

HENLEY GATE

**2, 3 and 4
bedroom homes**

Nestled in leafy
Henley Gate, Ipswich

START EXPLORING

vivus.



Contents

Section 01.

About vivus

Everything you need to know about who we are and how we operate.

[FIND OUT MORE >](#)

Section 02.

The local area

Getting to know the very best of your new location.

[FIND OUT MORE >](#)

Section 03.

Henley Gate

Find your new beautifully designed and expertly finished home.

[FIND OUT MORE >](#)



About vivus

Renting with vivus means freedom for you

When you rent with us you'll enjoy reliable property management, peace of mind and a truly hassle-free experience. Unlike private landlords, with us you'll never face the worry of unexpected eviction or last-minute surprises. Just a smooth, secure and straightforward way to rent.



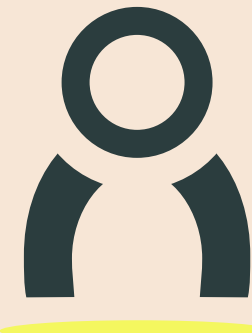


To *vivus* you're a neighbour, not a number



24/7 SUPPORT

We'll look after you and your home for a hassle-free experience



PROFESSIONAL MANAGEMENT

Professional and personal renting with you every step of the way



RESIDENTS' APP

Log maintenance, manage your payments and contracts



ZERO DEPOSIT

No unexpected costs or hidden bills, including your deposit



PET FRIENDLY

Our homes are for all the family, even the furry ones



FLEXIBLE TERMS

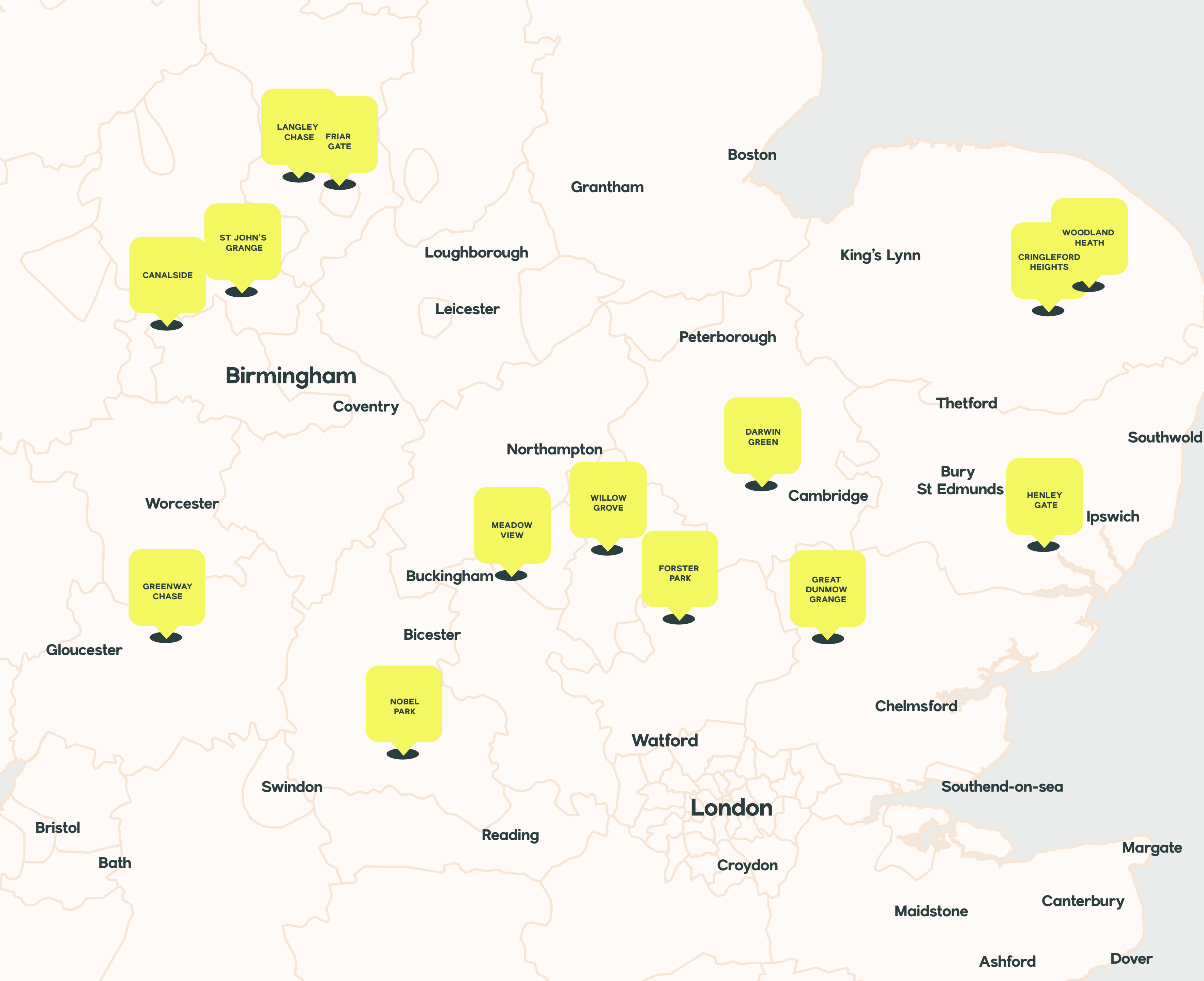
Love your home for as long as you like

What sets us apart

Our 2, 3 and 4 bedroom homes bring comfort, style, and convenience together – all designed to make life run smoother.

Enjoy hassle-free renting with features like our residents' app, zero-deposit scheme, and 24/7 support. With vivus, you get more than just a home – you get peace of mind and the freedom to live your way.

0% deposit – Terms and conditions apply, available on selected plots only. Please speak to a Sales Executive for further details.



Where we're located

Our homes are designed in locations you'll love just as much as us, found in the best places across the UK.

2022.

The local area

HENLEY GATE

MENU



Discover Ipswich

Ipswich brings together the best of both worlds with riverside character, green open spaces and excellent connections across Suffolk and beyond, offering a balanced mix of modern living and local charm.

The town is known for its independent shops, cafés and galleries, along with an historic waterfront that brings daily life to the water's edge. With parks, schools and culture close by, there's always something to enjoy throughout the year. It's a place that continues to grow, evolve and look ahead. And here, you can too. Discover your new place to call home.

HENLEY GATE



MENU



Building your future in Ipswich

Ipswich is a welcoming town with a real sense of belonging, a place where community and connection come naturally. Find yourself surrounded by riverside walks, independent cafés and green open spaces that bring people together, from the Marina's cafés and galleries to the energy of match days at Ipswich Town Football Club.

Perfectly placed for both coast and city, Ipswich offers effortless connections to London, Cambridge and the wider Suffolk region, keeping work, leisure and life's next chapter within easy reach. Our homes are found in the best places across the UK and here, renting feels simpler, safer and more personal, reflecting everything vivus stands for: security, belonging, flexibility and care.



Marina

HENLEY GATE

Effortless connections

From Ipswich, getting where you need to be is simple. Strong road links, reliable rail connections and regular local transport options keep everything within easy reach, from nearby towns to coastal destinations and city centres further afield.



BY ROAD

- A12 Colchester 35 minutes
- A47 Bury St. Edmunds 35 minutes
- A140 Norwich 75 minutes



BY BUS

- 7 Ipswich Town 30 minutes
- 10 & 88 Stowmarket 65 minutes
- 9 & 75 Felixstowe 80 minutes



BY BIKE

There is a network of cycle paths in and around Henley Gate connecting you to local routes across Ipswich. You'll have direct access to the town centre, the Marina and nearby green spaces to enjoy by bike.



BY TRAIN

As a well-connected location, Ipswich offers easy rail access to some of the region's most vibrant destinations:



Local amenities

ENTERTAINMENT / LEISURE

- 01** Man on the Moon Pub 0.4 miles | 2 min drive
- 02** Wagtail Walks and Training 0.5 miles | 1 min drive
- 03** The Dales 1 mile | 3 min drive
- 04** Ipswich Sports Club 0.8 miles | 3 min drive
- 05** Whitton Sports & Community Centre 1.2 miles | 5 min drive
- 06** The Ipswich Bowling Club 1.7 miles | 6 min drive
- 07** Christchurch Park 2 miles | 7 min drive
- 08** Ipswich Museum 1.9 miles | 7 min drive
- 09** Riverhills Health Club & Spa 2.8 miles | 10 min drive
- 10** Fortitude Fitness Gym Ipswich 2.7 miles | 11 min drive

RETAIL / ESSENTIALS

- 11** East of England Co-op Foodstore 0.8 miles | 3 min drive
- 12** Asda Ipswich Superstore 2.3 miles | 10 min drive
- 13** The Barn Veterinary Practice 1.3 miles | 4 min drive
- 14** Morrisons 2.7 miles | 11 min drive
- 15** ALDI 2.8 miles | 11 min drive

TRAVEL

- 16** Westerfield Station 1.9 miles | 5 min drive
- 17** Ipswich Train Station 2.8 miles | 10 min drive

Distances and travel times taken from google.co.uk/maps and are approximate only.



Map not to scale.



Local Schools

Ipswich has a fantastic choice of schools, from primary right through to college. With so many high-quality options nearby, you can feel confident your children will have the best start in life. Here are just a few of the great schools in the area.

PRE-SCHOOL / NURSERY

Dilly's Daycare

0.7 miles

Highfield Nursery School

1.5 miles

Small World Kindergarten

2 miles

PRIMARY SCHOOLS

Dale Hall Community Primary School

0.7 miles

Springfield Infant School and Nursery

2 miles

St. Matthew's Church of England Primary School

3 miles

SECONDARY SCHOOLS

Westbourne Academy

2 miles

Northgate High School

2.5 miles

Chantry Academy

3.9 miles

HIGHER EDUCATION

Suffolk New College

2.7 miles

University of Suffolk

2.9 miles

Easton & Otley College (Otley Campus)

7.5 miles

Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps).

03.

Henley Gate

HENLEY GATE

[MENU](#)





HENLEY GATE

Specifications

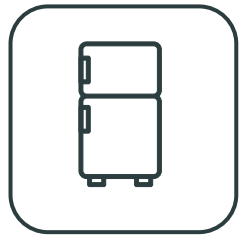
Our homes come ready for you to move straight in - with high-quality finishes, modern appliances and thoughtful details throughout. Everything's designed for easy living, so you can settle in and make it your own from day one.



ULTRAFAST BROADBAND



MODERN KITCHENS



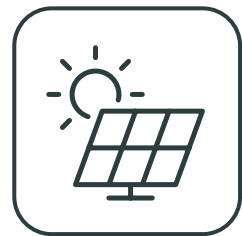
INTEGRATED WHITE GOODS



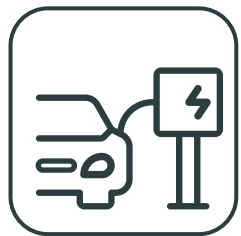
UPGRADED FINISHES



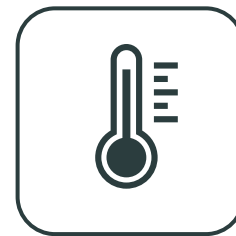
ENERGY EFFICIENT HOMES



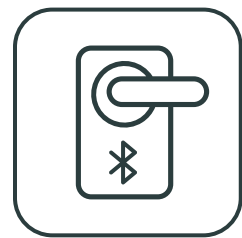
SOLAR PANELS*



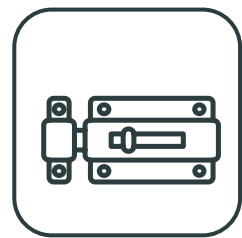
EV CHARGER ENABLED^



DUAL ZONE HEATING*



SMART LOCK



SOFT CLOSE HINGES



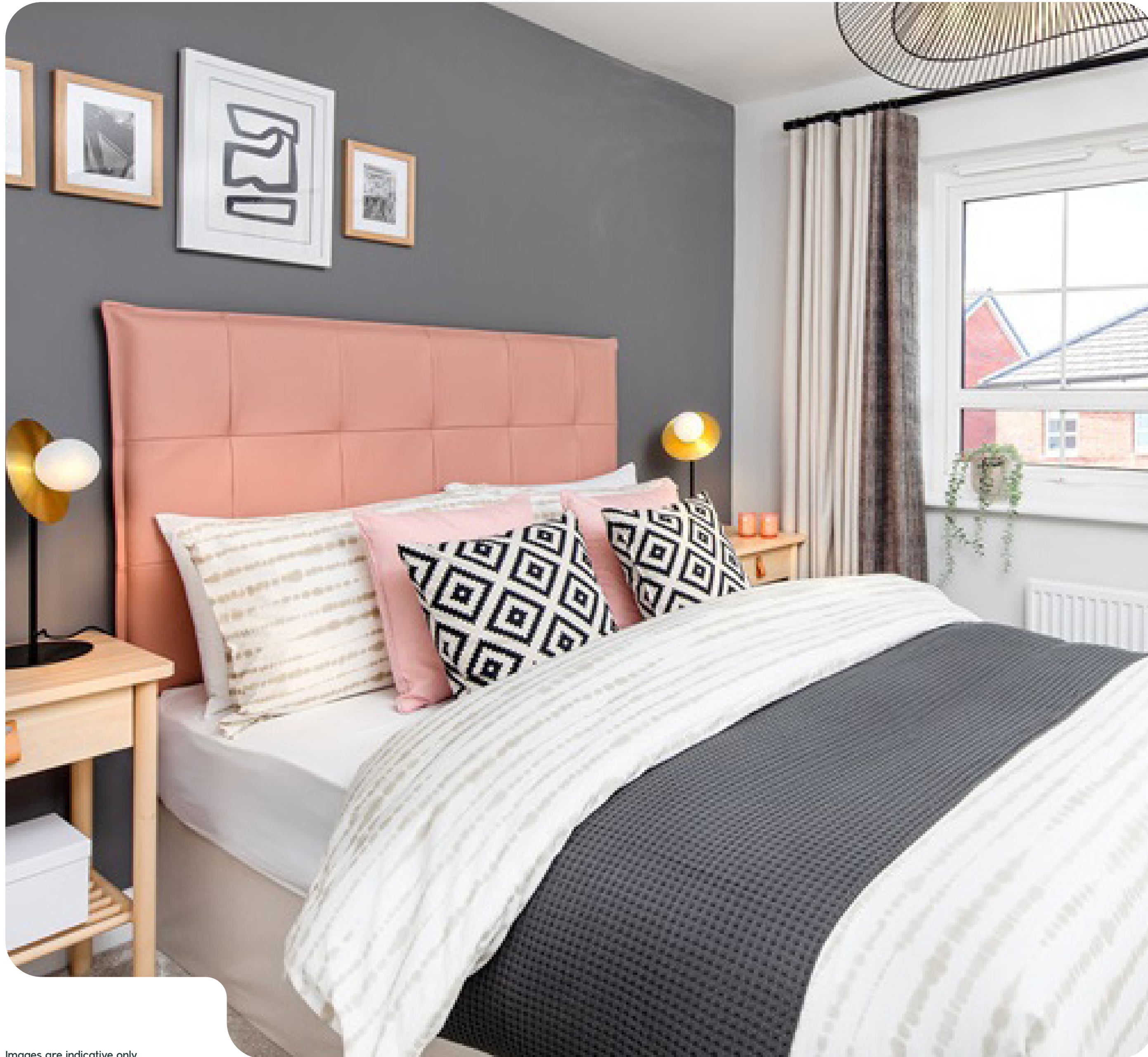
PRIVATE GARDENS

*Specification varies per house type and plot. ^EV wiring available for charger to be installed. Not financially covered by Allsop Lettings Management. Please contact us for further details.



