



# JUBILEE PARK

WRENTHAM › SUFFOLK



QUEEN  
ELIZABETH II  
1926 - 2022

CRIPPS  
DEVELOPMENTS

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion.

As the world's population grows, the demand for food and other resources will increase. This will put pressure on the environment and on the world's food supply.

One way to meet this demand is to increase the amount of food that is produced. This can be done by using more land for agriculture, or by using more resources on the land that is already being used.

Another way to meet this demand is to reduce the amount of food that is wasted. This can be done by using food more efficiently, or by reducing the amount of food that is thrown away.

There are many ways to meet the world's growing demand for food and other resources. It is up to us to decide which way is the best.

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# JUBILEE PARK

WRENTHAM • SUFFOLK

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

Located just a few miles from the stunning Suffolk Heritage Coastline and within easy reach of the fine city of Norwich.



# A wonderful place to call home

Welcome to Jubilee Park, an exclusive new collection of substantial homes from Cripps Developments.

The pretty village of Wrentham is steeped in history stretching back to Saxon times and is mentioned in the Domesday book and has won the 'Best Kept Village' competition several times in the past.

A good range of facilities can be found in the village including a local store and post office, a couple of local pubs that both serve food, a café and a Chinese takeaway. A choice of pre-schools and primary schools can be found in Southwold. There is a wide range of state and independent schools and colleges in surrounding villages and the City of Norwich provides superb University options.

Wrentham is well served by healthcare with a village GP Surgery and Dental surgeries can be found in Southwold just 4.6 miles away with a wider range of facilities located in Beccles just over 8 miles away.

The Suffolk countryside opens up endless possibilities a leisurely lunch at one of the many excellent rural pubs or exploring the footpaths and byways that criss-cross the countryside of Suffolk and Norfolk. You can be on the beach in just over 5 minutes at Covehithe and in less than a 10 minute drive you can be in Southwold with its picturesque town centre with a choice of restaurants and bars and lovely seafront with its famous beach huts. Beccles is about a 20 minute drive and Lowestoft the same, between them they provide shoppers with an excellent choice of high street names and interesting independent shops.

*Jubilee Park, Wrentham -  
one location, endless possibilities.*

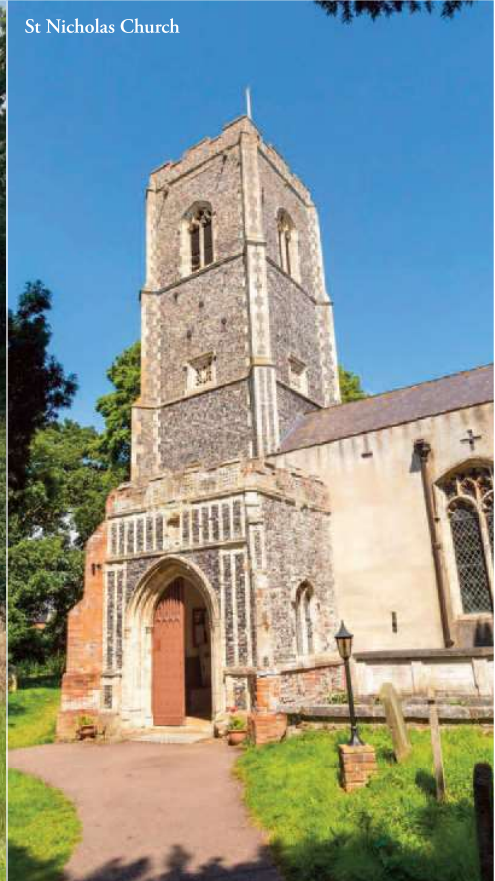




Five Bells Public House



Chapel Road Pound



St Nicholas Church



## Out and about - further afield

Jubilee Park is ideally located for discovering the glorious sandy beaches of the Suffolk and Norfolk coastline, less than 5 miles from the picturesque seaside town of Southwold on the Suffolk Heritage Coast with its sandy beach, beach huts, lighthouse and famous brewery. Lowestoft is only nine miles while the Norfolk coastal town of Great Yarmouth is about 20 miles away.

