

A dark teal rectangular box containing the lowercase letters 'bv' in a white, elegant cursive script. The background of the entire page features large, light grey, abstract curved shapes that resemble stylized leaves or flowing lines.

Brook View

fressingfield

RAER GROUP / **RG**

The Raer Group are proud to present
A carefully planned new collection of
quality houses and bungalows.



RAER GROUP / RS



william h brown

Computer generated image is indicative only. All planting and landscaping shown within the imagery is for illustrative purposes and may vary as construction takes effect. Planting shown is an interpretation of how the site may look when matured.

Welcome

Located in the beautifully-positioned village of Fressingfield, in rural Suffolk, Brook View offers the very best of both town and country; with superb travel connections nearby, and the beauty of the stunning Suffolk countryside also right on your doorstep.

Comprising 28 carefully-designed 2, 3 and 4 bedroom homes, it combines traditionally inspired exteriors, contemporary interiors and a pleasing palette of materials, all creating a very attractive environment. And with each property featuring quality appliances and sleek fittings throughout, these are homes residents will love from the very outset, and for many years to come.

Thoughtfully-planned to suit everyone, this is a development ideal for first-time buyers and established or expanding families – as well as those looking who are looking to downsize – welcome to Brook View.

Development Layout



Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

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|------------------------------------|---------------------------------|----------------------------------|-------------------------------|
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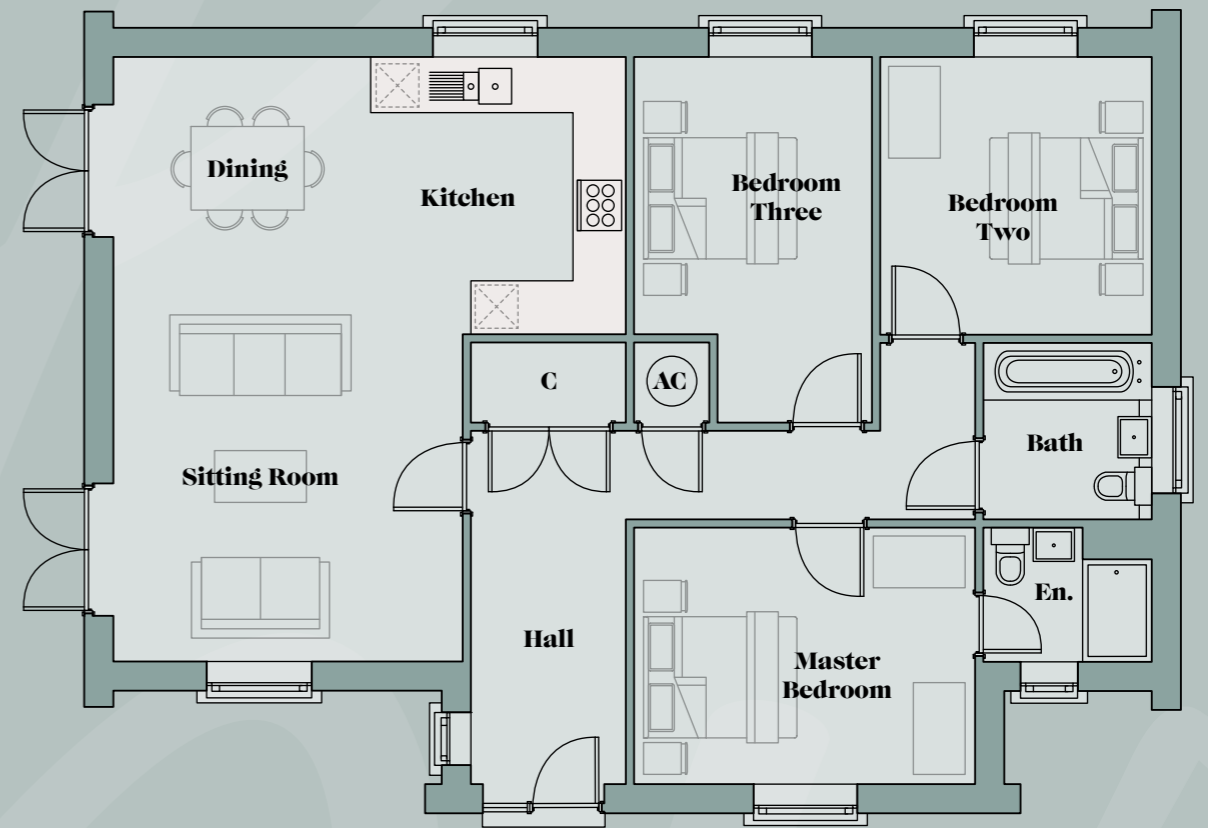
The Deptford
Three Bedroom Bungalow

Measurements

Kitchen / Sitting	7.20m x 6.10m	23'7" x 20'0"
Master Bedroom	4.00m x 3.00m	13'1" x 9'10"
En-Suite	2.10m x 1.60m	6'11" x 5'3"
Bedroom Two	3.20m x 3.30m	10'6" x 10'10"
Bedroom Three	4.30m x 2.80m	14'1" x 9'2"
Bathroom	2.10m x 2.10m	6'11" x 6'11"

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Plot 1



AC Airing Cupboard C Cupboard Clk Cloakroom En/S En-Suite W Wardrobe



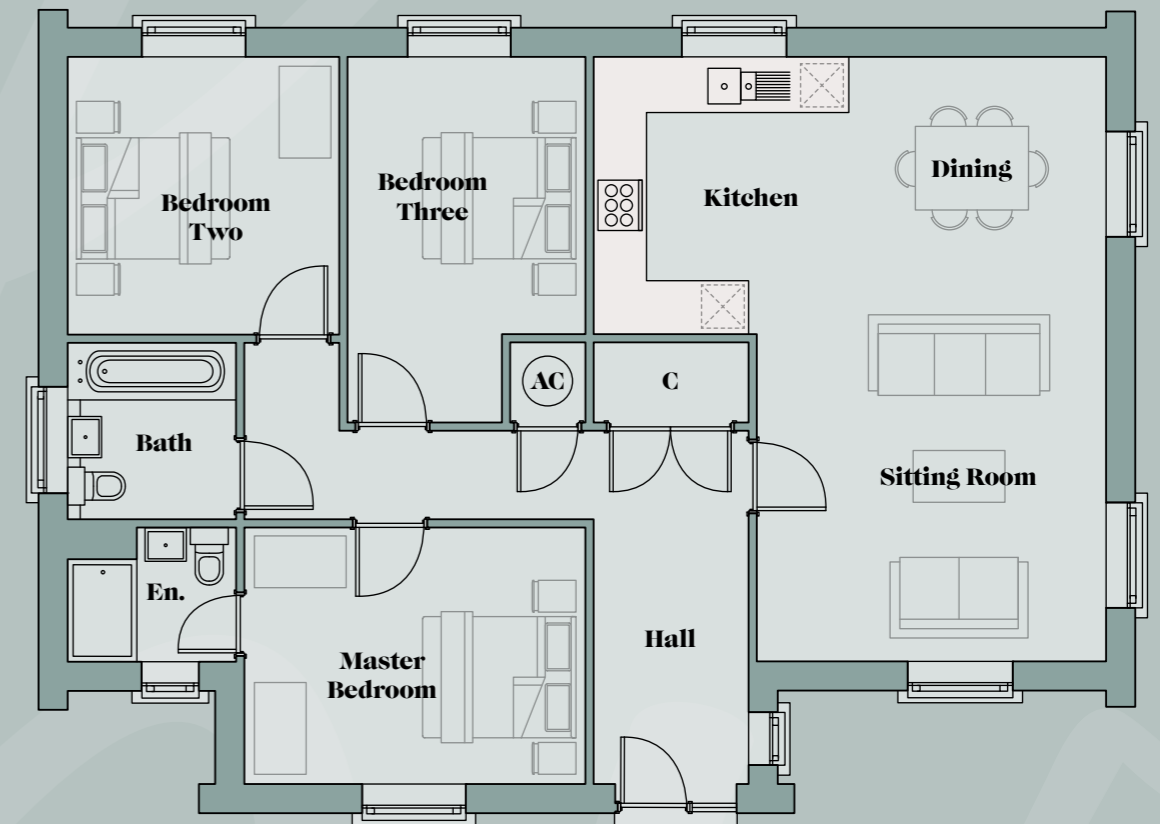
bu
The Orchid
Three Bedroom Bungalow

Measurements

Kitchen / Sitting	7.20m x 6.10m	23'7" x 20'0"
Master Bedroom	4.00m x 3.00m	13'1" x 9'10"
En-Suite	2.10m x 1.60m	6'11" x 5'3"
Bedroom Two	3.20m x 3.30m	10'6" x 10'10"
Bedroom Three	4.30m x 2.80m	14'1" x 9'2"
Bathroom	2.10m x 2.10m	6'11" x 6'11"