MENU

Images are indicative only.







HENLEY GATE

Location 1

2 bedroom homes

- AINSLIE**
Plots: 47-49
- LEWIS**
Plots: 33, 34, 36,
37 & 42-45
- WINCHAM 2**
Plot: 41

3 bedroom homes

- EDWARDS**
Plots: 23, 24, 62, 64, 67,
68, 129 & 130
- HADLEY**
Plots: 32, 35, 38, 46, 50,
61 & 65
- KENNETT**
Plots: 9, 10 & 13-16
- LOGAN**
Plots: 39 & 40

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.



HENLEY GATE

Location 2

2 bedroom homes

- ALVERTON**
Plot: 43
- CHERWELL & CHICHESTER APARTMENTS**
Plots: 44-49
- RAMSEY**
Plots: 36-38, 40-42 & 50-52

4 bedroom homes

- LAKENHEATH**
Plots: 82 & 83

3 bedroom homes

- HOPTON**
Plots: 35 & 39
- MILDENHALL**
Plots: 31-34, 80 & 81
- HOBBISTER**
Plots: 78 & 79
- BLEAN**
Plots: 84 & 85



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.



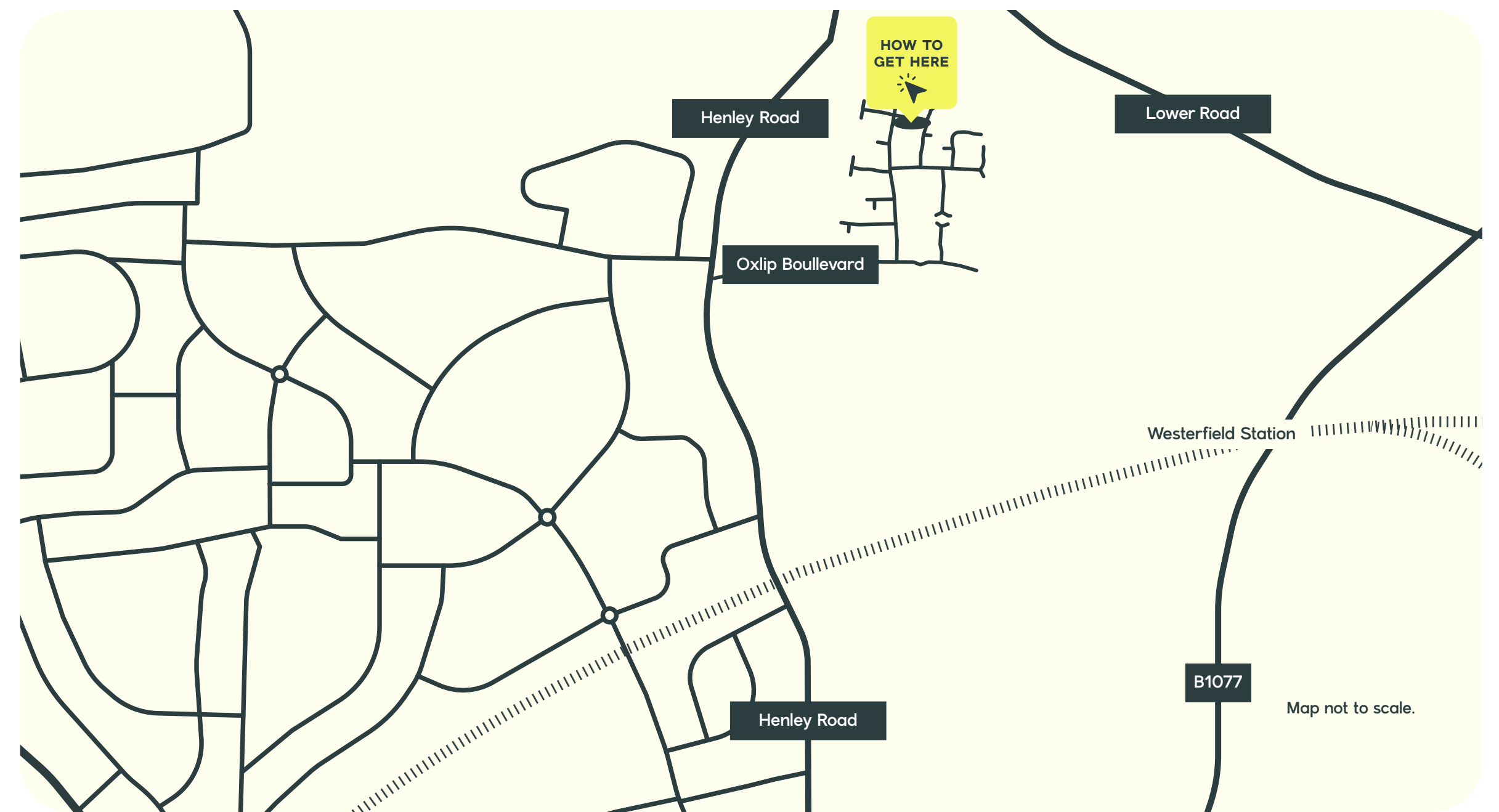
Your route home

FROM THE NORTH

Follow the A14 southbound towards Ipswich, taking Exit 53 for the A1156. At the first roundabout, take the first exit, then continue straight ahead at the second. Soon after, turn left at the traffic lights onto Old Norwich Road, then right onto Whitton Church Lane. Continue until you reach Macaulay Road, turning onto Defoe Road before a final right onto Henley Road. Follow this road to your new home.

FROM THE SOUTH

Take the A12 northbound towards Ipswich, continuing onto the A14 and following signs for the A12 into town. Exit onto the A1156 toward Ipswich North and follow the road until you reach a T-junction. Turn left onto St Helen's Street, then right onto Fonnereau Road, which leads seamlessly onto Henley Road. Follow the road to your new home.





Chichester

2 bedroom apartments

Plots 44-49

KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- TD Tumble Dryer
- W Wardrobe space
- WM Washing Machine



GROUND FLOOR

KITCHEN

3.66m x 2.00m | 12'0" x 6'7"

LIVING/DINING

5.16m x 3.66m | 16'11" x 12'0"

BATHROOM

2.17m x 2.00m | 7'2" x 6'7"

BEDROOM 1

3.65m x 3.30m | 11'12" x 10'10"

EN SUITE

1.89m x 1.70m | 6'2" x 5'7"

BEDROOM 2

3.65m x 3.00m | 11'12" x 9'10"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



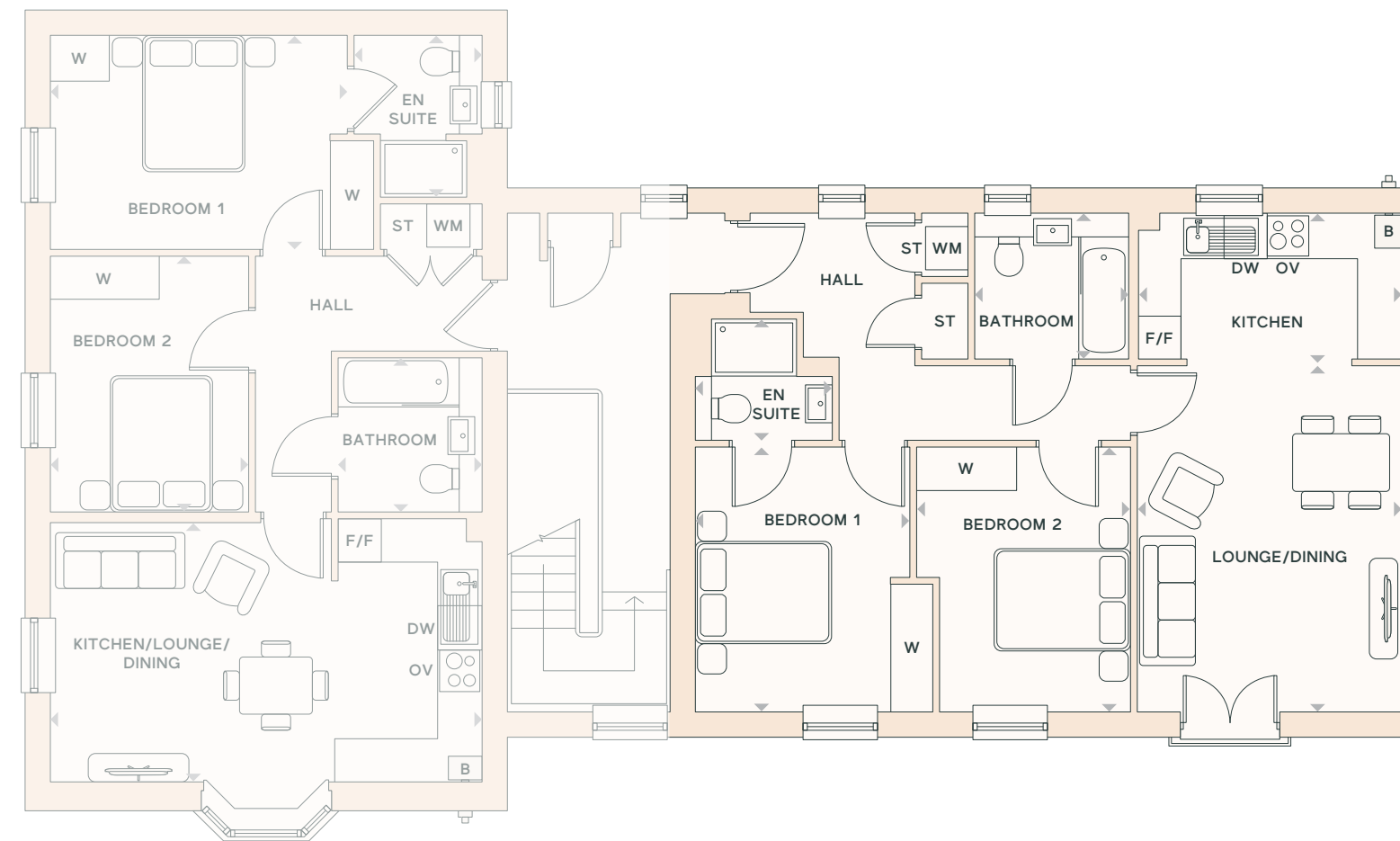
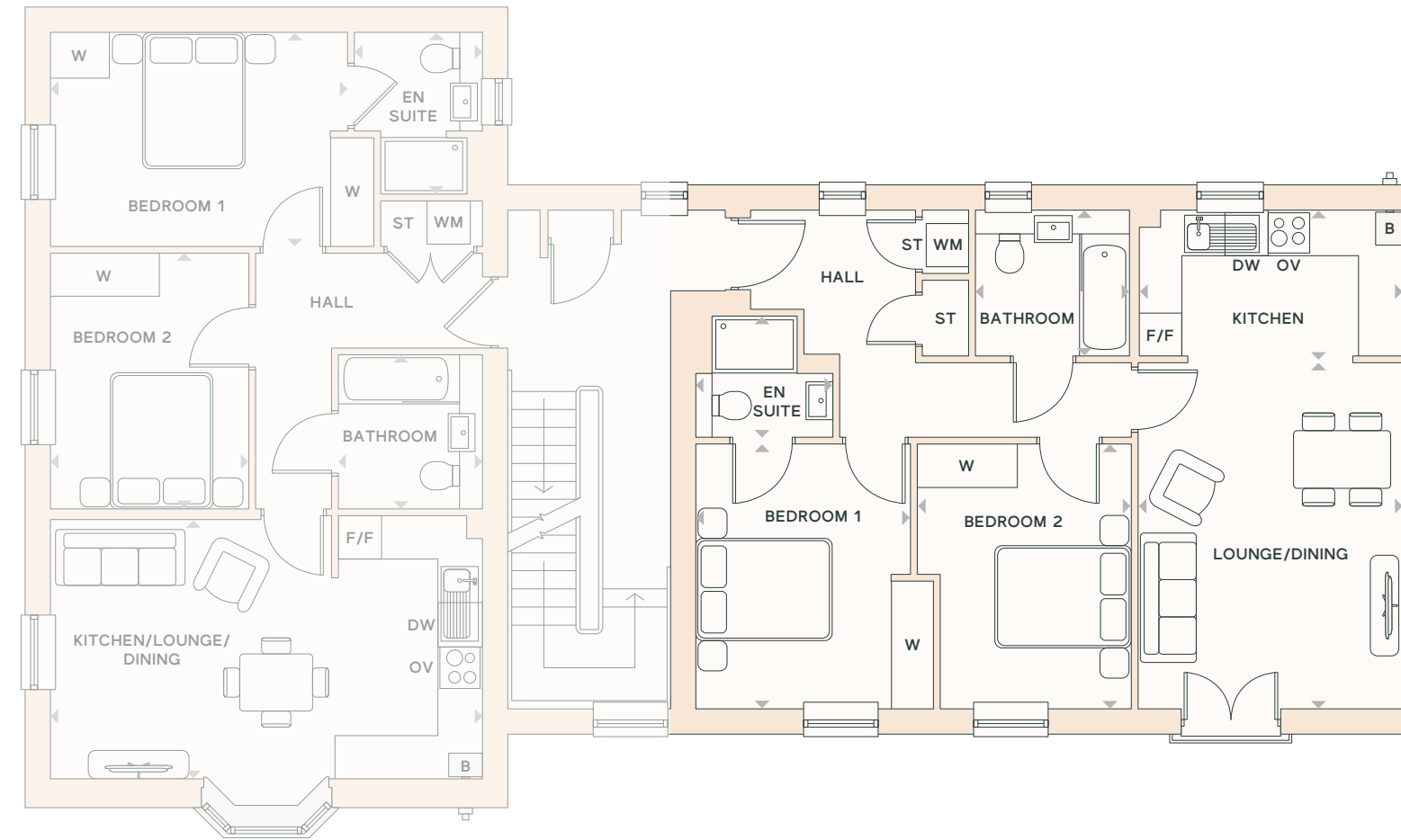
Chichester