The Cathedral City of Norwich with countless bars, restaurants and shops is located just over 26 miles from Jubilee 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 A12 and A146 offering access to Norwich, Ipswich, London and the south-east, and the A14 serving the Midlands and the North the region is easily accessible by road from all parts of the UK.

If travelling by train the average journey time from London Liverpool Street to Norwich 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.





Norwich Market



Southwold Beach














# Jubilee Park - The Development



## First Homes

-  The Willow - 3 bedroom semi-detached house
-  The Holly - 2 bedroom semi-detached house
-  The Pine - 2 bedroom semi-detached house
-  The Yew - 2 bedroom semi-detached house
-  Community Housing

-  The Oak - 4 bedroom detached house
-  The Rowan - 4 bedroom detached house
-  The Cedar - 4 bedroom detached house
-  The Sycamore - 3 bedroom detached house
-  The Blackthorn - 3 bedroom semi-detached house
-  The Pine - 2 bedroom semi-detached/terraced house
-  The Hawthorn - 3 bedroom detached bungalow
-  The Maple - 3 bedroom detached bungalow
-  The Juniper - 3 bedroom detached bungalow
-  The Birch - 3 bedroom detached bungalow
-  The Beech - 3 bedroom detached bungalow





# The Oak Plots 2, 46, 52, 53, 54, 63, 64

## 4 BEDROOM DETACHED HOUSE



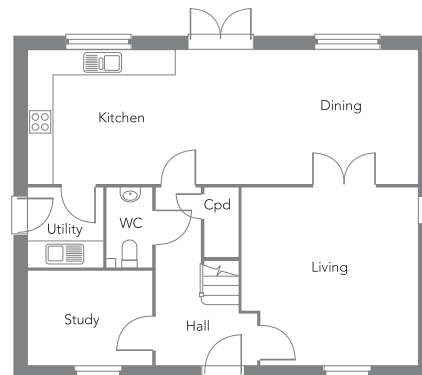
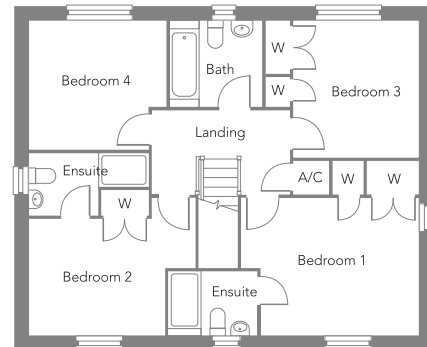
*Four bedroom detached house comprising of kitchen, dining room, lounge, study, cloakroom, utility room, family bathroom, with ensuite and built in wardrobes to master bedroom, bedrooms 2 and 3 include built in wardrobes.*

### GROUND FLOOR

Kitchen/Dining	6.13m x 3.58m (max)	20'1" x 11'7" (max)
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	4.25m x 3.31m(max)	13'9" x 10'9" (max)
Bedroom 2	4.02m x 3.31m (max)	13'2" x 10'9" (max)
Bedroom3	3.26m x 3.01m	10'7" x 9'9"
Bedroom 4	3.31m x 3.10m	10'10" x 10'2"



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1539H - The Oak



# The Oak II Plot 61

## 4 BEDROOM DETACHED HOUSE



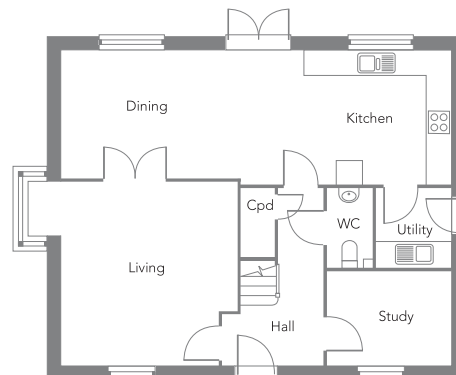
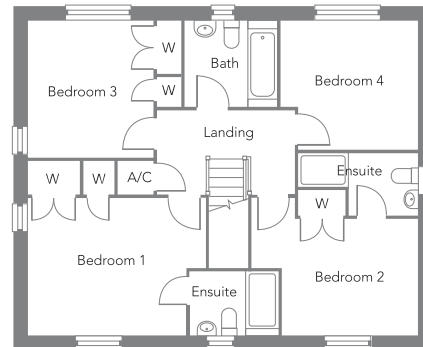
*Four bedroom detached house comprising of kitchen, dining room, lounge, study, cloakroom, utility room, family bathroom, with ensuite and built in wardrobes to master bedroom, bedrooms 2 and 3 include built in wardrobes.*