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Plot 2



AC Airing Cupboard C Cupboard Clk Cloakroom En/S En-Suite W Wardrobe



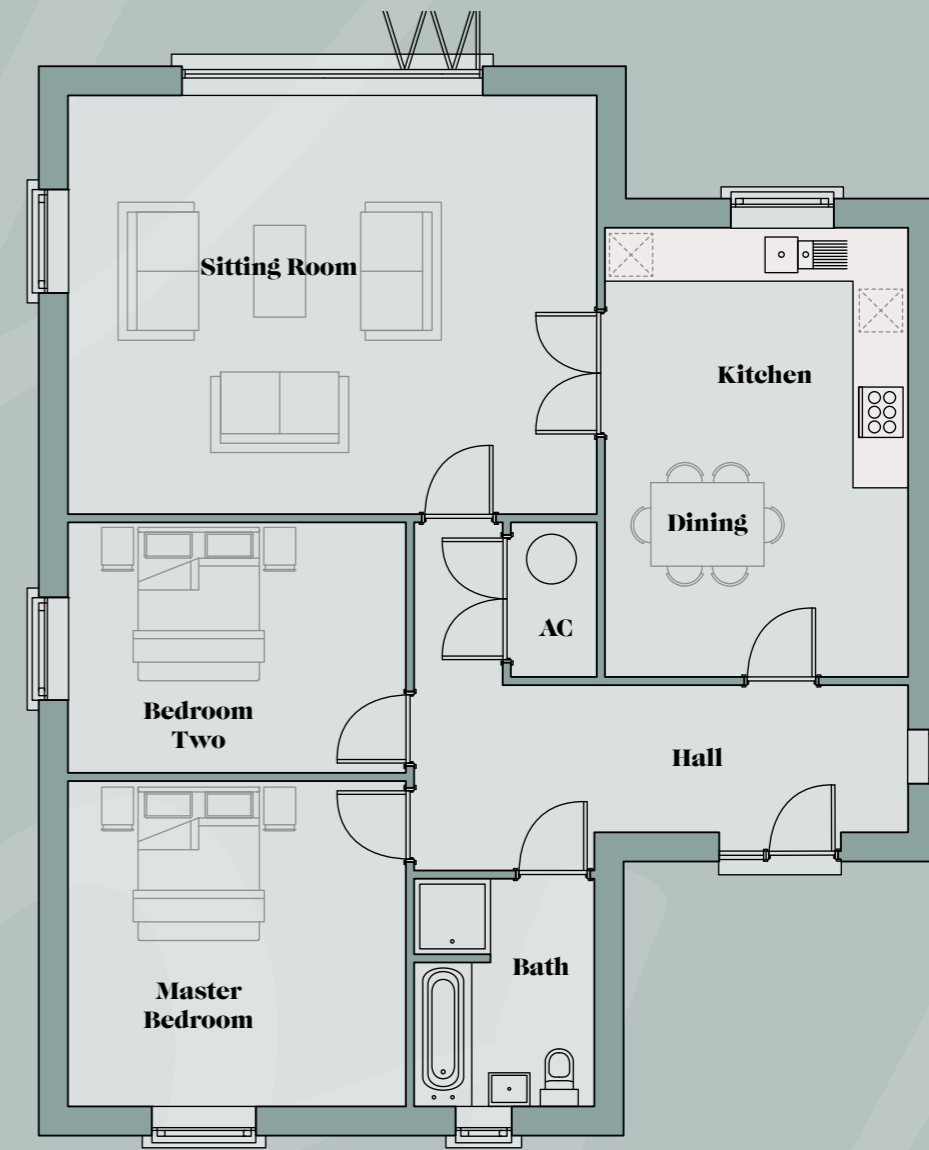
The Sorrel
Two Bedroom Bungalow

Measurements

Kitchen / Dining	5.32m x 3.59m	17'5" x 11'9"
Sitting Room	6.25m x 4.96m	20'6" x 16'4"
Master Bedroom	4.03m x 3.83m	13'3" x 12'7"
Bedroom Two	4.03m x 2.97m	13'3" x 9'9"
Bathroom	2.70m x 2.10m	8'10" x 6'11"

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Plot 3



AC Airing Cupboard C Cupboard Clk Cloakroom En/S En-Suite W Wardrobe



Image shows Plots 4, 5 and 6 from left to right.

bu
The Champion
Two Bedroom Homes

Ground Floor

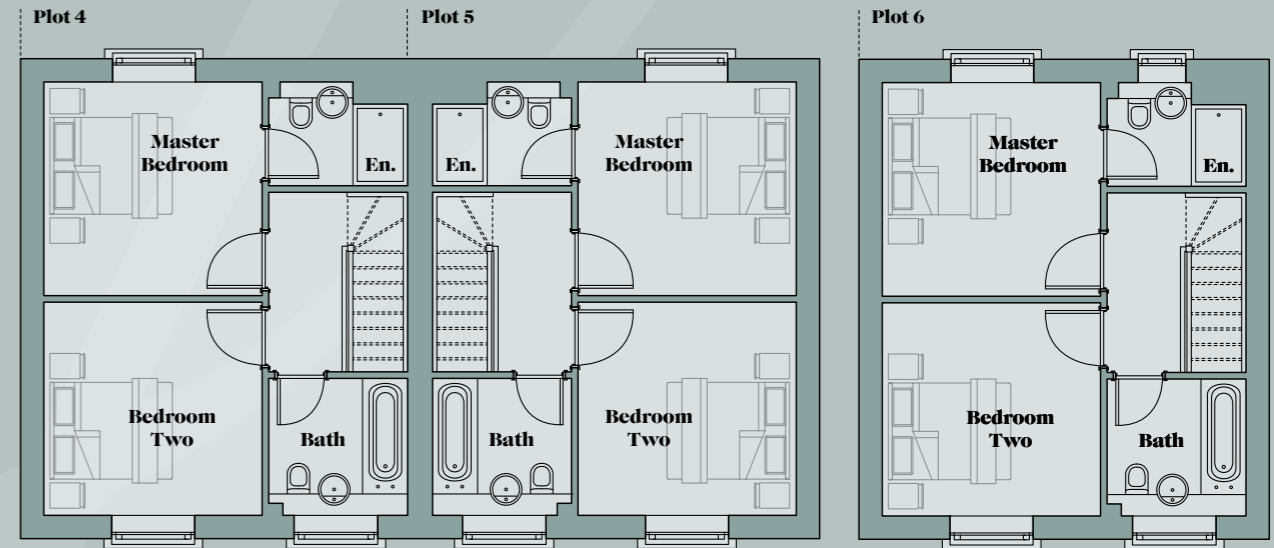
Kitchen / Sitting	6.40m x 3.30	21'0" x 10'10"
Cloakroom	1.50m x 1.00m	4'11" x 3'3"

First Floor

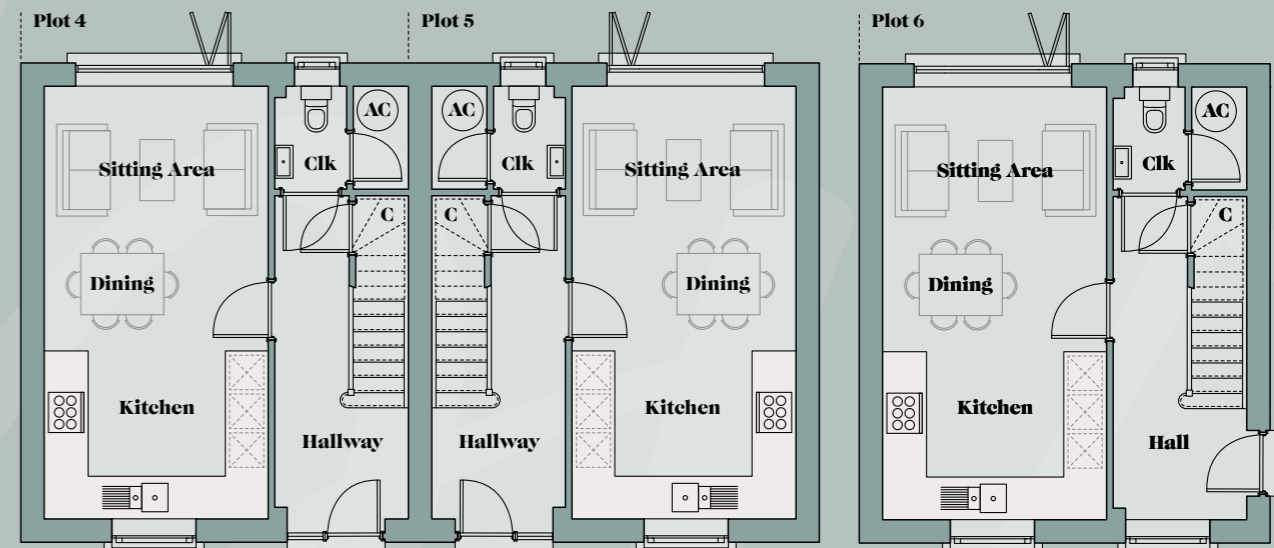
Master Bedroom	3.20m x 3.10m	10'6" x 10'2"
En-Suite	2.10m x 1.50m	6'11" x 4'11"
Bedroom Two	3.20m x 3.10m	10'6" x 10'2"
Bathroom	2.10m x 2.00m	6'11" x 6'7"