2 bedroom apartments

Plots 44-49

KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- TD Tumble Dryer
- W Wardrobe space
- WM Washing Machine



FIRST & SECOND FLOOR

KITCHEN

3.66m x 2.00m | 12'0" x 6'7"

LIVING/DINING

4.76m x 3.66m | 15'7" x 12'0"

BATHROOM

2.17m x 2.00m | 7'2" x 6'7"

BEDROOM 1

3.65m x 3.30m | 11'12" x 10'10"

EN SUITE

1.89m x 1.70m | 6'2" x 5'7"

BEDROOM 2

3.65m x 3.00m | 11'12" x 9'10"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



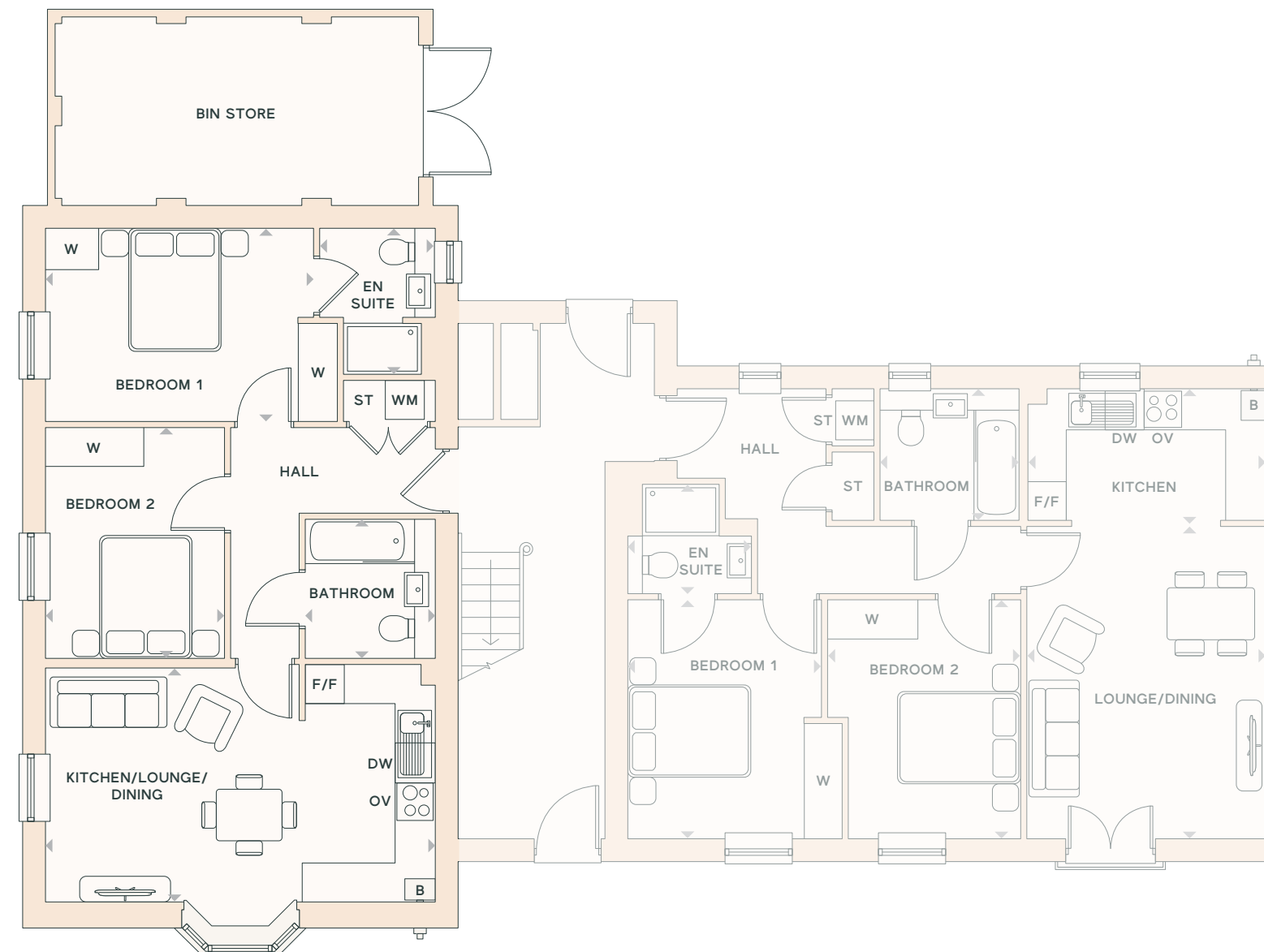
Cherwell

2 bedroom apartments

Plots 44-49

KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- TD Tumble Dryer
- W Wardrobe space
- WM Washing Machine



GROUND FLOOR

KITCHEN/LIVING/DINING

7.50m x 6.01m | 24'7" x 19'8"

BEDROOM 1

4.49m x 2.95m | 14'9" x 9'8"

EN SUITE

2.22m x 1.78m | 7'3" x 5'10"

BEDROOM 2

3.57m x 2.75m | 11'9" x 9'0"

BATHROOM

2.17m x 2.00m | 7'2" x 6'7"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



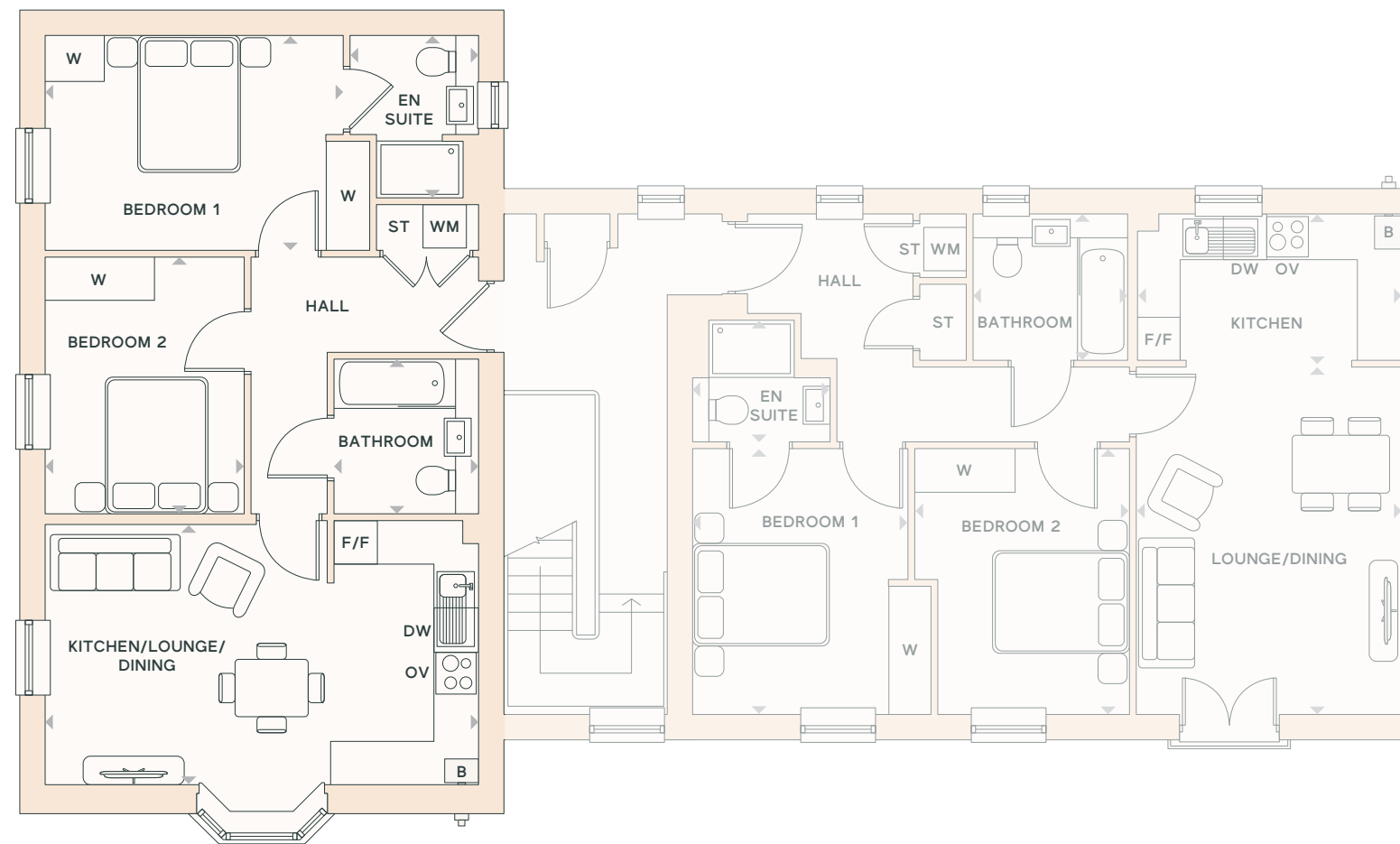
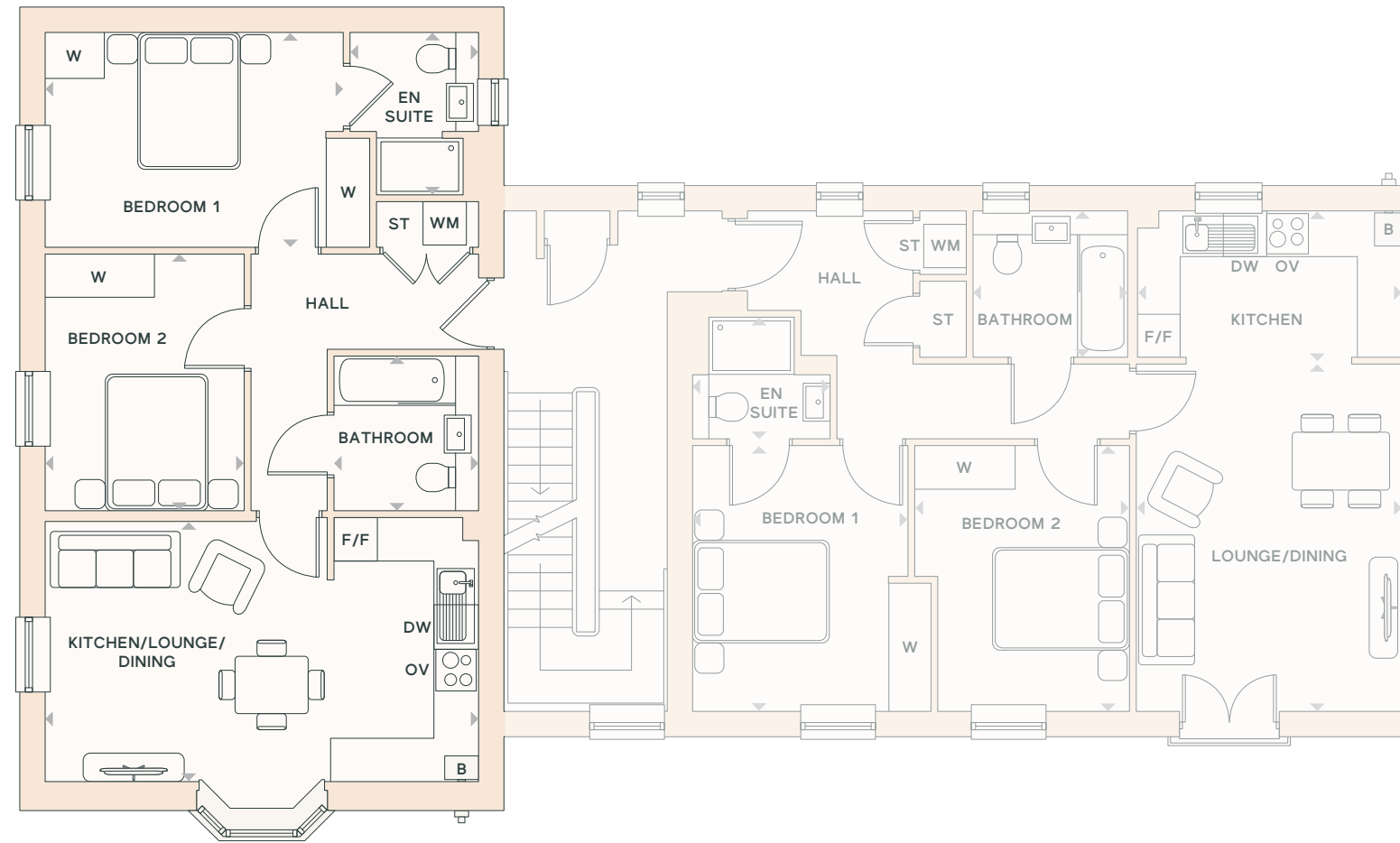
Cherwell

