLEROY & BOCH SANITARYWARE

HEATED TOWEL RAIL TO BATHROOM AND EN-SUITE
(*radiator to en-suite in Jackdaw*)

WASTE WATER HEAT RECOVERY SYSTEM

INSET CEILING LIGHTS TO KITCHEN, BATHROOM AND EN-SUITE

PV SOLAR PANELS

LIGHT AND POWER TO GARAGES

CAR CHARGING POINT

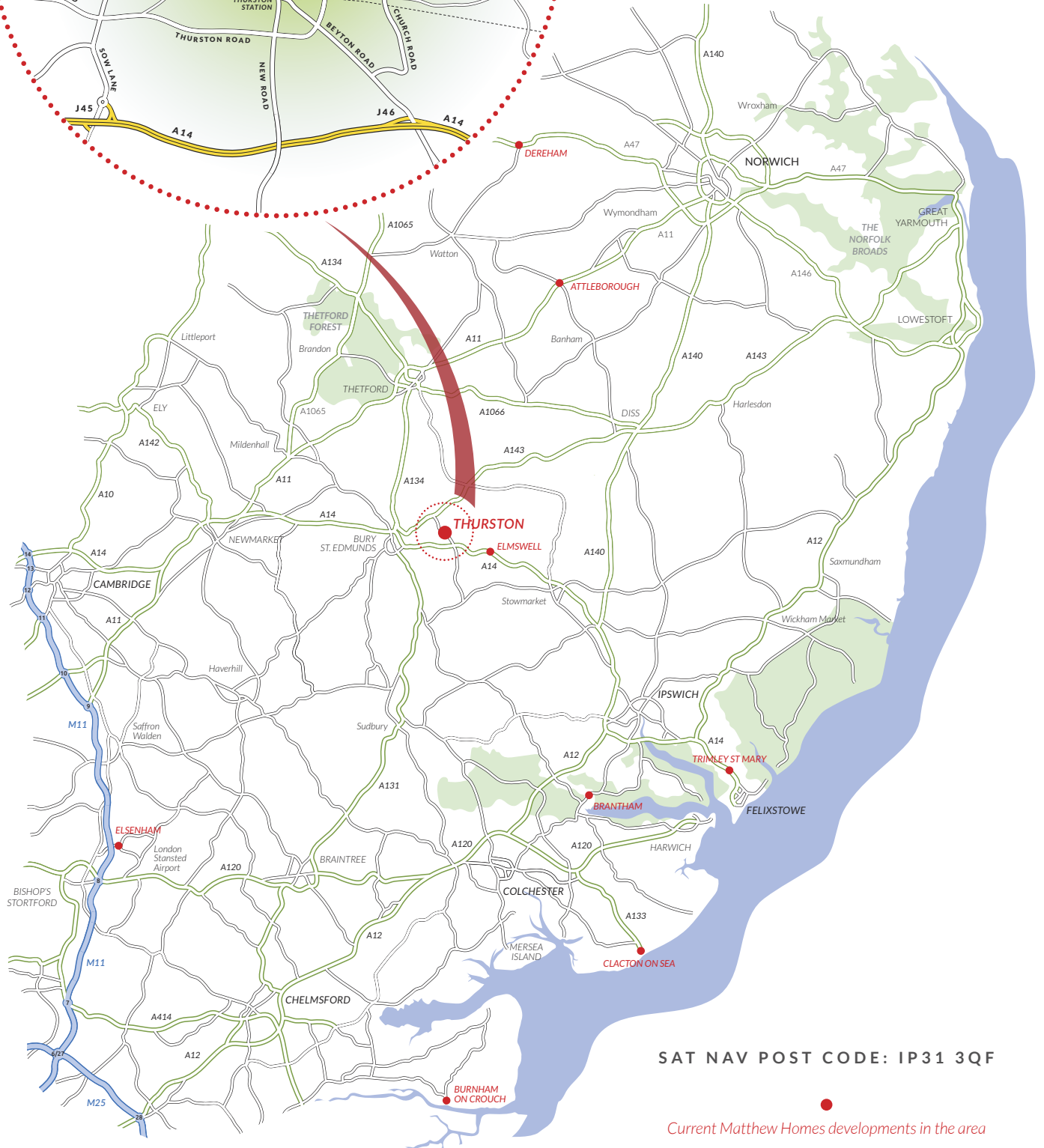
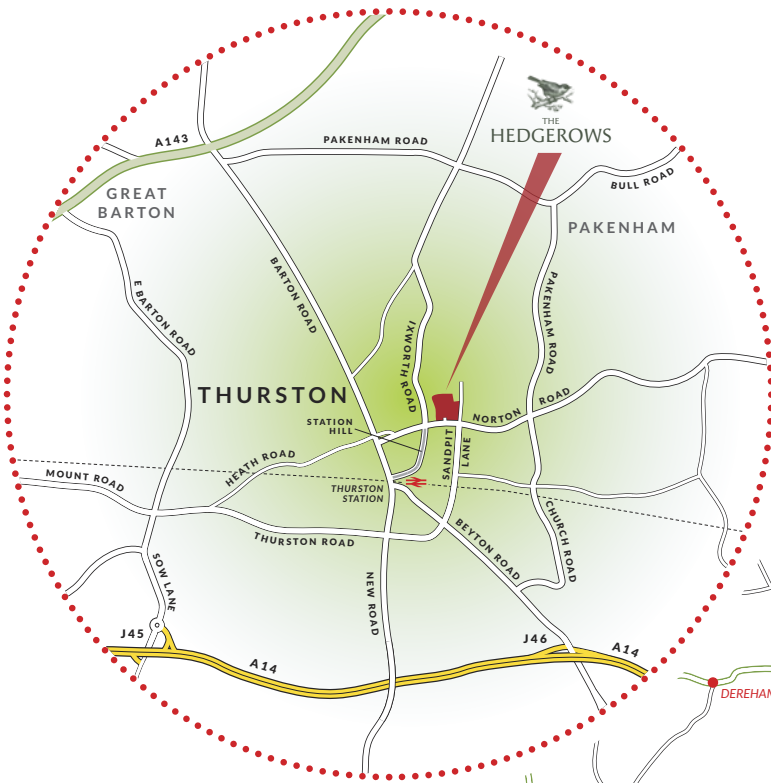
NHBC COVER



Protection for new-build home buyers



NORTON ROAD, THURSTON,
BURY ST EDMUNDS, SUFFOLK, IP31 3QF



SAT NAV POST CODE: IP31 3QF

Current Matthew Homes developments in the area

Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations have been used these are of standard house types therefore elevational treatments and some windows and garage positions (if applicable) together with steps and ground levels can vary from plot to plot. Purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site layout is indicative of a matured development and is subject to Local Authority approval. Measurements shown are accurate to +/- 50mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales representative for accurate details of kitchen layout. The contents of this brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.



Matthew House
45-47 High Street
Potters Bar
Hertfordshire
EN6 5AW
Tel : 01707 655550
email : sales@matthew-homes.com
www.matthew-homes.com