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Plots 4, 5 & 6



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clk Cloakroom En/S En-Suite W Wardrobe



Image shows Plots 12, 13 and 14 from left to right.

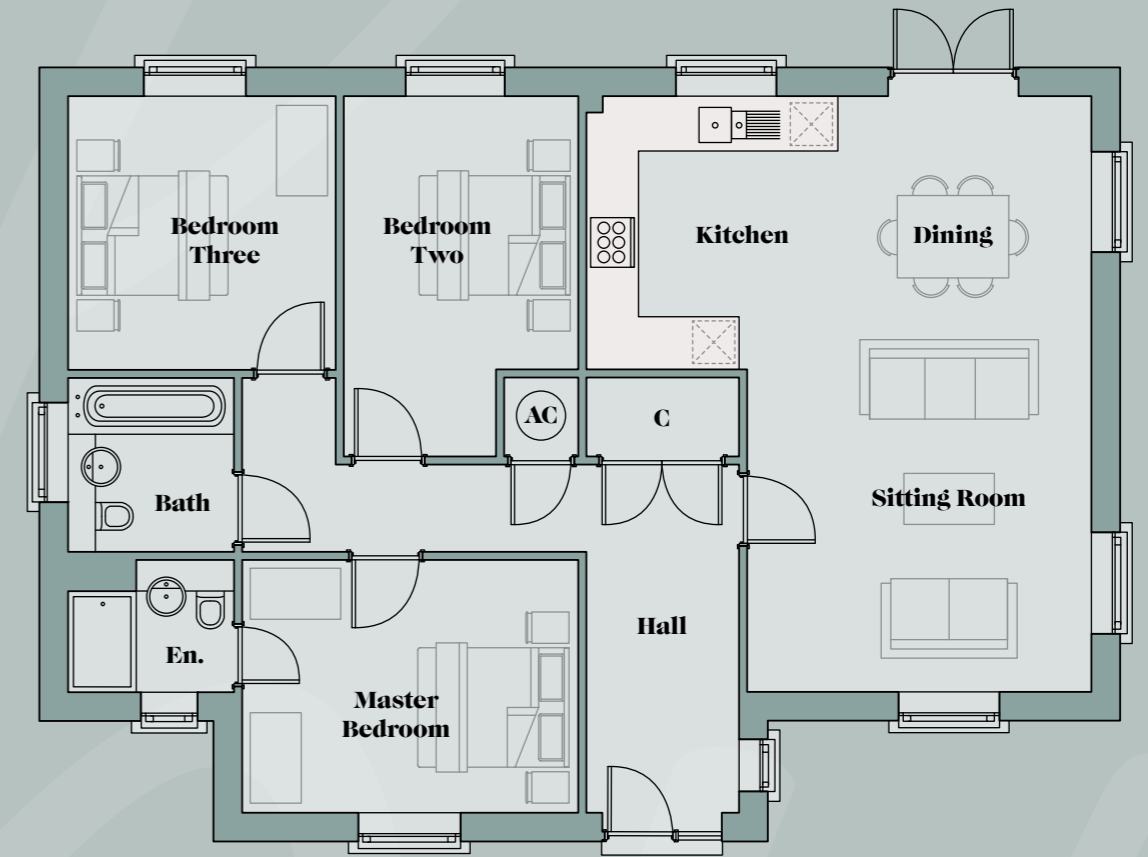
The Avens
Three Bedroom Bungalows

Measurements

Kitchen / Sitting	7.10m x 6.10m	23'4" x 20'0"
Master Bedroom	4.00m x 3.00m	13'1" x 9'10"
En-Suite	2.10m x 1.60m	6'11" x 5'3"
Bedroom Two	3.30m x 3.20m	10'10" x 10'6"
Bedroom Three	4.30m x 2.90m	14'1" x 9'6"
Bathroom	2.10m x 2.10m	6'11" x 6'11"

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Plots 12, 13 & 14



AC Airing Cupboard C Cupboard Clk Cloakroom En/S En-Suite W Wardrobe



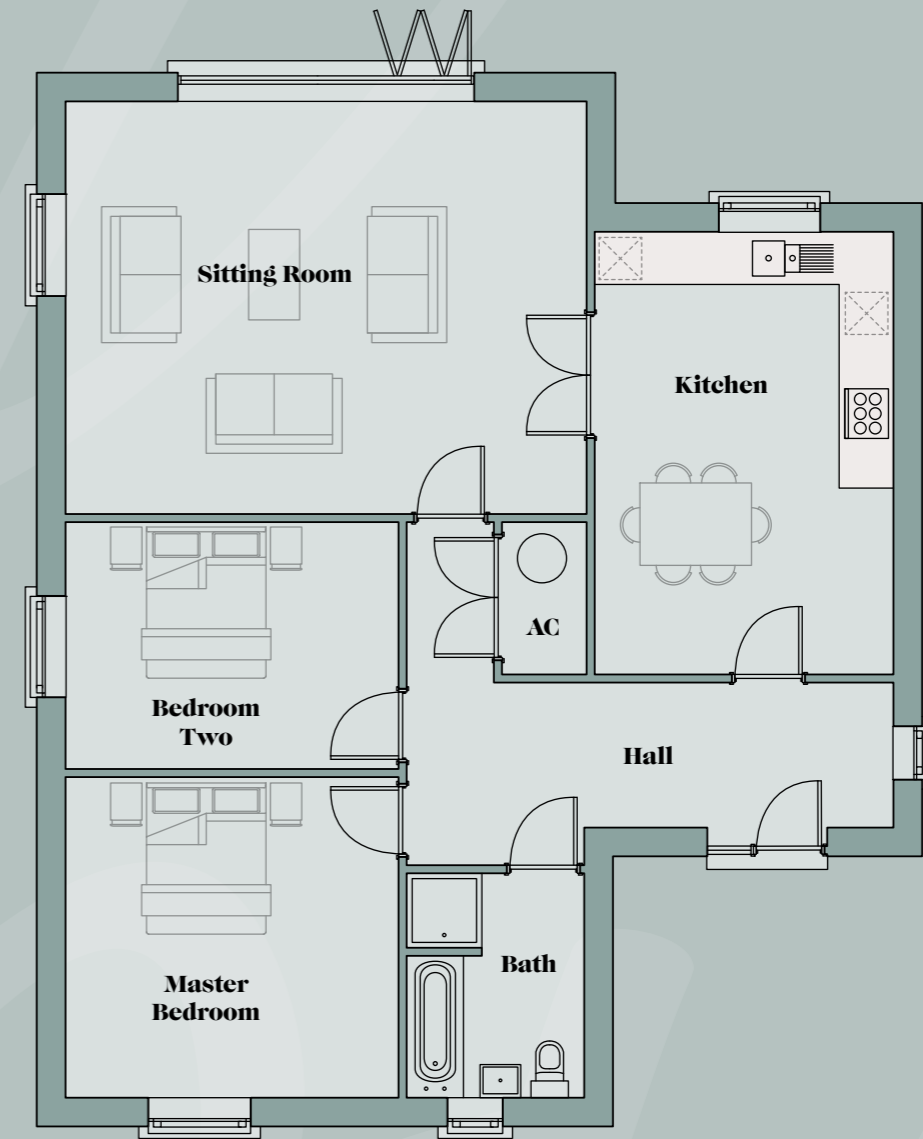
The Celandine
Two Bedroom Bungalow

Measurements

Kitchen / Sitting	5.30m x 3.60m	17'5" x 11'10"
Master Bedroom	6.20m x 5.00m	20'4" x 16'5"
Bedroom Two	4.00m x 3.90m	13'1" x 12'10"
Bedroom Two	4.00m x 3.00m	13'1" x 9'10"
Bathroom	2.70m x 2.10m	8'10" x 6'11"

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Plot 15



AC Airing Cupboard C Cupboard Clk Cloakroom En/S En-Suite W Wardrobe



Image shows Plots 16 and 17 from left to right.