2 bedroom apartments

Plots 44-49

KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- TD Tumble Dryer
- W Wardrobe space
- WM Washing Machine



FIRST & SECOND FLOOR

KITCHEN/LIVING/DINING

7.45m x 5.46m | 24'5" x 17'11"

BEDROOM 1

4.49m x 2.95m | 14'9" x 9'8"

EN SUITE

2.22m x 1.77m | 7'3" x 5'10"

BEDROOM 2

3.57m x 2.75m | 11'9" x 9'0"

BATHROOM

2.17m x 2.00m | 7'2" x 6'7"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

HENLEY GATE



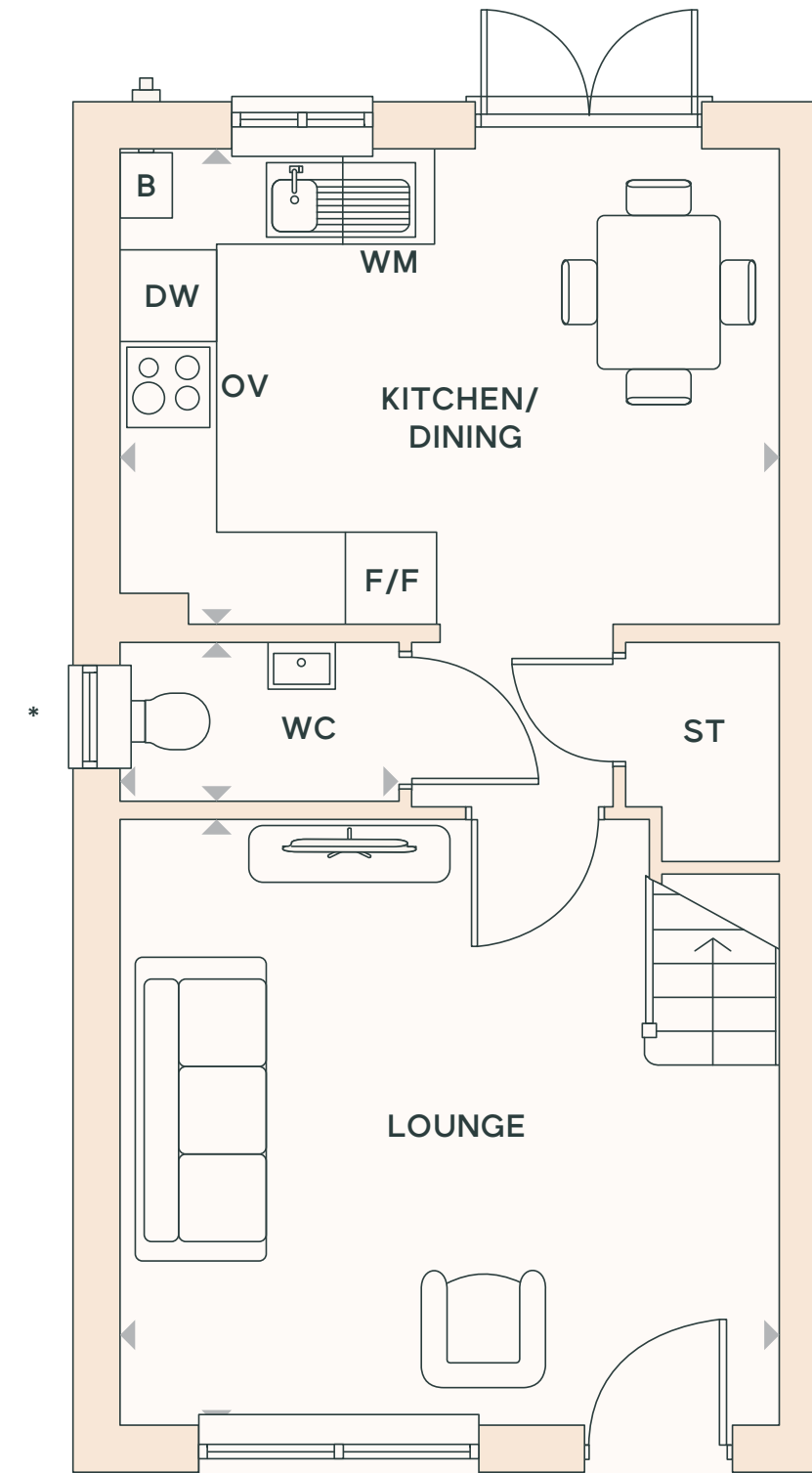
Ramsey

2 bedroom home

Plots 36-38, 40-42 & 50-52

KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

KITCHEN/DINING

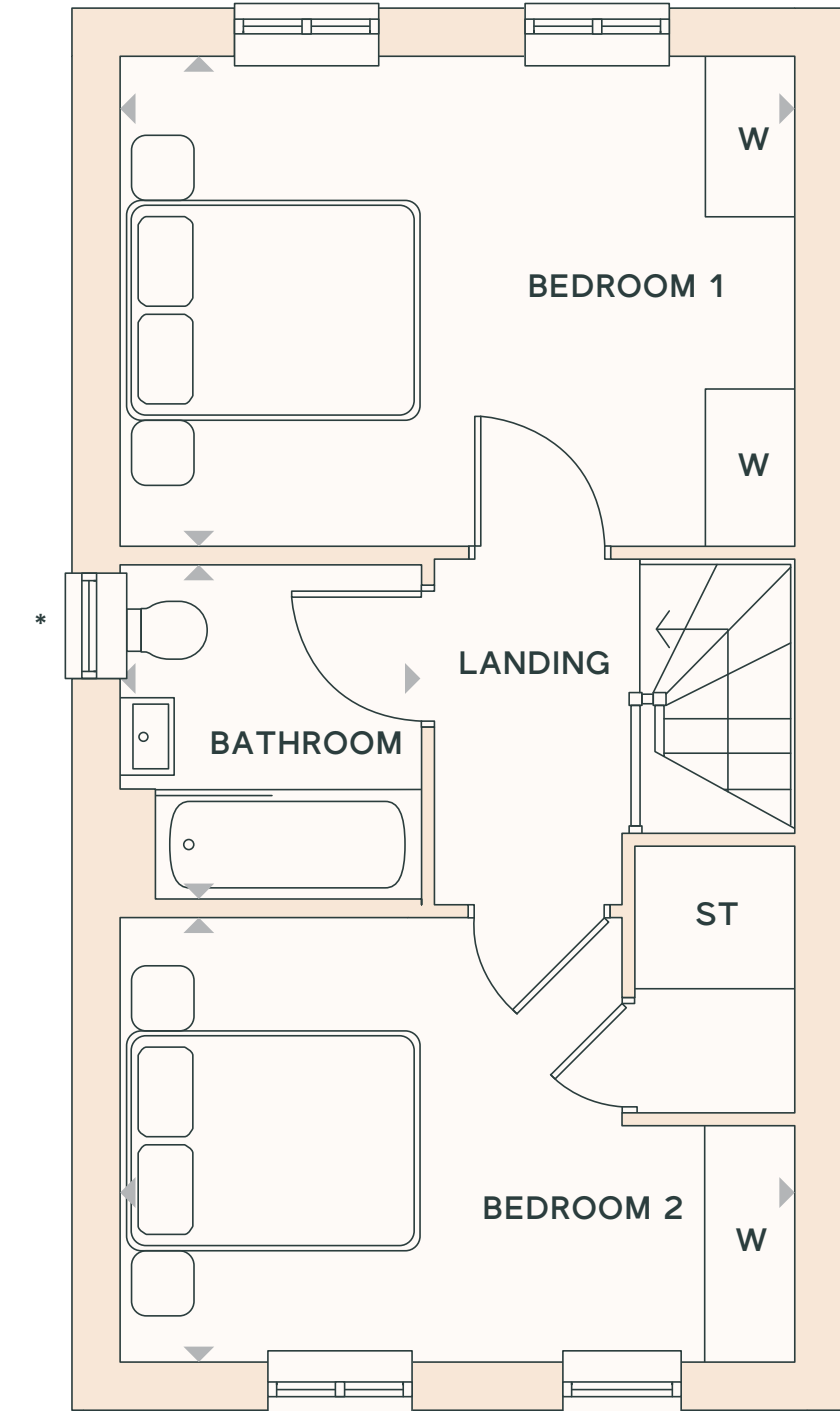
4.29m x 3.09m | 14'1" x 10'1"

LOUNGE

4.37m x 3.93m | 14'4" x 12'11"

WC

1.83m x 1.03m | 5'12" x 3'5"



FIRST FLOOR

BEDROOM 1

4.37m x 3.11m | 14'4" x 10'2"

BEDROOM 2

4.37m x 2.83m | 14'4" x 9'3"

BATHROOM

2.16m x 1.90m | 7'1" x 6'4"

*Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots. Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