### GROUND FLOOR

Kitchen/Dining	9.36m x 3.19m	30'8" x 10'5"
Living	4.23m x 4.22m (plus bay)	13'10" x 13'10" (plus bay)
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	4.25m x 3.31m(max)	13'9" x 10'9" (max)
Bedroom 2	4.02m x 3.31m (max)	13'2" x 10'9" (max)
Bedroom 3	3.26m x 3.01m	10'7" x 9'9"
Bedroom 4	3.31m x 3.10m	10'10" x 10'2"



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1539H - The Oak





# The Rowan Plots 1, 7, 10, 13, 55, 62, 65

## 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.*

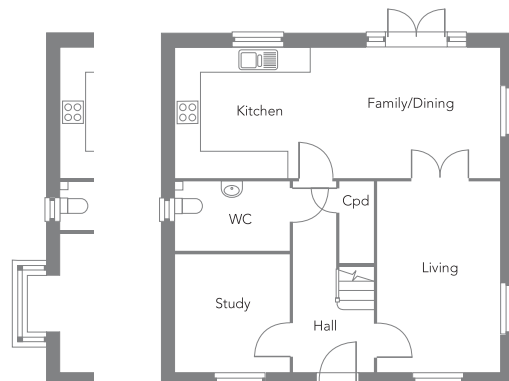
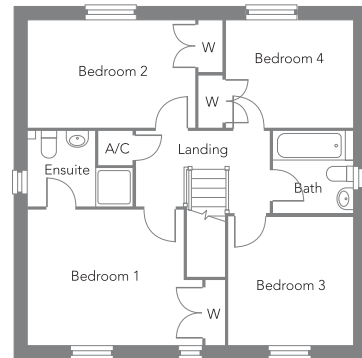
### GROUND FLOOR

Kitchen/Family/Dining	7.79m x 3.12m	25'6" x 10'2"
Living	4.54m x 2.92m	14'10" x 9'6"
Study	2.78m x 2.71m	9'1" x 8'9"
Study (Plot 1)	3.53m x 3.34m (max)	11'6" x 10'9" (max)

### 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"

Bay window  
to Plot 1 only



Please note plots 55 and 65 have additional windows not shown on plans. The artist's impression is intended only for illustrative purposes only. The floor plans are for identification and illustrative purposes only and are not to scale. All areas dimensions and measurements shown are approximate and layouts shown are given as a guide only.

1302(M42)H – The Rowan



# The Rowan II Plot 50

## 4 BEDROOM DETACHED HOUSE



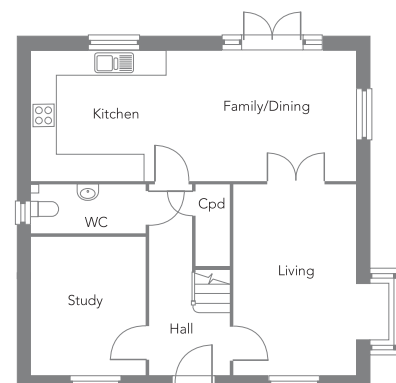
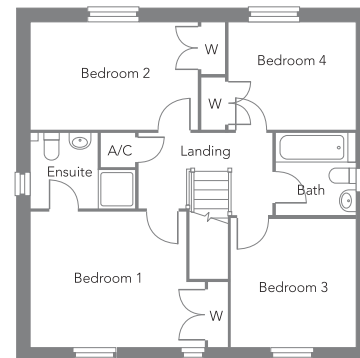
*Four bedroom detached house comprising of kitchen/family/dining room, living room, study, cloakroom, family bathroom, ensuite to master bedroom, bedrooms 1, 2 and 4 include built in wardrobes.*