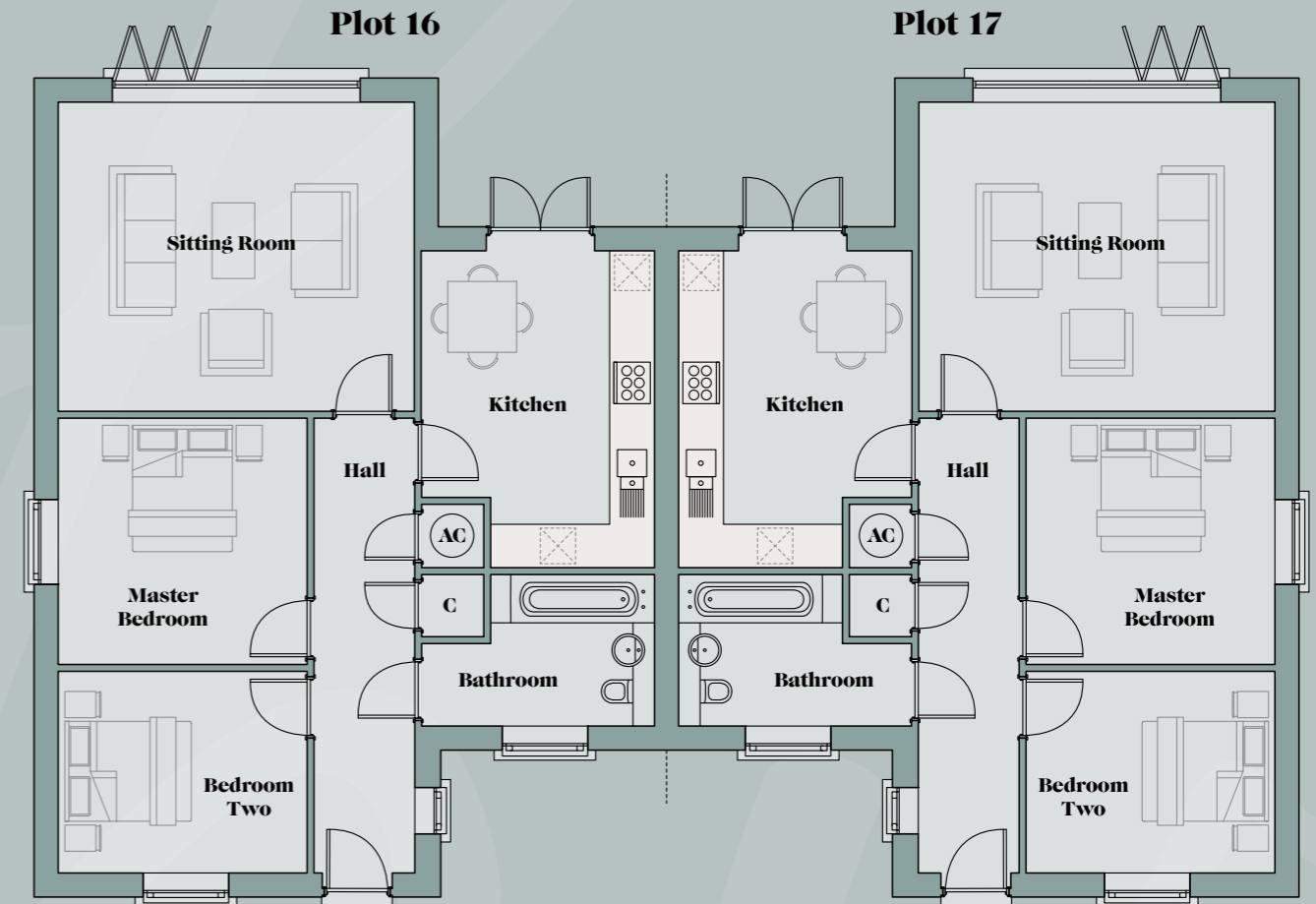
The Bartsia
Two Bedroom Bungalows

Measurements

Kitchen	4.50m x 3.30m	14'9" x 10'10"
Sitting Room	5.10m x 4.40m	16'9" x 14'5"
Master Bedroom	3.60m x 3.50m	11'10" x 11'6"
Bedroom Two	3.60m x 3.50m	11'10" x 11'6"
Bedroom Three	3.60m x 2.90m	11'10" x 9'6"
Bathroom	3.30m x 2.20m	10'10" x 7'3"

All housetype / plot sizes are approximate only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note; all elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

Plots 16 & 17



AC Airing Cupboard C Cupboard Clk Cloakroom En/S En-Suite W Wardrobe



Image shows Plots 18 and 20 from left to right.

bu
The Saffron
Four Bedroom Homes

Ground Floor

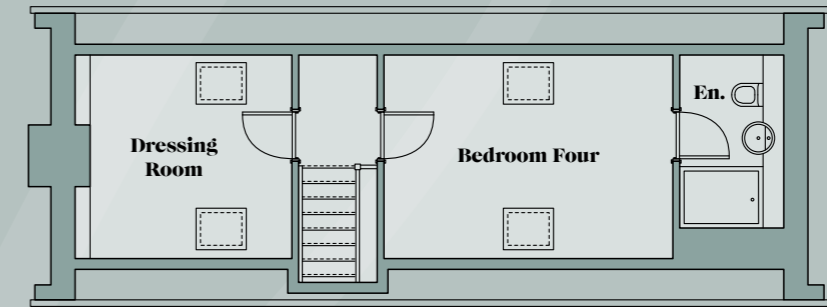
Kitchen	4.10m x 3.50m	13'5" x 11'6"
Utility Room	3.10m x 2.00m	10'2" x 6'7"
Sitting Room	5.60m x 4.00m	18'4" x 13'1"
Dining Room	3.60m x 3.30m	11'10" x 10'10"
Cloakroom	1.80m x 1.10m	5'11" x 3'7"

Upper Floors

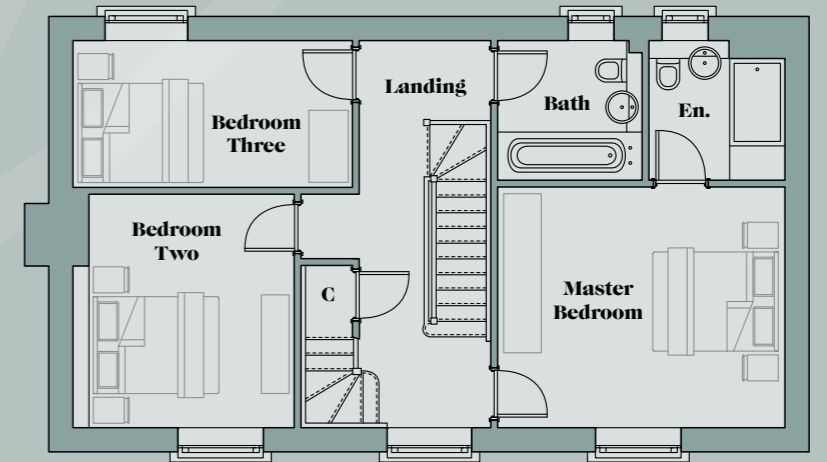
Master Bedroom	4.16m x 3.47m	13'8" x 11'5"
En-Suite	1.98m x 2.00m	6'6" x 6'7"
Bedroom Two	3.31m x 2.88m	10'10" x 9'6"
Bedroom Three	4.16m x 2.14m	13'8" x 7'0"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Bedroom Four	4.20m x 2.97m	13'9" x 9'9"
En-Suite	2.97m x 1.51m	9'9" x 5'0"
Dressing	2.97m x 2.91m	9'9" x 9'7"