HENLEY GATE



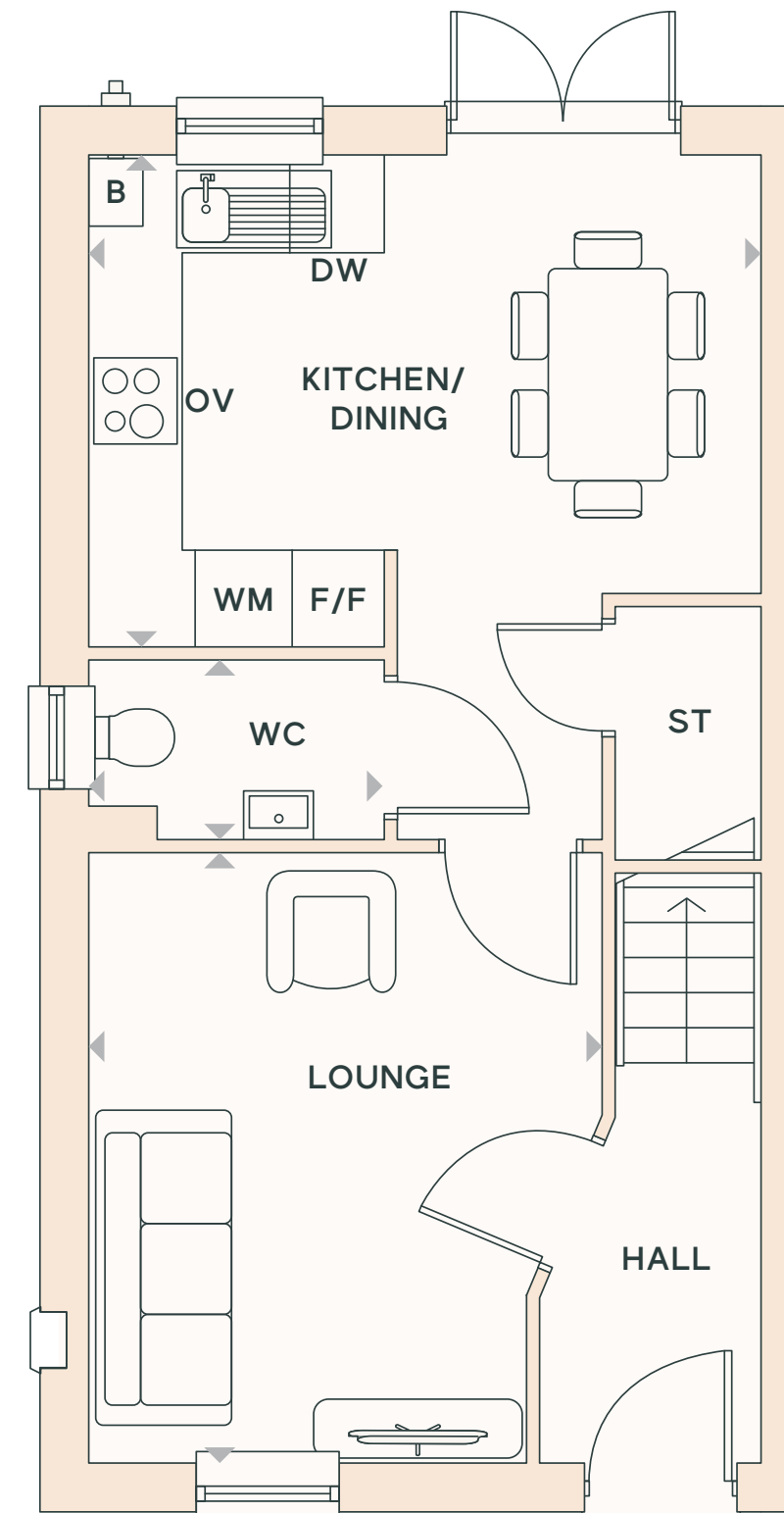
Lewis

2 bedroom home

Plots 33, 34, 36, 37 & 42-45

KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

KITCHEN/DINING

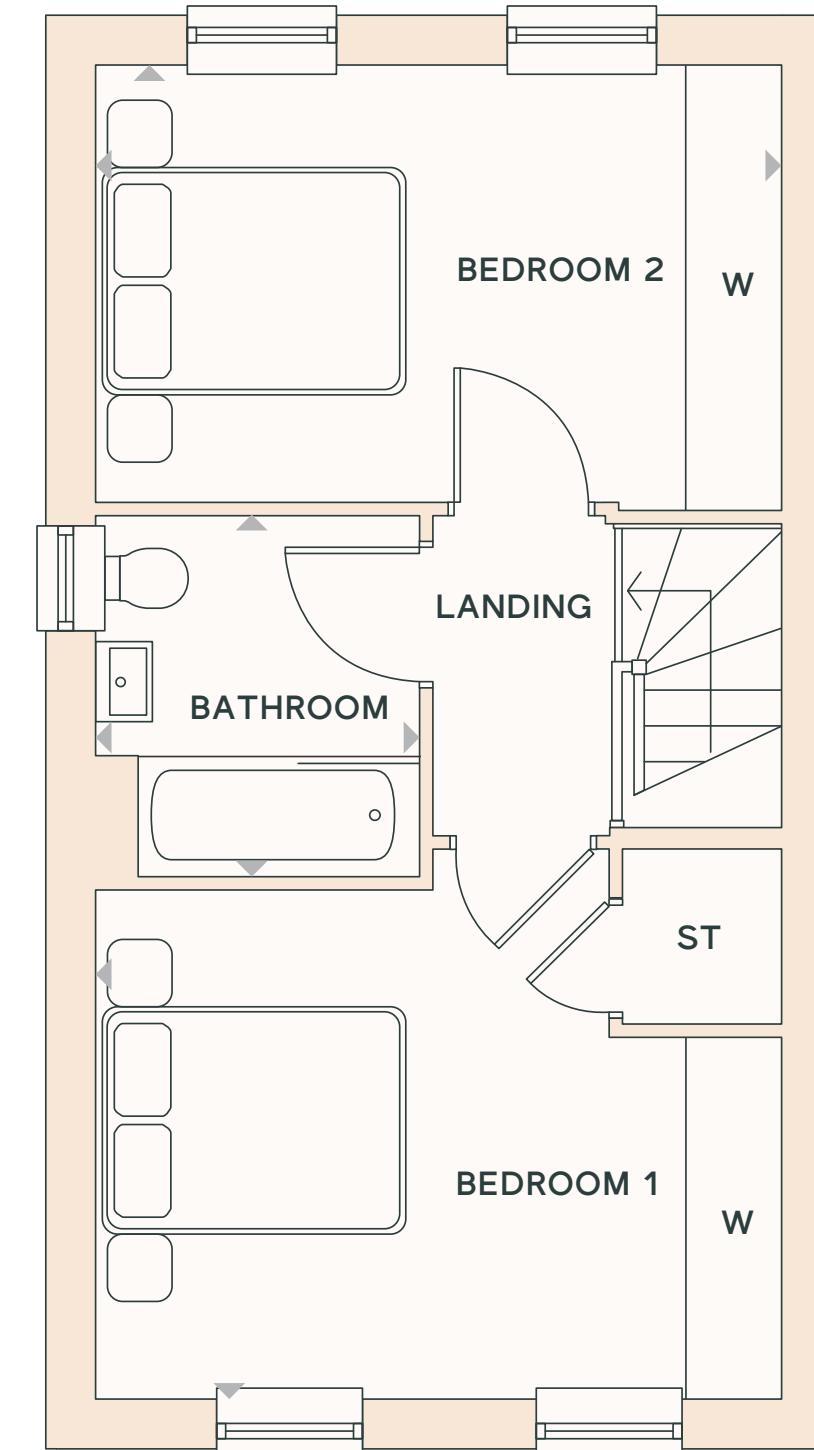
4.30m x 3.12m | 14'1" x 10'3"

LOUNGE

3.87m x 3.30m | 12'8" x 10'10"

WC

1.92m x 1.14m | 6'3" x 3'9"



FIRST FLOOR

BEDROOM 1

4.30m x 3.16m | 14'1" x 10'4"

BEDROOM 2

4.30m x 2.73m | 14'1" x 8'12"

BATHROOM

2.24m x 2.02m | 7'4" x 6'8"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

HENLEY GATE



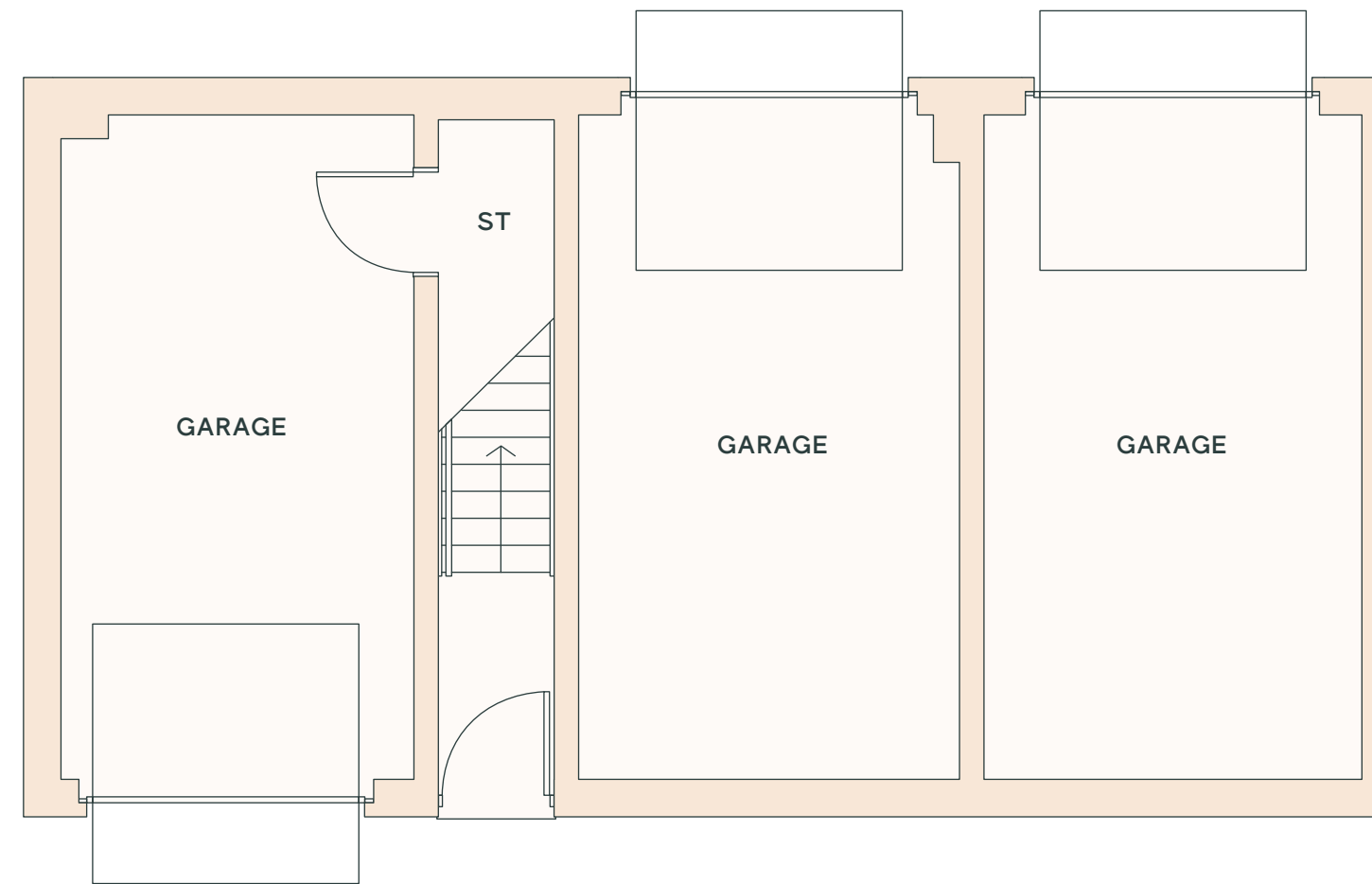
Alverton

2 bedroom home

Plot 33, 34, 36, 37 & 42-45

KEY

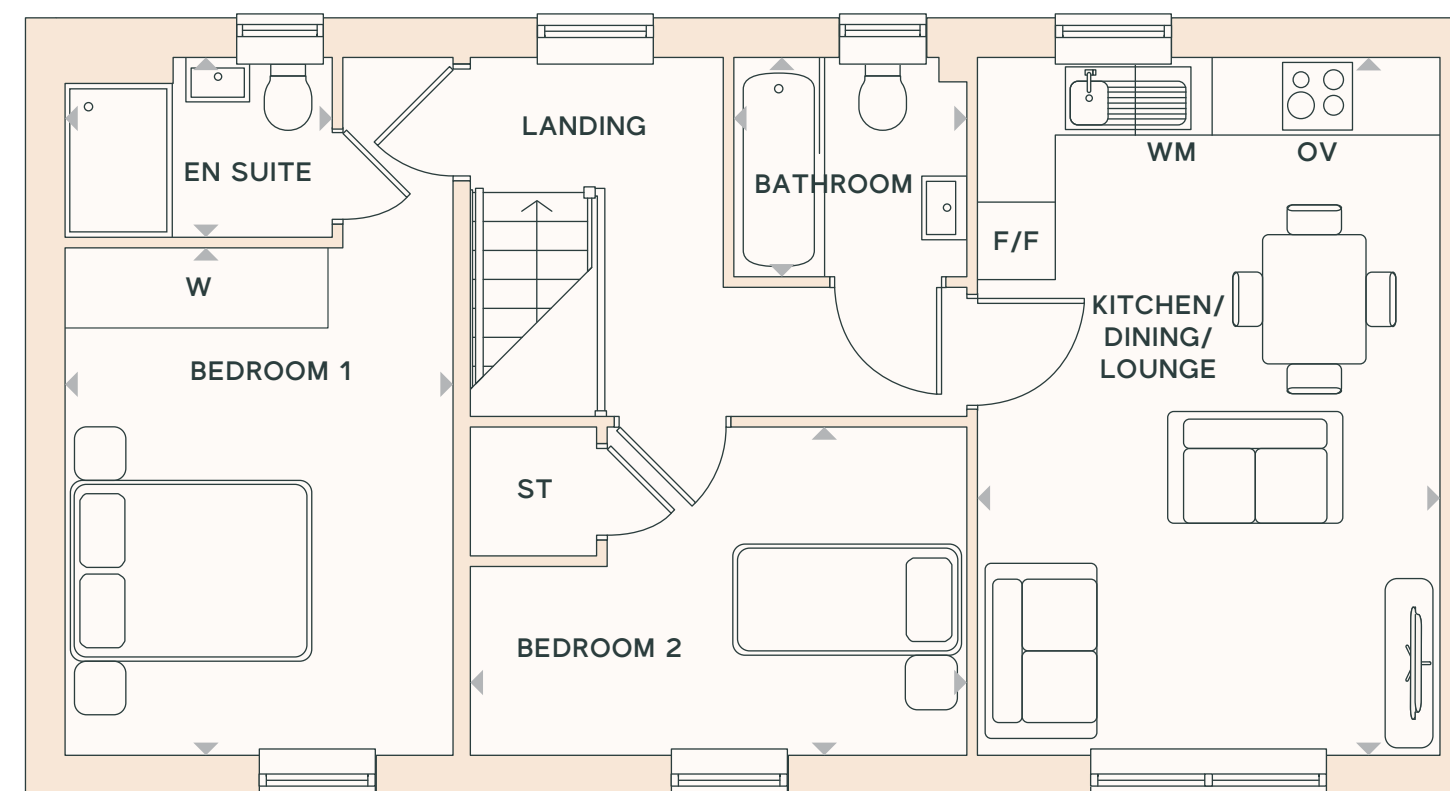
- B Boiler
- ◄► Dimension location
- F/F Fridge/Freezer
- OV Oven
- ST Store
- W Wardrobe space
- WM Washing Machine



GROUND FLOOR

GARAGE

5.51m x 3.00m | 18'1" x 9'10"



FIRST FLOOR

KITCHEN/DINING/LOUNGE

5.39m x 3.58m | 17'8" x 11'9"

BEDROOM 1

5.39m x 2.97m | 17'8" x 9'9"

EN SUITE

2.03m x 1.39m | 6'8" x 4'7"

BEDROOM 2

3.87m x 2.52m | 12'8" x 8'3"

BATHROOM

1.80m x 1.70m | 5'11" x 5'7"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