### GROUND FLOOR

Kitchen/Family/Dining	7.79m x 2.37m	25'6" x 7'9"
Living	4.54m x 3.71m (max)	14'9" x 12'2" (max)
Study	2.78m x 2.72m	9'1" x 8'9"

### 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"



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1302H – The Rowan



# The Cedar Plots 47 (handed), 58

## 4 BEDROOM DETACHED HOUSE



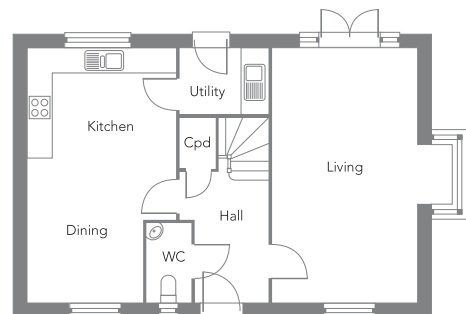
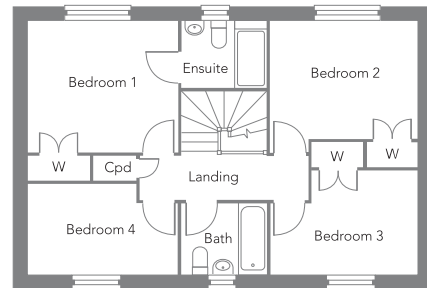
*Four bedroom detached house comprising of kitchen/ dining, lounge, cloakroom, utility room, family bathroom, master bedroom with ensuite and built in wardrobe, bedrooms 2 and 3 include built in wardrobes.*

### GROUND FLOOR

Kitchen/Dining	6.13m x 3.58m (max)	20'1" x 11'7" (max)
Living	6.11m x 4.30m (inc bay)	20'0" x 14'1" (inc bay)
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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1241H - The Cedar





# The Sycamore Plot 51

## 3 BEDROOM DETACHED HOUSE



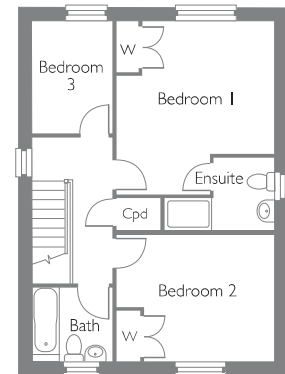
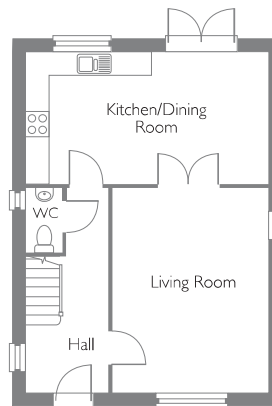
*Three bedroom detached house comprising of living room, kitchen/dining room, family bathroom, a double wardrobe to bedroom 1 and bedroom 2.*

### GROUND FLOOR

Living Room	5.16m x 3.96m 16'11" x 12'12"
Kitchen/Dining	6.13m x 3.34m 20'1" x 10'11"

### FIRST FLOOR

Bedroom 1	4.01m x 3.40m 13'2" x 11'2"
Bedroom 2	4.01m x 3.25m 13'2" x 10'8"
Bedroom 3	2.90m x 2.07m 9'6" x 6'9"



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1130H - The Sycamore



# The Blackthorn Plots 8, 9, 11, 12, 23, 33, 34, 48, 49, 56, 57, 59, 60

## 3 BEDROOM SEMI-DETACHED HOUSE



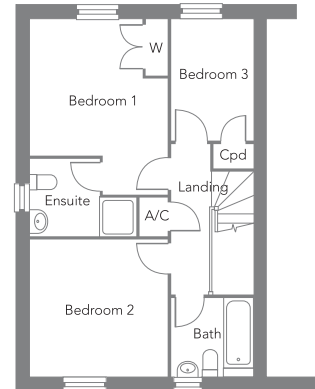
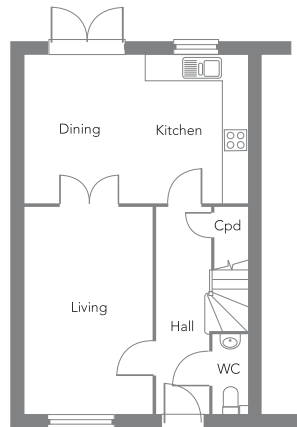
*Three bedroom semi-detached house comprising of living room, kitchen/dining room with French doors, family bathroom, master bedroom with built in wardrobe and ensuite.*