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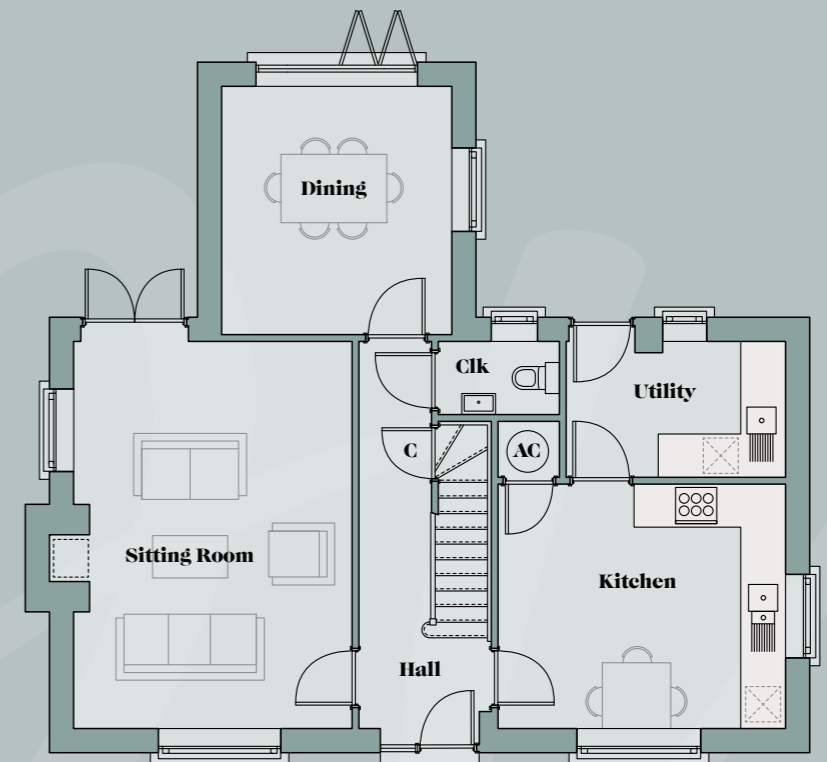
Plots 18 & 20



Second Floor



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clk Cloakroom En/S En-Suite W Wardrobe



Plot 24

bu
The Heather
Four Bedroom Homes

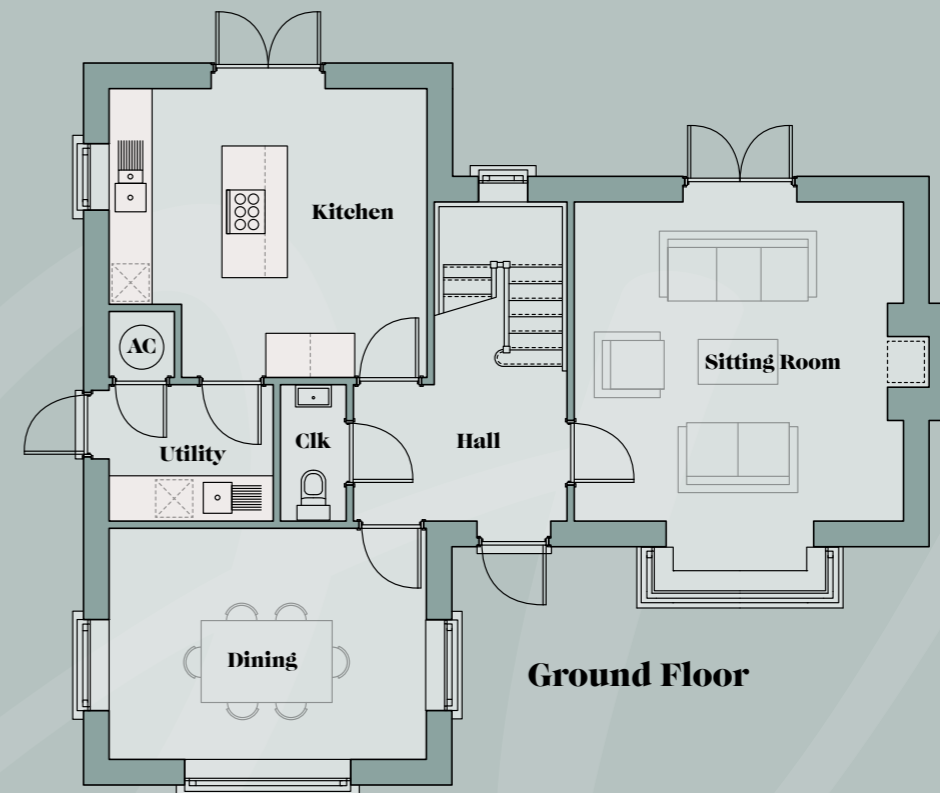
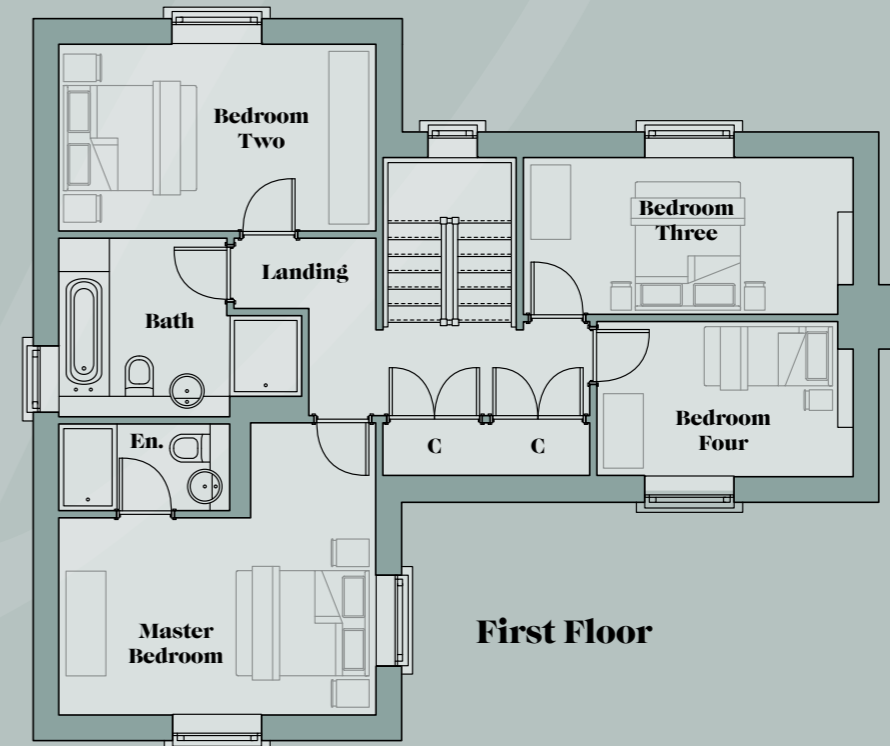
Ground Floor

Kitchen	4.30m x 4.00m	14'1" x 13'1"
Utility Room	2.30m x 1.90m	7'7" x 6'3"
Sitting Room	4.50m x 4.40m	14'9" x 14'5"
Dining Room	4.40m x 3.20m	14'5" x 10'6"
Cloakroom	1.90m x 0.90m	6'3" x 2'11"

First Floor

Master Bedroom	4.3m x 4.00m	14'3" x 13'1"
En-Suite	2.38m x 1.22m	7'10" x 4'0"
Bedroom Two	4.33m x 2.55m	14'3" x 8'4"
Bedroom Three	4.50m x 2.11m	14'9" x 6'11"
Bedroom Four	3.50m x 2.11m	11'6" x 6'11"
Bathroom	2.43m x 2.38m	8'0" x 7'10"

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AC Airing Cupboard C Cupboard Clk Cloakroom En/S En-Suite W Wardrobe



Image shows Plots 25 and 26 from left to right.