HENLEY GATE



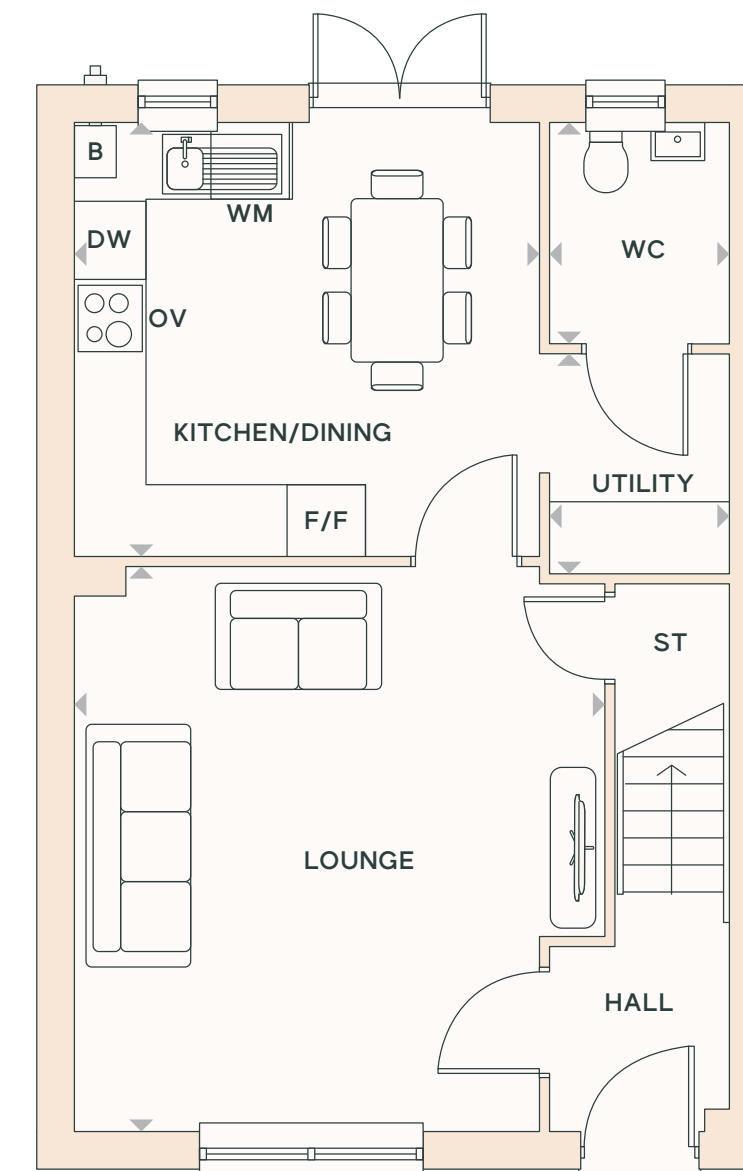
Ainslie

2 bedroom home

Plots 47-49

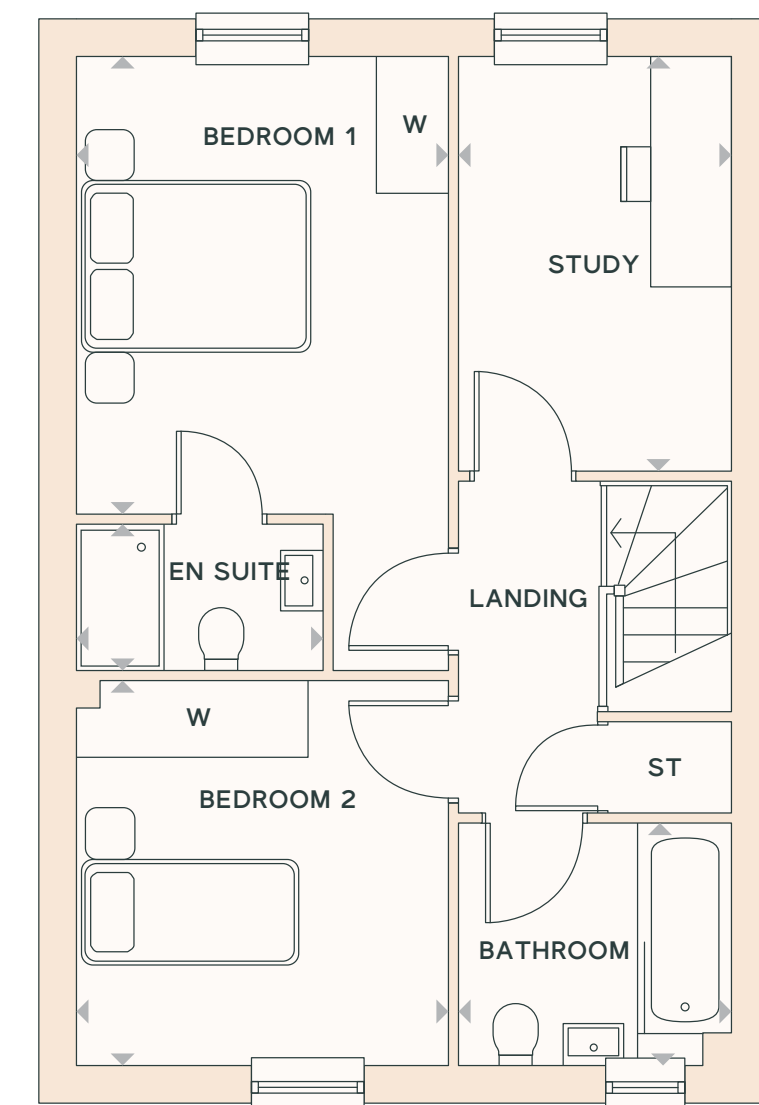
KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- KITCHEN/DINING**
3.83m x 3.58m | 12'7" x 11'9"
- LOUNGE**
4.66m x 4.39m | 15'3" x 14'5"
- UTILITY**
1.83m x 1.49m | 5'12" x 4'11"
- WC**
1.84m x 1.49m | 6'0" x 4'11"



FIRST FLOOR

- BEDROOM 1**
3.79m x 3.10m | 12'5" x 10'2"
- EN SUITE**
2.06m x 1.23m | 6'9" x 4'0"
- BEDROOM 2**
3.15m x 3.10m | 10'4" x 10'2"
- STUDY**
3.44m x 2.24m | 11'3" x 7'4"
- BATHROOM**
2.22m x 1.97m | 7'3" x 6'6"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



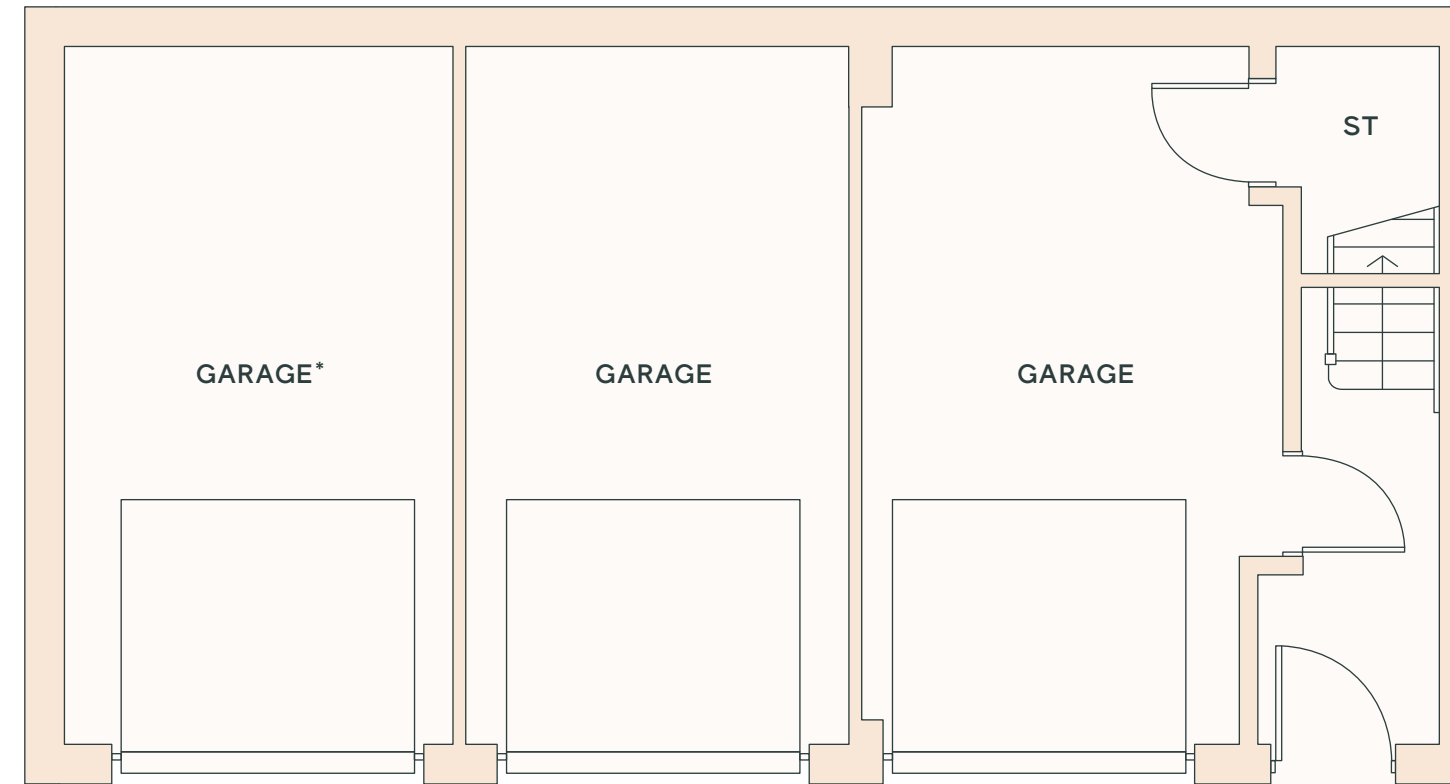
Wincham

3 bedroom home

Plot 41

KEY

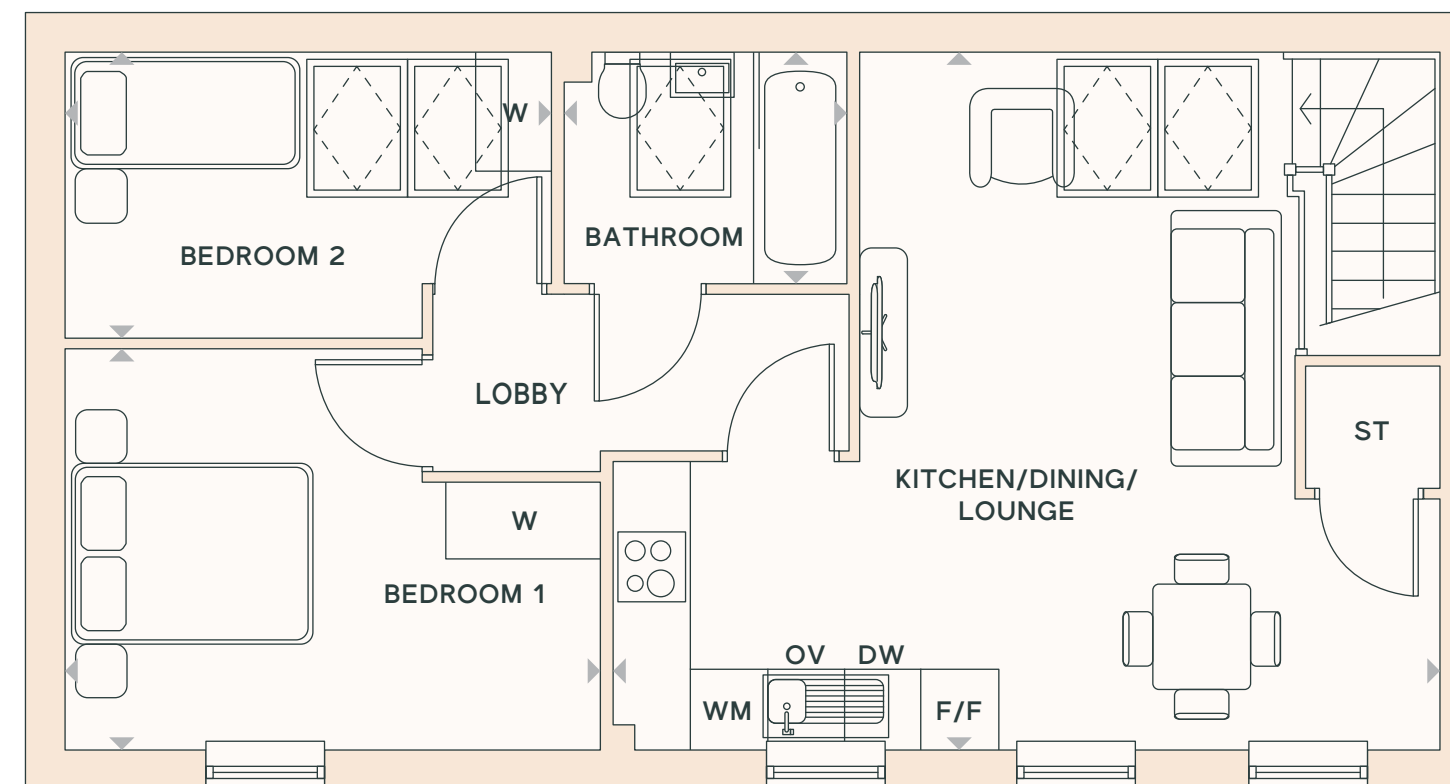
- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ◻ Rooflight
- ST Store
- W Wardrobe space
- WM Washing Machine



GROUND FLOOR

GARAGE

5.46m x 4.54m | 17'11" x 14'11"



FIRST FLOOR

KITCHEN/DINING/LOUNGE

6.46m x 5.48m | 21'2" x 17'12"

BEDROOM 1

4.20m x 3.14m | 13'9" x 10'3"

BEDROOM 2

3.88m x 2.26m | 12'9" x 7'5"

BATHROOM

1.80m x 1.70m | 5'11" x 5'7"

*Does not belong to flat above. Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

HENLEY GATE



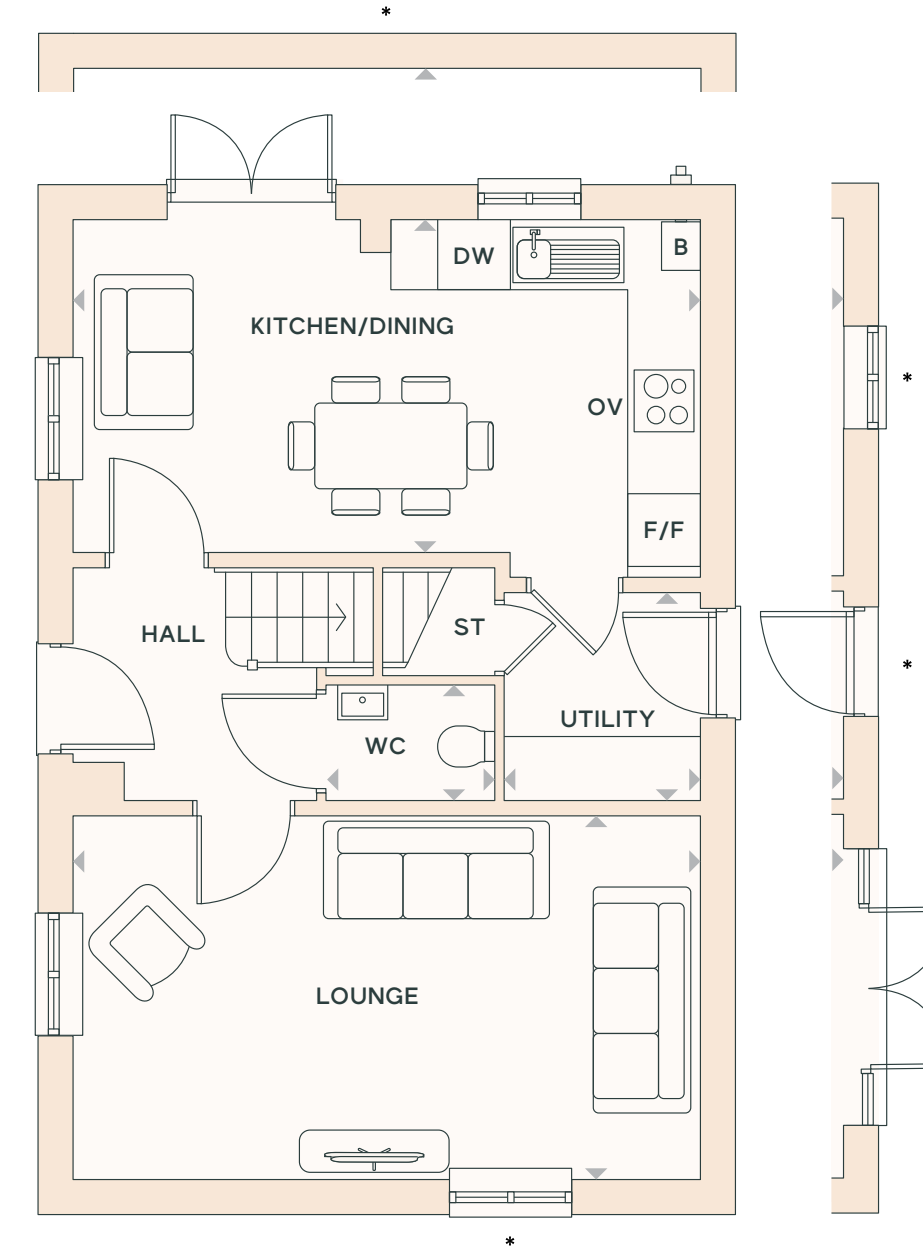
Hadley

3 bedroom home

Plots 32, 35, 38*, 46, 50, 61 & 65

KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- W Wardrobe space
- WC Cloakroom