### GROUND FLOOR

Living Room	4.95m x 3.11m 16'2" x 10'2"
Kitchen/Dining	5.41m x 3.56m 17'8" x 11'8"

### FIRST FLOOR

Bedroom 1	4.34m x 3.31m 14'2" x 10'10"
Bedroom 2	3.31m x 3.29m 10'10" x 10'9"
Bedroom 3	2.94m x 2.03m 9'7" x 6'7"



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999H – The Blackthorn



# The Pine Plots 14, 15

## 2 BEDROOM SEMI-DETACHED/TERRACED HOUSE



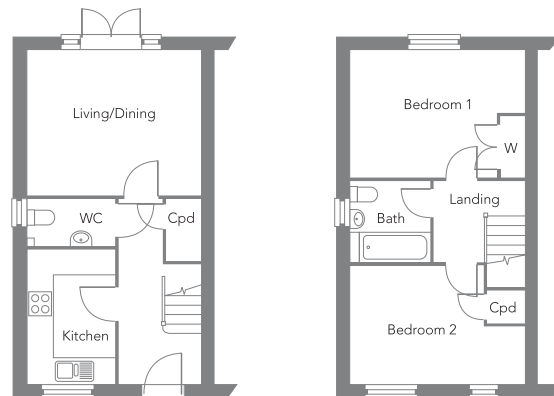
*Two bedroom semi-detached or terraced house comprising of kitchen, living/dining room, WC, family bathroom, built in wardrobe to bedroom 1 and a built in cupboard to bedroom 2.*

### 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 Hawthorn Plot 42

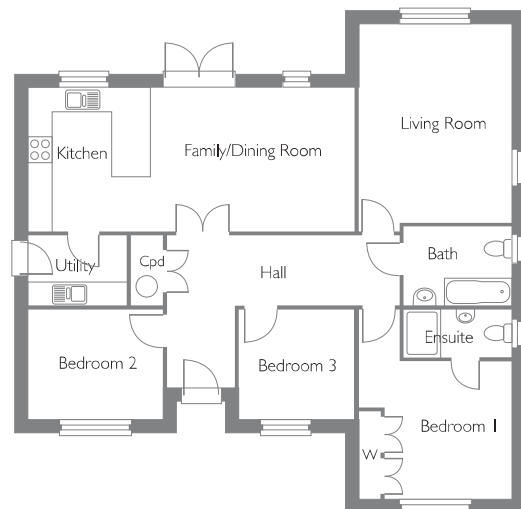
## 3 BEDROOM DETACHED BUNGALOW



*Three bedroom detached bungalow comprising kitchen/family/dining room, utility room, living room, family bathroom, cloakroom, ensuite and triple wardrobe to bedroom 1.*

### GROUND FLOOR

Living Room	4.83m x 3.84m 16'2" x 12'7"
Kitchen/Family/Dining	8.15m x 3.58m 26'9" x 11'9"
Bedroom 1	4.83m (max) x 3.84m 16'2" (max) x 12'7"
Bedroom 2	3.38m x 2.78m 11'1" x 9'1"
Bedroom 3	2.99m x 2.76m 9'9" x 9'0"