The Primrose
Four Bedroom Homes

Ground Floor

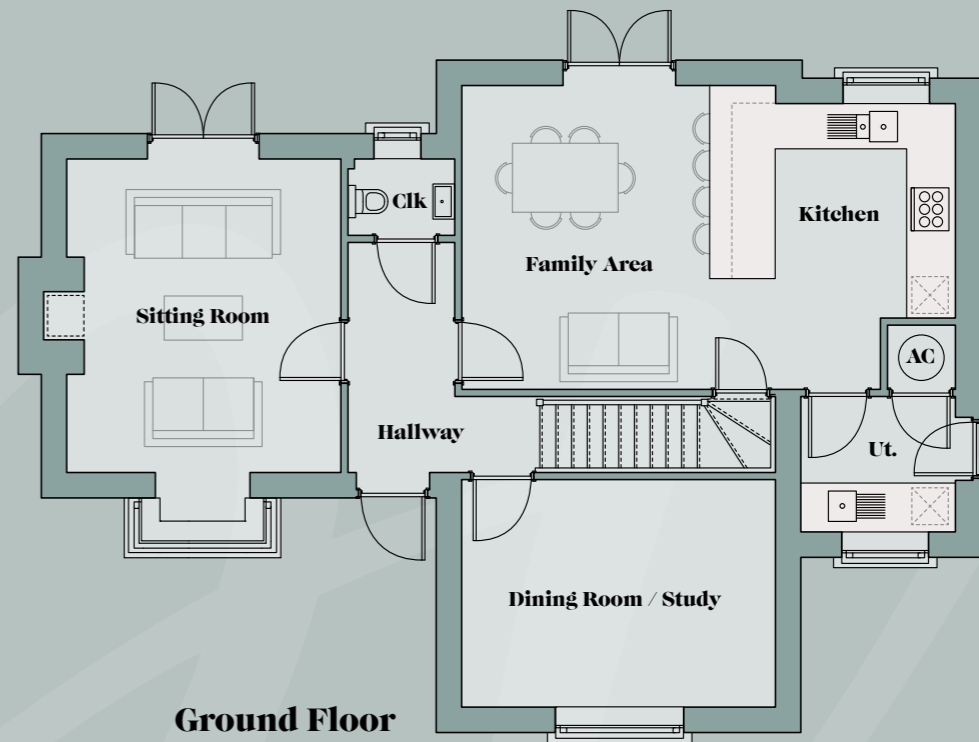
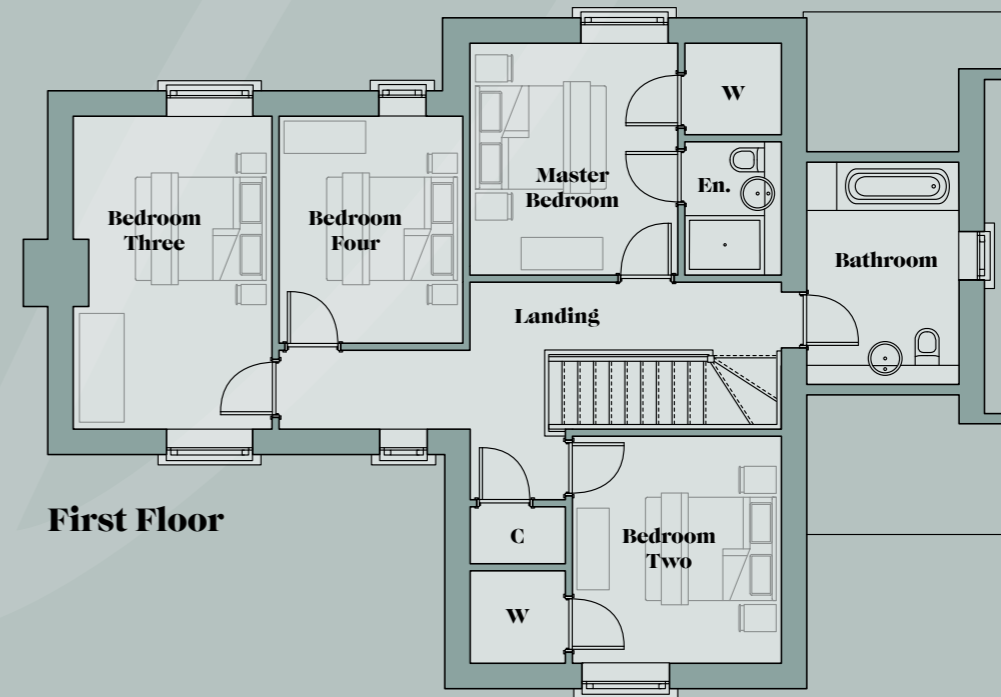
Kitchen / Family	4.30m x 3.90m	14'1" x 12'10"
Utility Room	2.20m x 1.80m	7'3" x 5'11"
Cloakroom	1.80m x 0.90m	5'11" x 2'11"
Sitting Room	4.50m x 5.10m	14'9" x 16'9"
Dining / Study	4.30m x 3.20m	14'1" x 10'6"

First Floor

Master Bedroom	3.19m x 2.89m	10'6" x 9'6"
En-Suite	1.85m x 1.38m	6'1" x 4'6"
Bedroom Two	4.33m x 3.15m	14'3" x 10'4"
Bedroom Three	4.29m x 2.74m	14'1" x 9'0"
Bedroom Four	3.17m x 2.54m	10'5" x 8'4"
Bathroom	3.07m x 2.06m	10'1" x 6'9"

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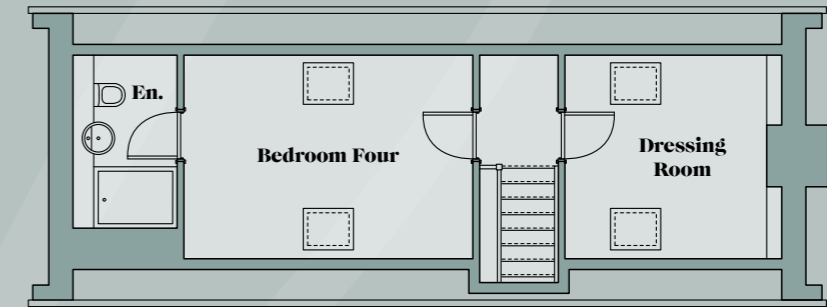
Plots 25 & 26



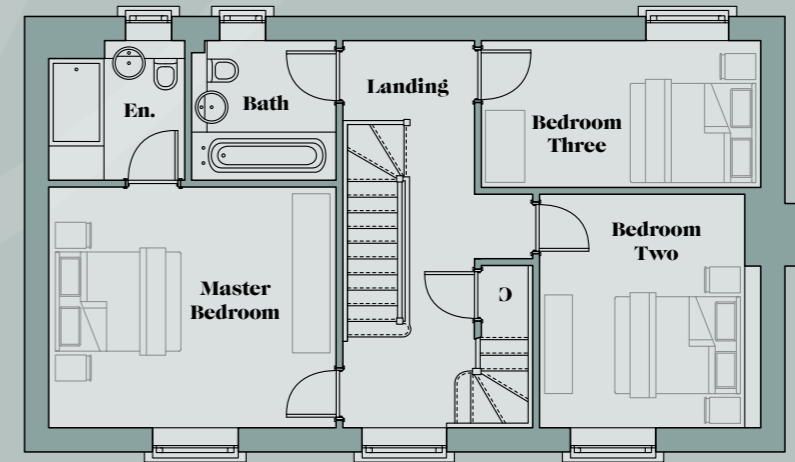
AC Airing Cupboard C Cupboard Clk Cloakroom En/S En-Suite W Wardrobe



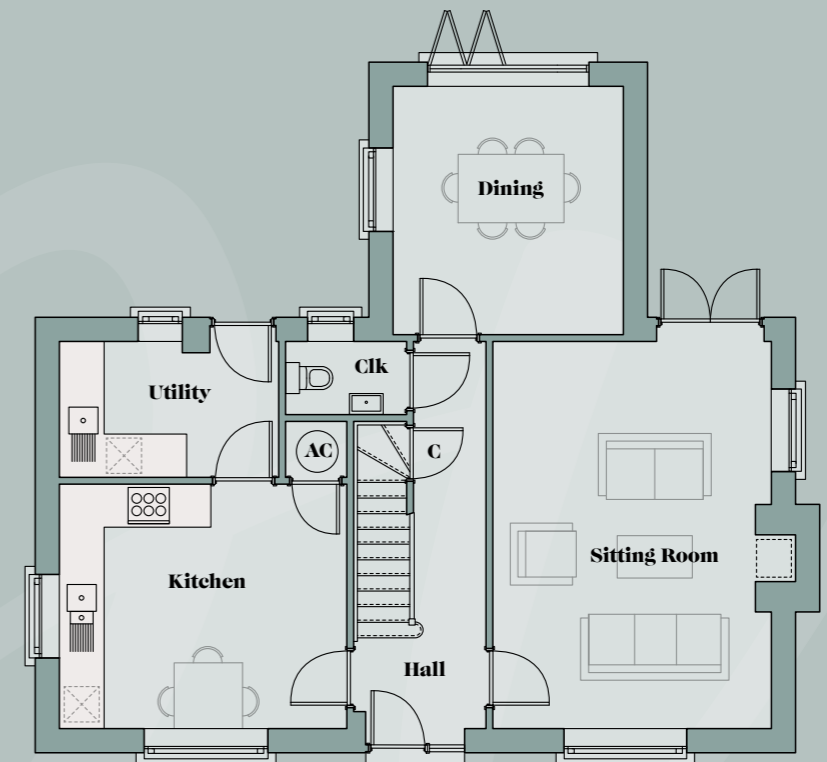
Plot 27



Second Floor



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clk Cloakroom En/S En-Suite W Wardrobe

bu
The Violet
Three Bedroom Home

Ground Floor

Kitchen	4.10m x 3.50m	13'5" x 11'6"
Utility Room	3.10m x 2.00m	10'2" x 6'7"
Sitting Room	5.60m x 4.00m	18'4" x 13'1"
Dining Room	3.60m x 3.30m	11'10" x 10'10"
Cloakroom	1.80m x 1.10m	5'11" x 3'7"