GROUND FLOOR

KITCHEN/DINING

5.51m x 2.97m | 18'1" x 9'9"

LOUNGE

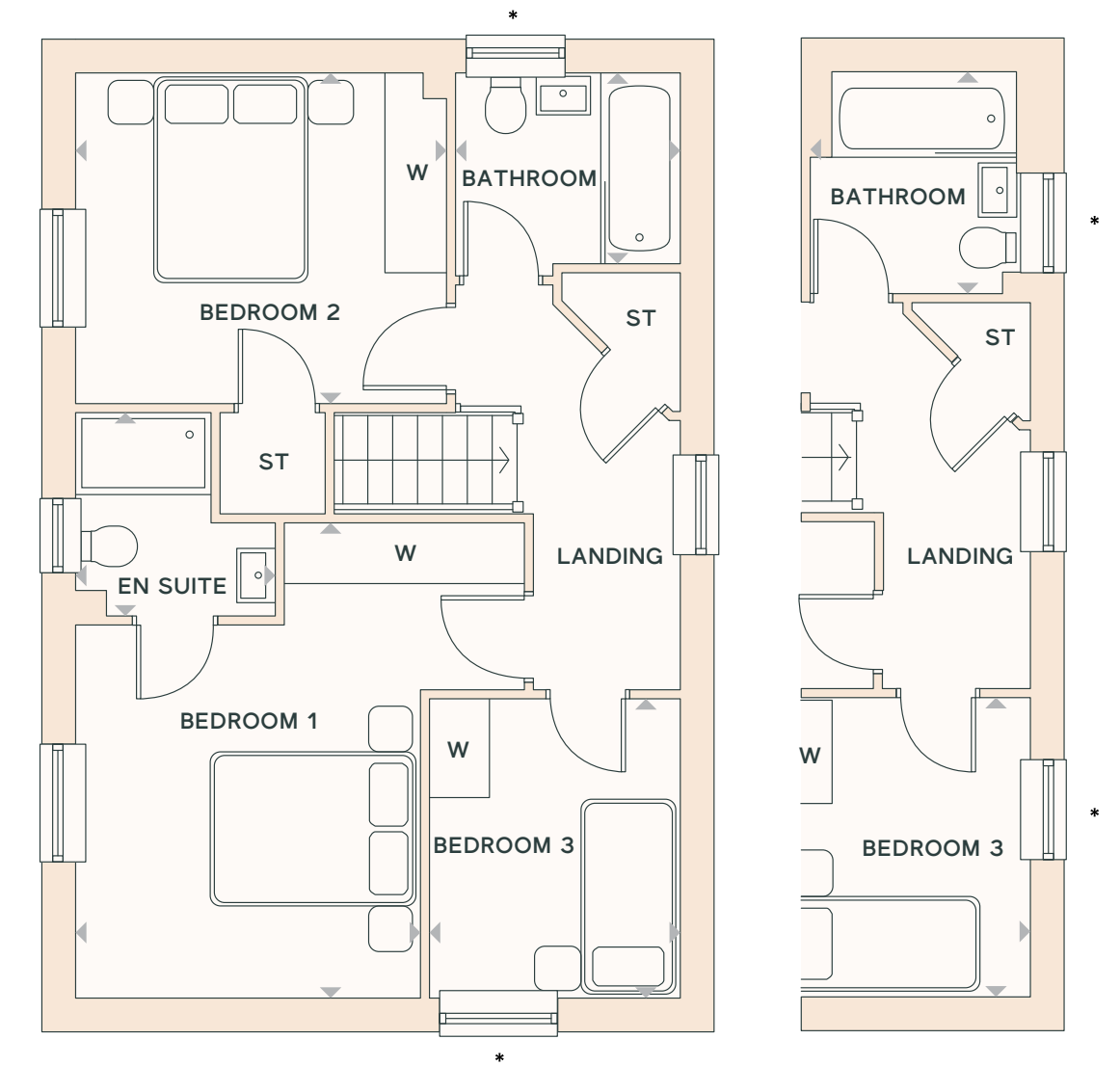
5.51m x 3.20m | 18'1" x 10'6"

UTILITY

1.85m x 1.68m | 6'1" x 5'6"

WC

1.51m x 3.20m | 4'11" x 3'5"



FIRST FLOOR

BEDROOM 1

4.30m x 3.14m | 14'1" x 10'4"

EN SUITE

1.88m x 1.81m | 6'2" x 5'11"

BEDROOM 2

3.38m x 3.02m | 11'1" x 9'11"

BEDROOM 3

2.75m x 2.30m | 9'0" x 7'7"

BATHROOM

2.06m x 1.74m | 6'9" x 5'8"

*Different layouts to plot 38. Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

HENLEY GATE



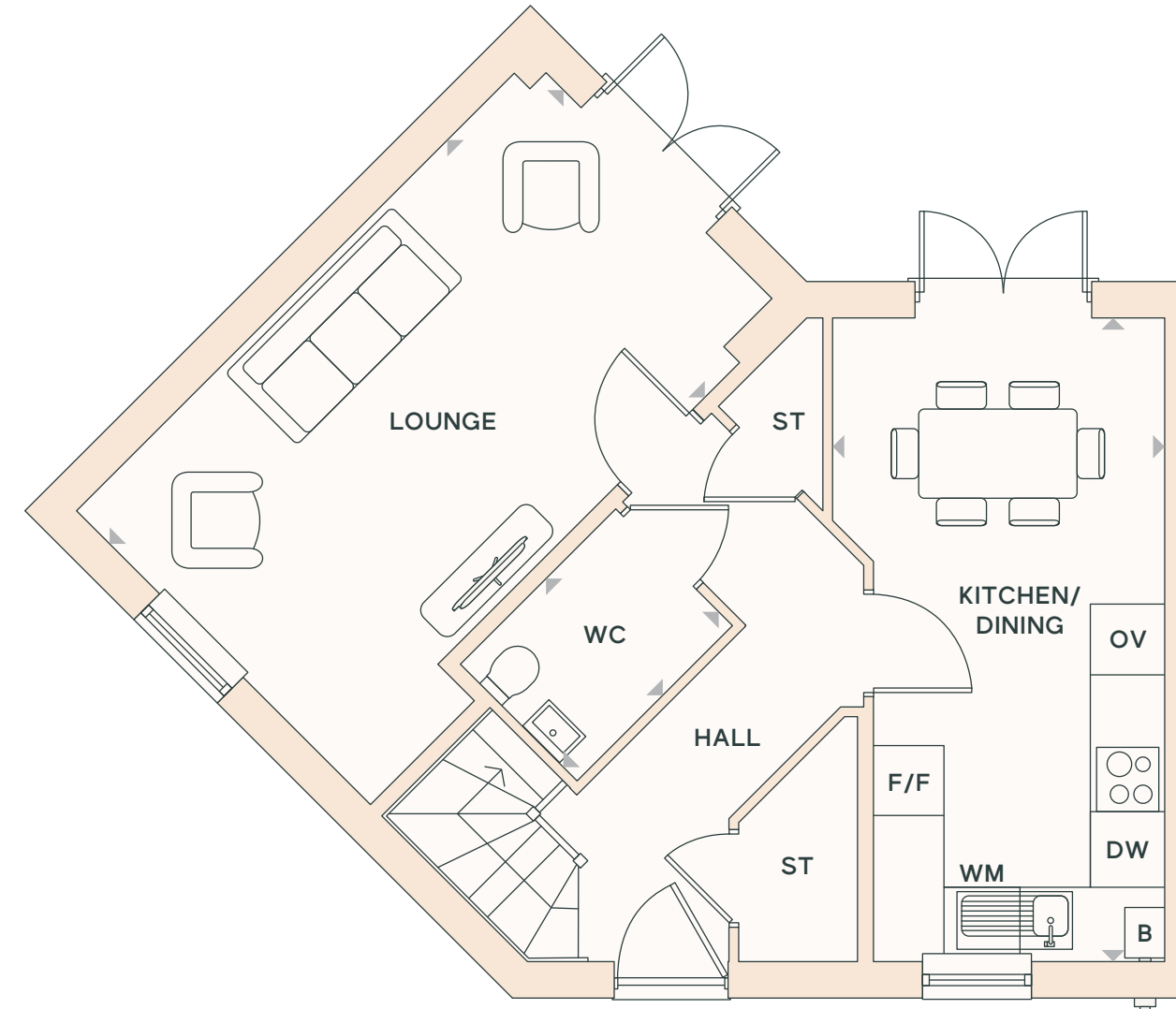
Logan

4 bedroom home

Plots 39 & 40

KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- W Wardrobe space
- WC Cloakroom



GROUND FLOOR

KITCHEN/DINING

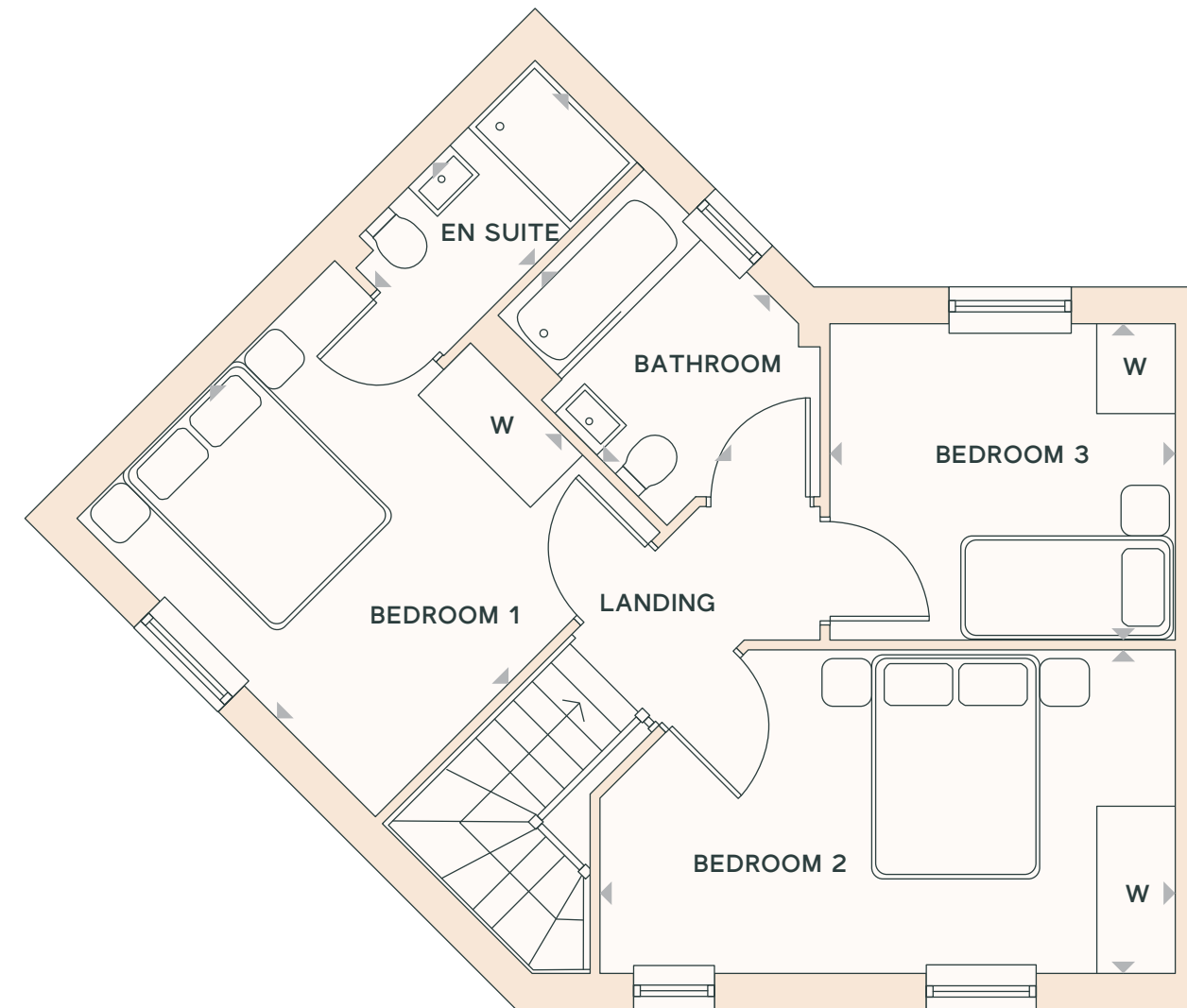
5.44m x 2.50m | 17'10" x 8'2"

LOUNGE

5.44m x 3.54m | 17'10" x 11'7"

WC

2.02m x 1.40m | 6'7" x 4'7"



FIRST FLOOR

BEDROOM 1

3.59m x 3.08m | 11'9" x 10'1"

EN SUITE

2.29m x 1.25m | 7'6" x 4'1"

BEDROOM 2

4.81m x 2.70m | 15'10" x 8'10"