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1258B – The Hawthorn



# The Hawthorn II Plots 28, 41, 45

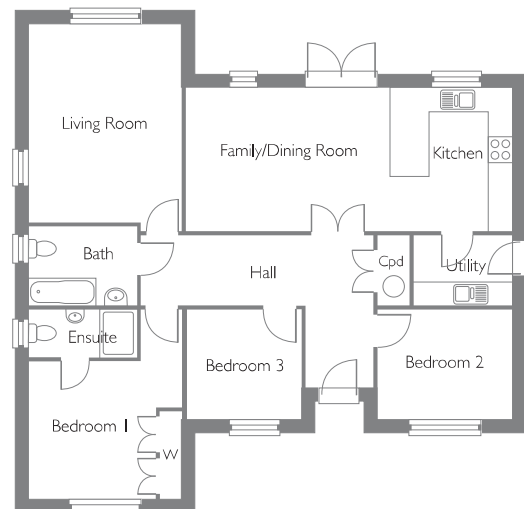
## 3 BEDROOM DETACHED BUNGALOW



*Three bedroom detached one and a half storey bungalow comprising kitchen/family/dining room, utility room, living room, family bathroom, cloakroom, ensuite and triple wardrobe to bedroom 1.*

### GROUND FLOOR

Living Room	4.83m x 3.84m 16'2" x 12'7"
Kitchen/Family/Dining	8.15m x 3.58m 26'9" x 11'9"
Bedroom 1	4.83m (max) x 3.84m 16'2" (max) x 12'7"
Bedroom 2	3.38m x 2.78m 11'1" x 9'1"
Bedroom 3	2.99m x 2.76m 9'9" x 9'0"



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1258B+ – The Hawthorn





# The Maple Plots 39, 40

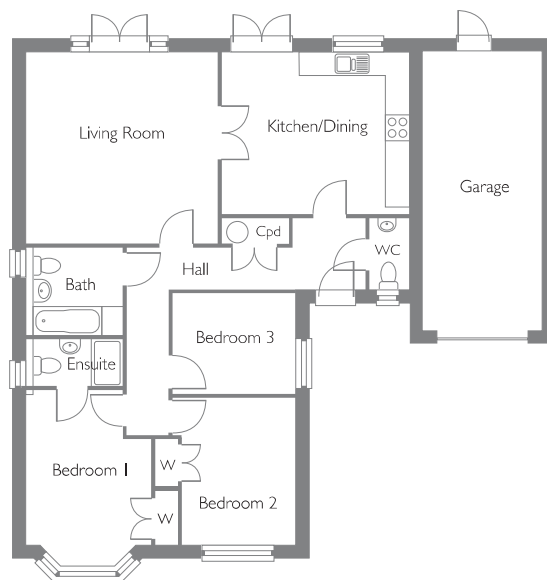
## 3 BEDROOM DETACHED BUNGALOW



*3 bedroom detached bungalow comprising kitchen/dining room, living room, family bathroom, cloakroom, ensuite and a double wardrobe to bedroom 1 and a double wardrobe to bedroom 2.*

### GROUND FLOOR

Living Room	4.92m x 4.77m 16'1" x 15'8"
Kitchen/Dining Room	4.55m x 3.91m 14'11" x 12'9"
Bedroom 1	4.44m (max) x 3.16m (max) 14'6" (max) x 10'4" (max)
Bedroom 2	3.74m x 3.10m 12'3" x 10'2"
Bedroom 3	3.10m x 2.39m 10'2" x 7'10"
Garage	7.02m x 3.09m 23'0" x 10'1"



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1096B - The Maple



# The Juniper Plots 43 (handed), 44

## 3 BEDROOM DETACHED BUNGALOW



*Three bedroom detached bungalow comprising kitchen, living/dining room, family bathroom, ensuite and a double wardrobe to bedroom 1 and bedroom 2.*

### GROUND FLOOR

Living/Dining Room	6.32m x 3.38m 20'9" x 10'11"
Kitchen	4.41m x 2.99m 14'5" x 9'9"
Bedroom 1	4.41m x 2.90m 14'5" x 9'6"
Bedroom 2	3.52m (max) x 3.32m (max) 11'6" (max) x 10'10" (max)
Bedroom 3	3.39m x 2.49m 11'1" x 8'2"



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966B – The Juniper





# The Birch Plots 24, 27 (handed)

## 3 BEDROOM DETACHED BUNGALOW



*3 bedroom detached bungalow comprising kitchen/diner, living room, family bathroom, ensuite and double wardrobe to bedroom 1.*