First Floor

Master Bedroom	4.16m x 3.47m	13'8" x 11'5"
En-Suite	1.98m x 2.00m	6'6" x 6'7"
Bedroom Two	3.31m x 2.88m	10'10" x 9'6"
Bedroom Three	4.16m x 2.14m	13'8" x 7'0"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Bedroom Four	4.20m x 2.97m	13'9" x 9'9"
En-Suite	2.97m x 1.51m	9'9" x 5'0"
Dressing	2.97m x 2.91m	9'9" x 9'7"

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The Bluebell
Four Bedroom Home

Ground Floor

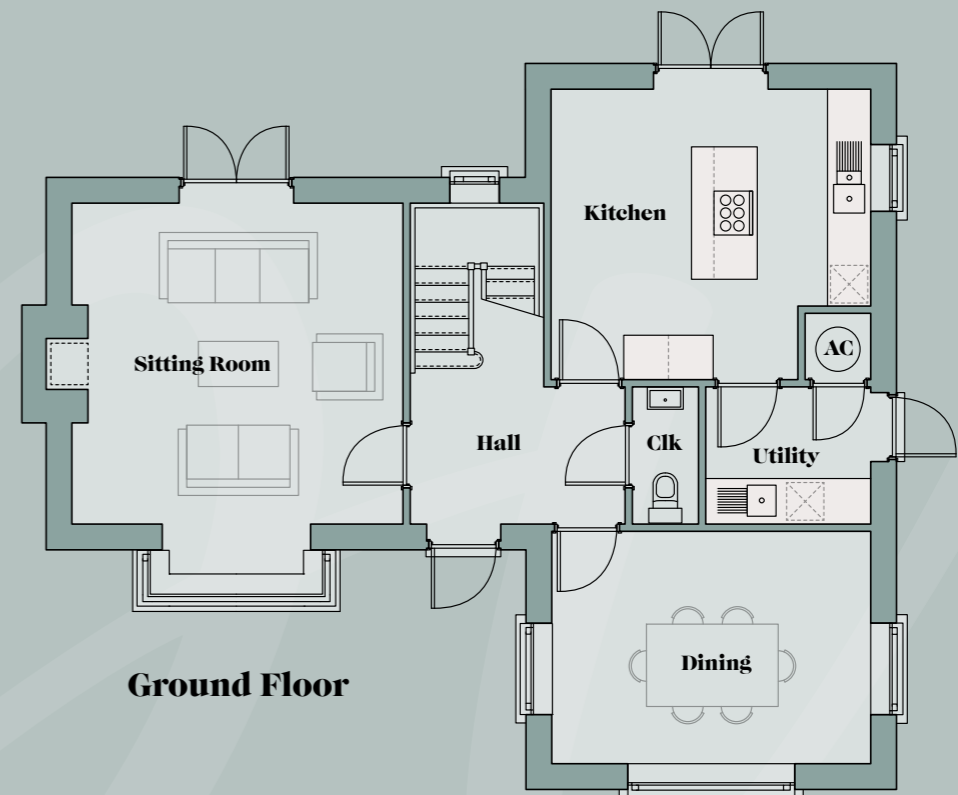
Kitchen	4.30m x 4.00m	14'1" x 13'1"
Utility Room	2.30m x 1.90m	7'7" x 6'3"
Sitting Room	4.50m x 4.40m	14'9" x 14'5"
Dining Room	4.40m x 3.20m	14'5" x 10'6"
Cloakroom	1.90m x 0.90m	6'3" x 2'11"

First Floor

Master Bedroom	4.3m x 4.00m	14'3" x 13'1"
En-Suite	2.38m x 1.22m	7'10" x 4'0"
Bedroom Two	4.33m x 2.55m	14'3" x 8'4"
Bedroom Three	4.50m x 2.11m	14'9" x 6'11"
Bedroom Four	3.50m x 2.11m	11'6" x 6'11"
Bathroom	2.43m x 2.38m	8'0" x 7'10"

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Plot 28



AC Airing Cupboard C Cupboard Clk Cloakroom En/S En-Suite W Wardrobe



All interior images are from previous projects.

RAER GROUP / **RG**



Take a closer look inside.

At Raer Group we pride ourselves on quality design and construction standards, as well as the character and feel of the internal living spaces.

A kitchen is the heart of any home and it plays a key role in bringing families together. Our homes feature quality units and surfaces that are complemented by sleek worktops, stylish fittings and ironmongery – and a range of modern integrated appliances – all ready to use from the very moment you move in. Similarly, bathrooms and en-suites are fitted with elegant contemporary sanitaryware offset with contemporary tiling and floor finishes, while downlighters lend the spaces a subtle glow that helps create relaxing areas to unwind.



Specification

Kitchens & Utility

- Stylish fully fitted kitchens
- Splash-back to hob
- Integrated appliances

Bathrooms & En-Suites

- High-quality white sanitaryware with chrome taps and fittings and glass shower enclosures
- Bathrooms tiled with full height tiling to shower cubicles

Decoration & Finishes

- Internal doors painted white with chrome furniture
- Architraves, door frames and skirting painted white
- Ceilings painted white with a smooth finish
- Wall colours throughout will be – Flaxseed

Electrics

- Recessed LED down-lighters feature in the kitchens, bathrooms and en-suites
- Pendant lights with low energy lamps to all other rooms
- Double power sockets are installed throughout the homes with TV points to all main rooms
- Smoke detectors fitted in hallways and landings
- Fibre broadband available

Plumbing & Heating

- Highly efficient Vaillant air source heat pump*
- Underfloor heating to ground floor accommodation, radiators to all other floors

External Finishes

- Attractive brickwork and rendering
- Composite front entrance doors for security and low maintenance
- White UPVC windows

Gardens & Outside

- Generous patio area in attractive stone and turfed rear gardens
- Planting scheme will be implemented near completion

Warranty

- Each new home will benefit from a 10 year building warranty through ICW. For more information visit www.i-c-w.co.uk. Appliances will benefit from a separate, full manufacturer's warranty which will require activation by customer upon completion.



* Specification correct at the time of going to print. Do note that whilst we will do our best to fulfil all of the items listed, these may be subject to change due to availability.

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No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact representation. Any areas, measurements or distances are approximate only.
Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.



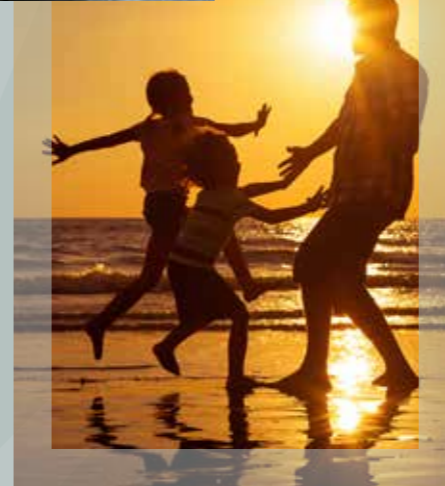
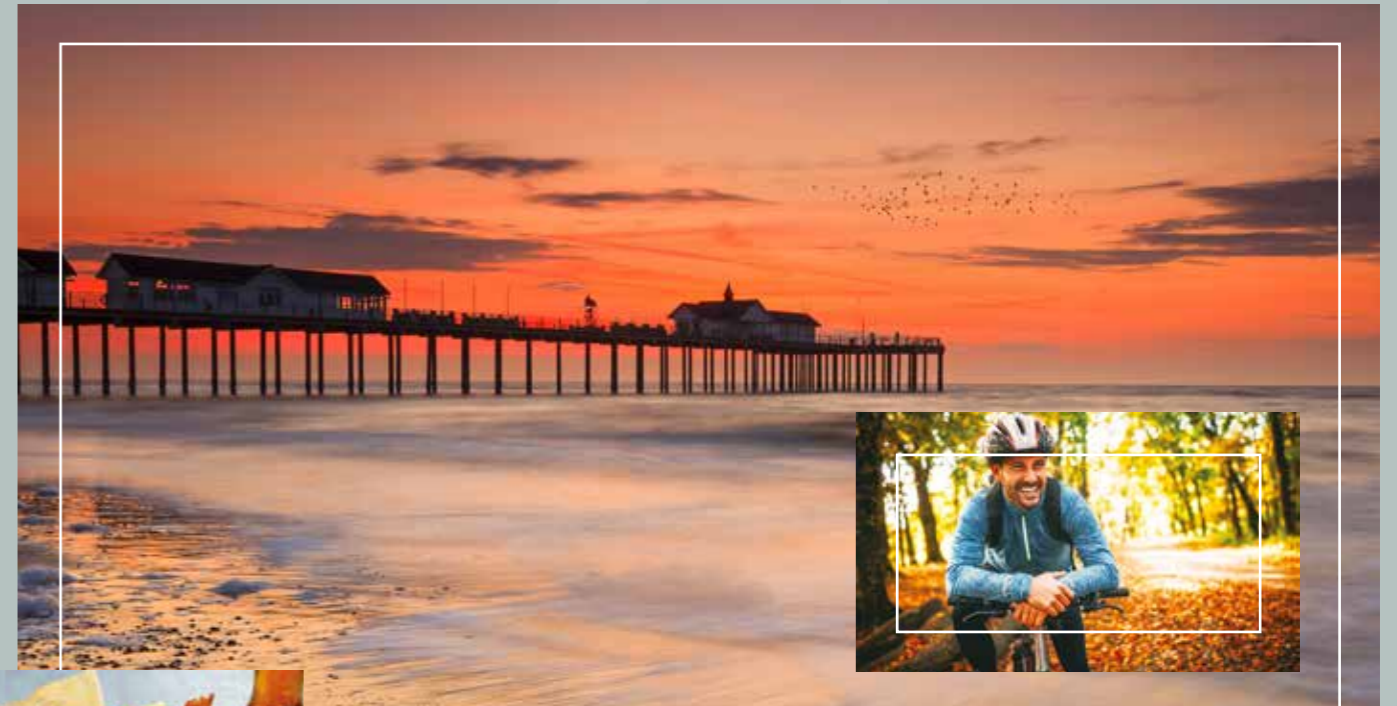
Location. Location. Location.

Situated a short distance from the main arterial routes through the Suffolk/Norfolk border region, Brook View offers residents an opportunity to relax against a backdrop of open-fields, farmland and beautiful countryside – with all the modern delights of Diss, Bury St Edmunds, Norwich, Ipswich and East Anglia’s truly beautiful coastline close-by – as well as a wide range of possibilities for retail, leisure and entertainment within easy reach.



Enjoy a village setting.

Fressingfield is the ideal location to lose yourself amongst the quintessential charms of the countryside. Criss-crossed by pretty streams, brooks, pathways and leafy lanes – you’ll find a wealth of relaxing opportunities right on your doorstep. Positioned 10 miles east of Diss (Norfolk) it’s home to a convenience store, medical centre, public house, restaurant, highly regarded primary school – and three churches. Plus with the region’s commercial hubs of Norwich and Ipswich also being within manageable distances – you can commute for work or enjoy a spot cosmopolitan retail therapy easily. This village really does offer the best of all worlds – and could be the perfect place to set-up your new home.



The great outdoors.

Positioned within extremely easy reach the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, Fressingfield is the perfect location from which to enjoy the finest aspects of this part of the region.

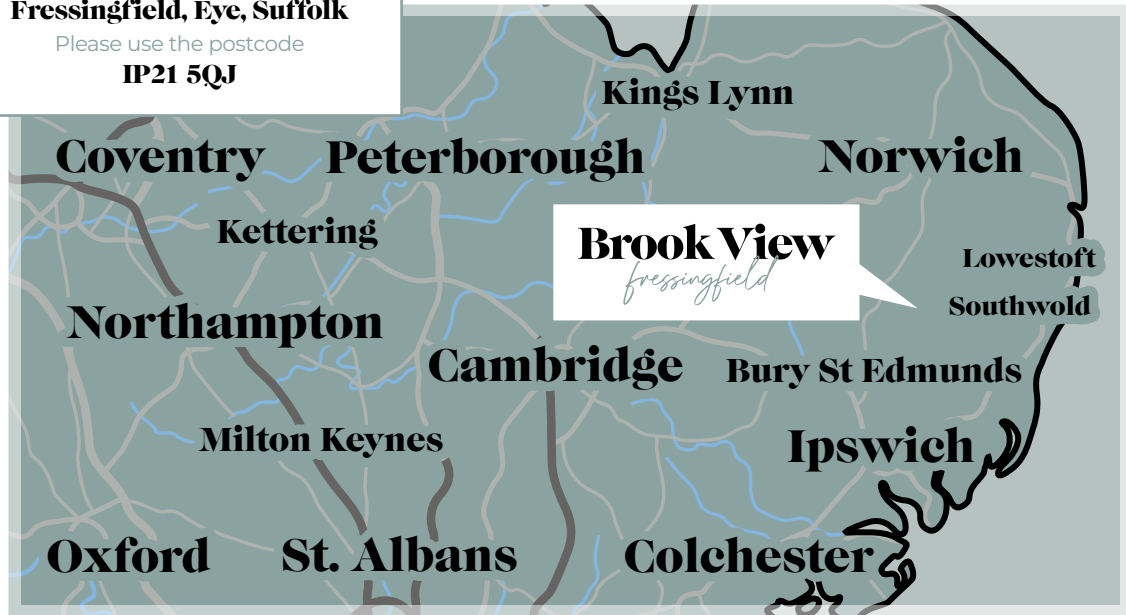
A short journey east will take you to stunning Southwold, the charming town of Aldeburgh, vibrant Lowestoft and bustling Great Yarmouth – all perfect for a relaxing day out and inspiring coastline walks. You can easily spend many pleasant hours amongst their seaside delights – from tea rooms, coffee shops, artisan foods and chic bistros – to colourful amusements and piers – perhaps rounding the day off with a visit to one of the many popular fish & chip shops or cosy pubs.

Diss on your doorstep.

Nearby Diss offers an extensive range of day-to-day amenities – including a mainline train station boasting regular services to London Liverpool Street and fast links to Norwich. Well-known for its 500 year old street market and picturesque setting – Diss is one of the gems of this highly sought-after area. In the heart of the beautiful Waveney Valley and on the banks of the Mere – it is a delightful place to enjoy a Sunday afternoon stroll or a picnic on a summer’s day.



Finding Brook View
Fressingfield, Eye, Suffolk
 Please use the postcode
IP21 5QJ



With the A140 and A143 so nearby, residents are perfectly positioned for journeys to all major destinations in the region. Southwards, the historic town of Bury St. Edmunds can be reached in around 45 minutes, and the Copdock Interchange with the A14, at the edge of Ipswich, can be reached in around same time. In the other direction, it will also take around 45 minutes to reach Norwich, and around 40 minutes for the stunning Suffolk coastline – enjoying some of the best waterfront views in the country. The nearby A140 also offers easy connections to Norwich Airport, meaning convenient air travel to Europe is just 35 miles from home. On the main Norwich to London railway line, Diss Train Station is just 10 miles from home, meaning you can be in London in approximately an hour and a half, and there is also a good local bus service. As an alternative to Norwich Airport, Stansted can be reached in approximately an hour and a half by car.

Destinations.

Diss	10 Miles
Southwold	20 Miles
Norwich	25.5 Miles
Ipswich	27.5 Miles
Lowestoft	30 Miles
Bury St. Edmunds	30 Miles
Felixstowe	35 Miles
Cambridge	60 Miles

Rail Connections.

Norwich [NRW]	▲	20 Mins
Diss [DIS]		10 miles from home
Ipswich [IPS]	▼	25 Mins
Colchester [COL]	▼	45 Mins
Chelmsford [CHM]	▼	60 Mins
Shenfield / Crossrail [SNF]	▼	1hr 20 Mins
Stratford London [SRA]	▼	1hr 30 Mins
London Liverpool Street [LST]	▼	1hr 35 Mins



william h brown

All enquiries please contact our Diss branch :

Call : 01379 644719 Email : diss@williamhbrown.co.uk

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