### GROUND FLOOR

Living Room	4.73m x 3.38m 15'6" x 11'1"
Kitchen/Dining Room	4.08m x 3.38m 13'4" x 11'1"
Bedroom 1	3.61m (max) x 3.17m 11'10" (max) x 10'4"
Bedroom 2	3.50m x 2.51m 11'6" x 8'3"
Bedroom 3	3.17m (max) x 2.97m (max) 10'4" (max) x 9'9" (max)



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826B - The Birch



# The Beech Plot 26

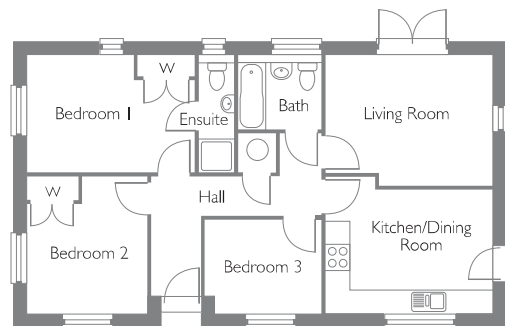
## 3 BEDROOM DETACHED BUNGALOW



*Three bedroom detached bungalow comprising kitchen/dining room, lounge, family bathroom, ensuite and a double wardrobe to bedroom 1 and bedroom 2.*

### GROUND FLOOR

Living Room	4.17m x 3.42m 13'8" x 11'2"
Kitchen/Dining	4.17m x 2.97m 13'8" x 9'8"
Bedroom 1	4.22m x 2.97m (max) 13'10" x 9'8" (max)
Bedroom 2	3.43m x 3.06m (max) 11'3" x 10'0" (max)
Bedroom 3	2.87m x 2.34m 9'4" x 8'8"



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822B – The Beech





# The Willow Plots 5, 6

## 3 BEDROOM SEMI-DETACHED HOUSE



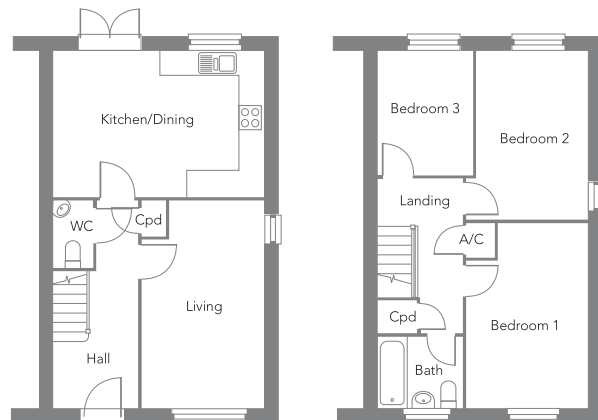
*A three bedroom semi-detached house comprising of kitchen, living/dining room, WC, family bathroom, and 3 bedrooms upstairs.*

### GROUND FLOOR

Kitchen/Dining	5.02m x 3.45m 16'5" x 11'3"
Living	4.89m x 2.89m 16'0" x 9'5"

### FIRST FLOOR

Bedroom 1	4.40m x 2.89m 14'5" x 9'5"
Bedroom 2	4.00m x 2.66m 13'1" x 8'8"
Bedroom 3	2.95m x 2.26m 9'8" x 7'4"



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930H - The Willow



# The Holly Plot 32

## 2 BEDROOM SEMI-DETACHED HOUSE



*Two bedroom semi-detached house comprising of kitchen, living/dining room, WC, family bathroom, built in wardrobe to bedroom 1 and a built in cupboard to bedroom 2.*

### GROUND FLOOR

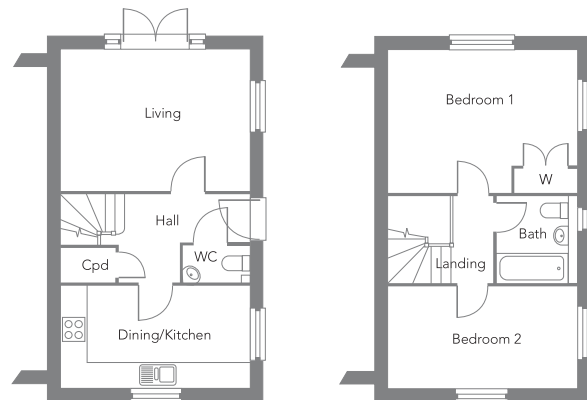
Living Room 4.46m x 3.33m (max)  
14'7" x 10'11" (max)

Kitchen/Dining 4.45m x 2.42m  
14'7" x 7'11"

### FIRST FLOOR

Bedroom 1 4.45m x 3.39m (max)  
14'7" x 11'1" (max)

Bedroom 2 4.45m x 2.42m  
14'7" x 7'11"



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777H - The Pine



# The Pine Plot 22

## 2 BEDROOM SEMI-DETACHED HOUSE



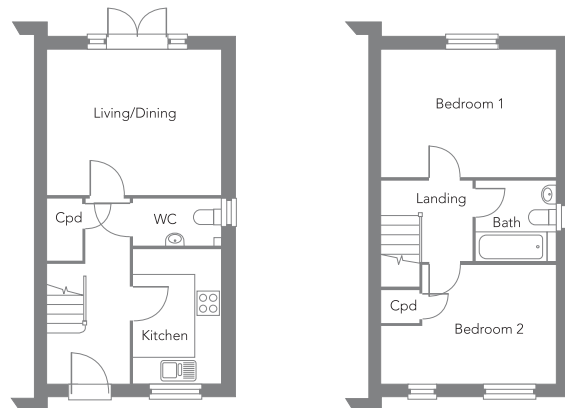
*Two bedroom semi-detached house comprising of kitchen, living/dining room, WC, family bathroom and a built in cupboard to bedroom 2.*

### GROUND FLOOR

Kitchen	3.21m x 2.13m 10'6" x 6'11"
Living/Dining	4.16m x 3.47m 13'7" x 11'4"

### FIRST FLOOR

Bedroom 1	4.16m x 3.03m (max) 13'7" x 9'11" (max)
Bedroom 2	4.16m x 2.83m 13'7" x 9'3"



The artist's impression is intended only for illustrative purposes only. The floor plans are for identification and illustrative purposes only and are not to scale. All areas dimensions and measurements shown are approximate and layouts shown are given as a guide only.

710H - The Pine





# The Yew Plot 31

## 2 BEDROOM SEMI-DETACHED HOUSE



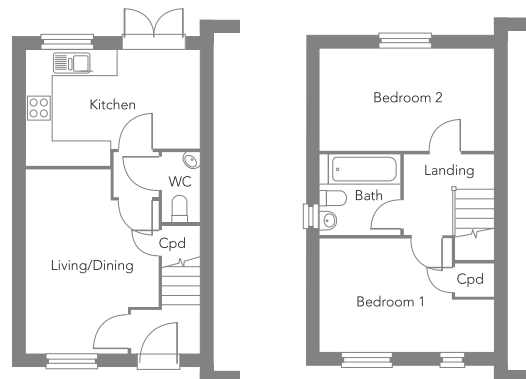
*Two bedroom semi-detached or terraced house comprising of kitchen, living/dining room, WC, family bathroom.*

### 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"



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646H - The Yew



All images are of a previous Cripps Developments site





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# 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 all properties (except First Homes, The Pine and HA)
- Radiators throughout to all other plots\*

## KITCHEN

- Choice of kitchen with mitred worktops and upstands
- Gas hob with chimney extractor fan\*
- Eye level oven all properties (except First Homes, The Pine and HA)
- Integrated washing machine and dishwasher to four bedroom homes and bungalow types Juniper, Maple, Hawthorn and Hawthorn II (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
- Heated towel rail to all properties (except First Homes, The Pine and HA)

## 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 (where applicable)

- Contemporary white basin with single mixer tap
- Heated towel rail to four bedroom homes
- Close coupled WC
- Single height splashback 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
- EV provision to all private dwellings

## DECORATION

- All internal walls painted soft cream
- Cornice detail to all properties (except First Homes and HA)
- 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 (where applicable)
- 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.*