STUDY

2.89m x 2.67m | 9'6" x 8'9"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

HENLEY GATE



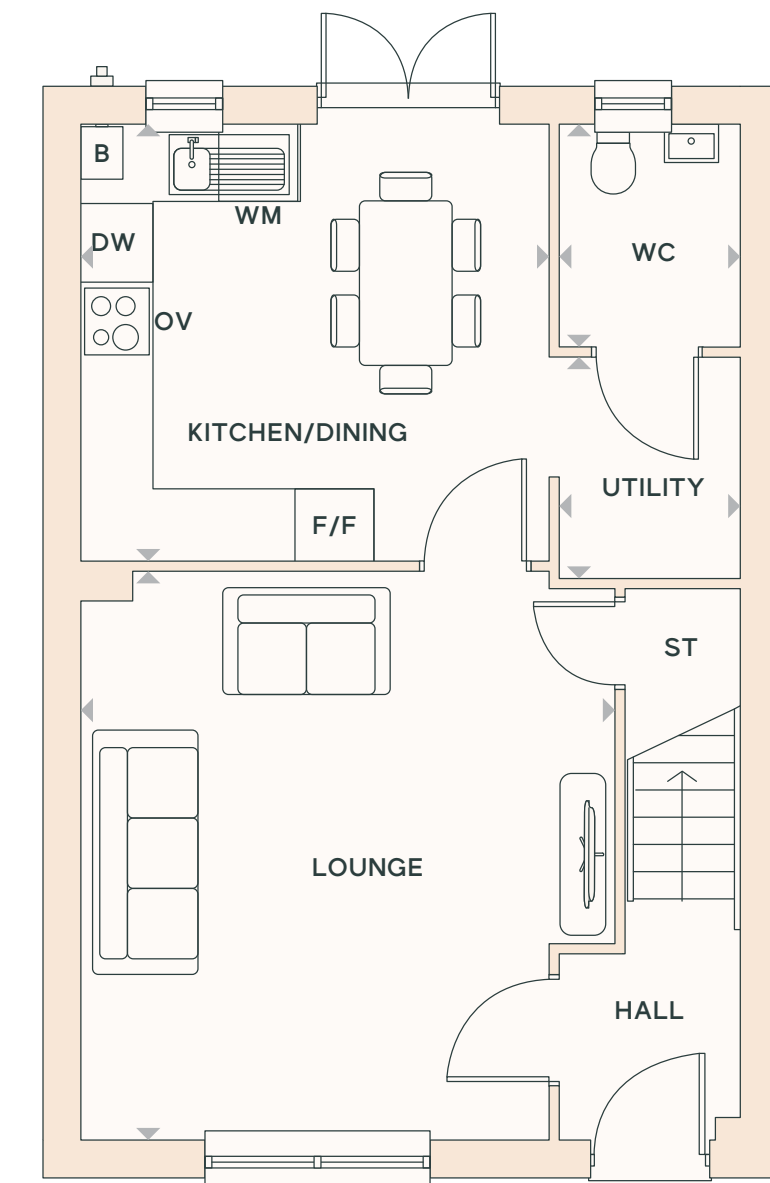
Edwards

4 bedroom home

Plots 23, 24, 62, 64, 67, 68, 129 & 130

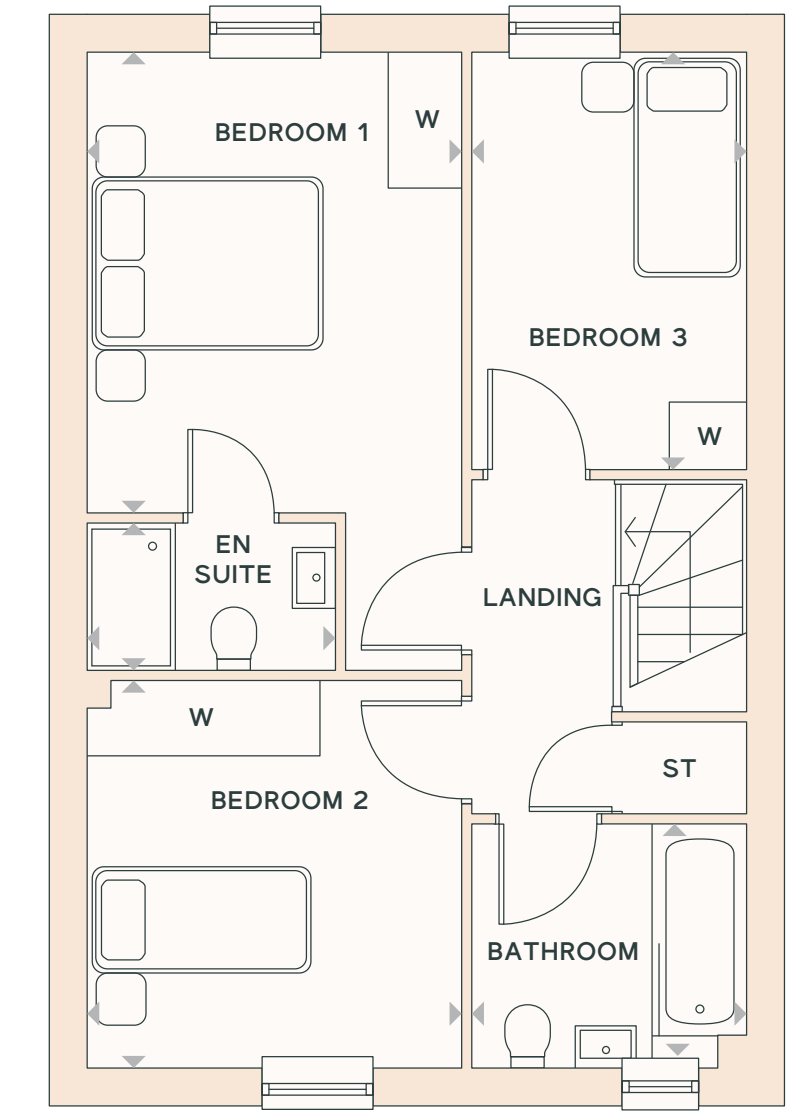
KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- KITCHEN/DINING**
3.83m x 3.58m | 12'7" x 11'9"
- LOUNGE**
4.66m x 4.39m | 15'3" x 14'5"
- UTILITY**
1.83m x 1.49m | 5'12" x 4'11"
- WC**
1.84m x 1.49m | 6'0" x 4'11"



FIRST FLOOR

- BEDROOM 1**
3.79m x 3.10m | 12'5" x 10'2"
- EN SUITE**
2.06m x 1.23m | 6'9" x 4'0"
- BEDROOM 2**
3.15m x 3.10m | 10'4" x 10'2"
- BEDROOM 3**
3.44m x 2.24m | 11'3" x 7'4"
- BATHROOM**
2.22m x 1.97m | 7'3" x 6'6"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



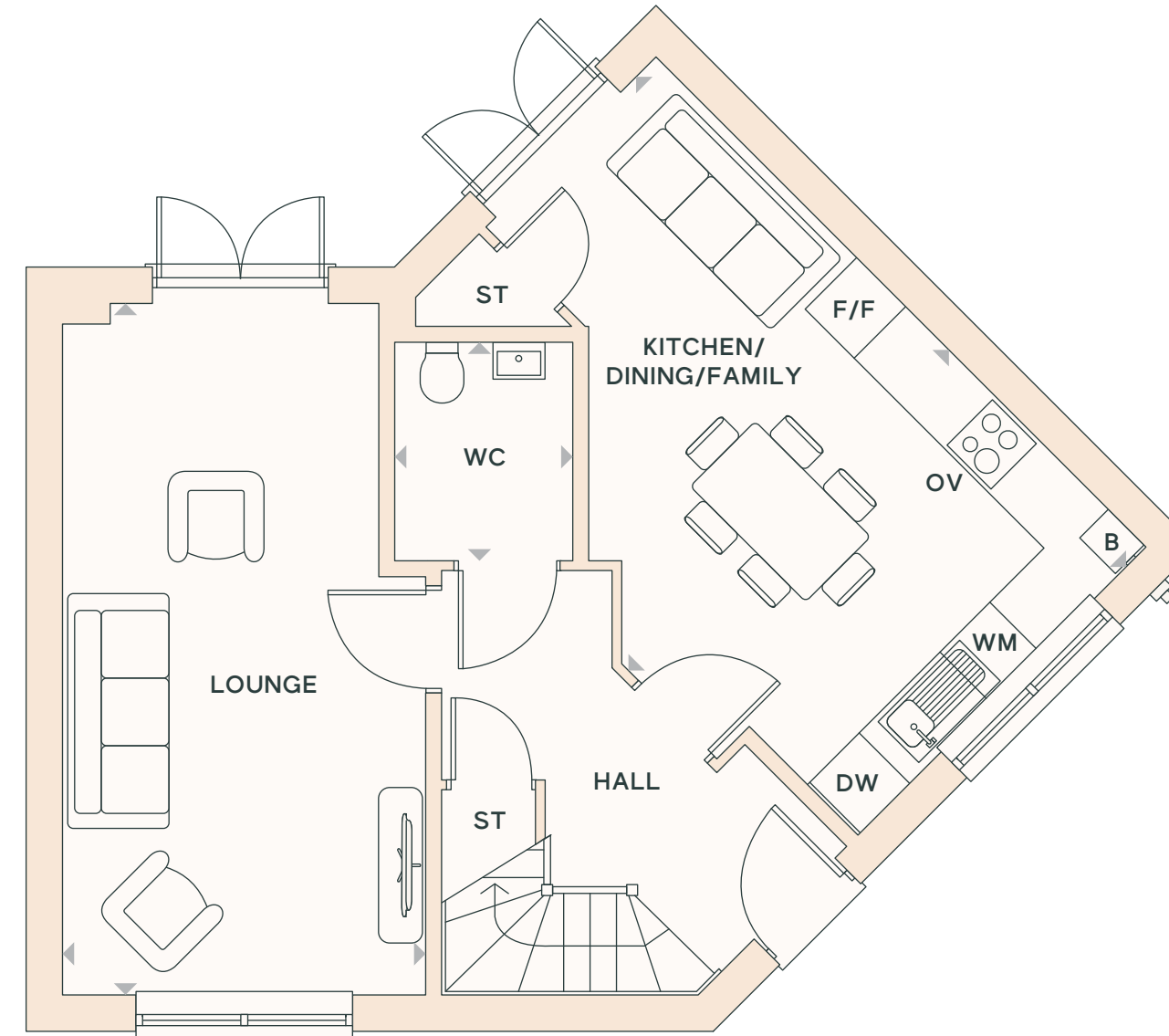
Hobbister

4 bedroom home

Plots 78 & 79

KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

KITCHEN/DINING

5.83m x 3.79m | 19'2" x 12'5"

LOUNGE

5.83m x 3.05m | 19'2" x 10'0"

WC

1.87m x 1.53m | 6'1" x 5'0"



FIRST FLOOR

BEDROOM 1

3.86m x 3.09m | 12'8" x 10'2"

EN SUITE

2.16m x 1.40m | 7'1" x 4'7"

BEDROOM 2

4.67m x 2.81m | 15'4" x 9'3"

BEDROOM 3

3.03m x 2.93m | 9'11" x 9'8"

BATHROOM

2.19m x 1.85m | 7'2" x 6'1"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

HENLEY GATE

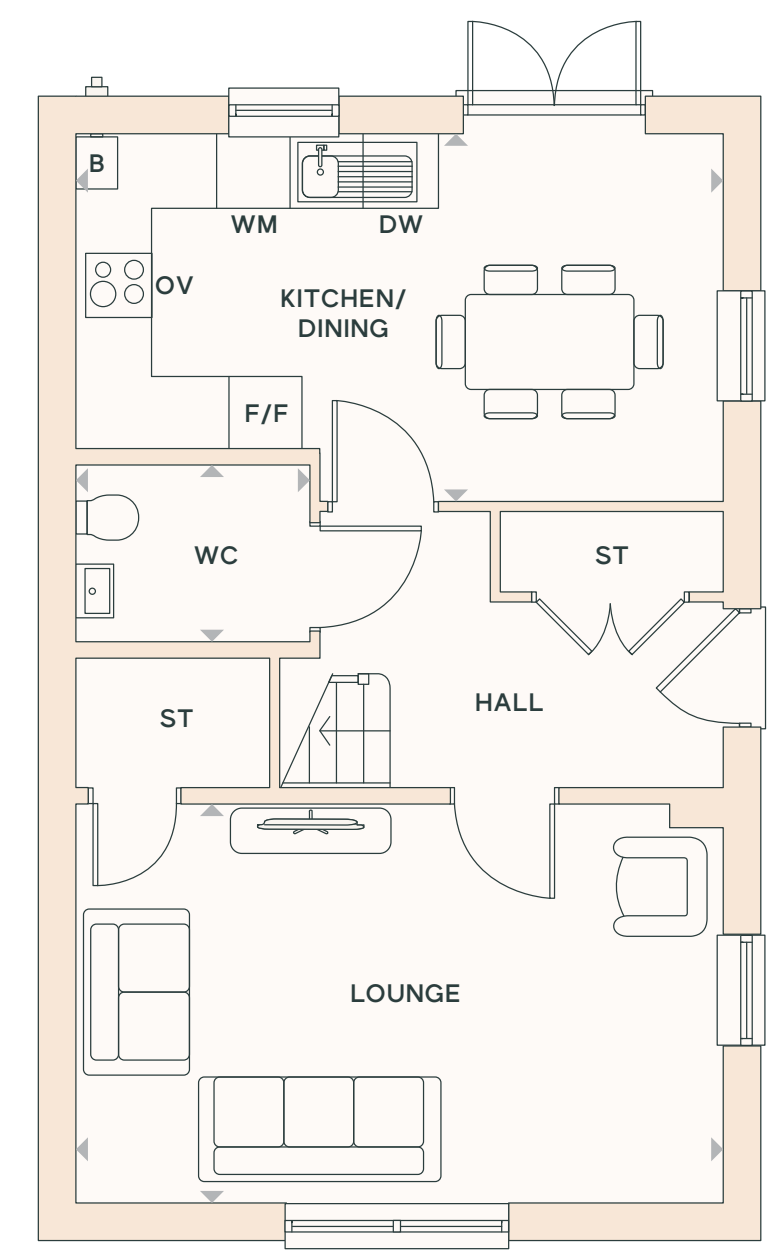


Hopton

4 bedroom home

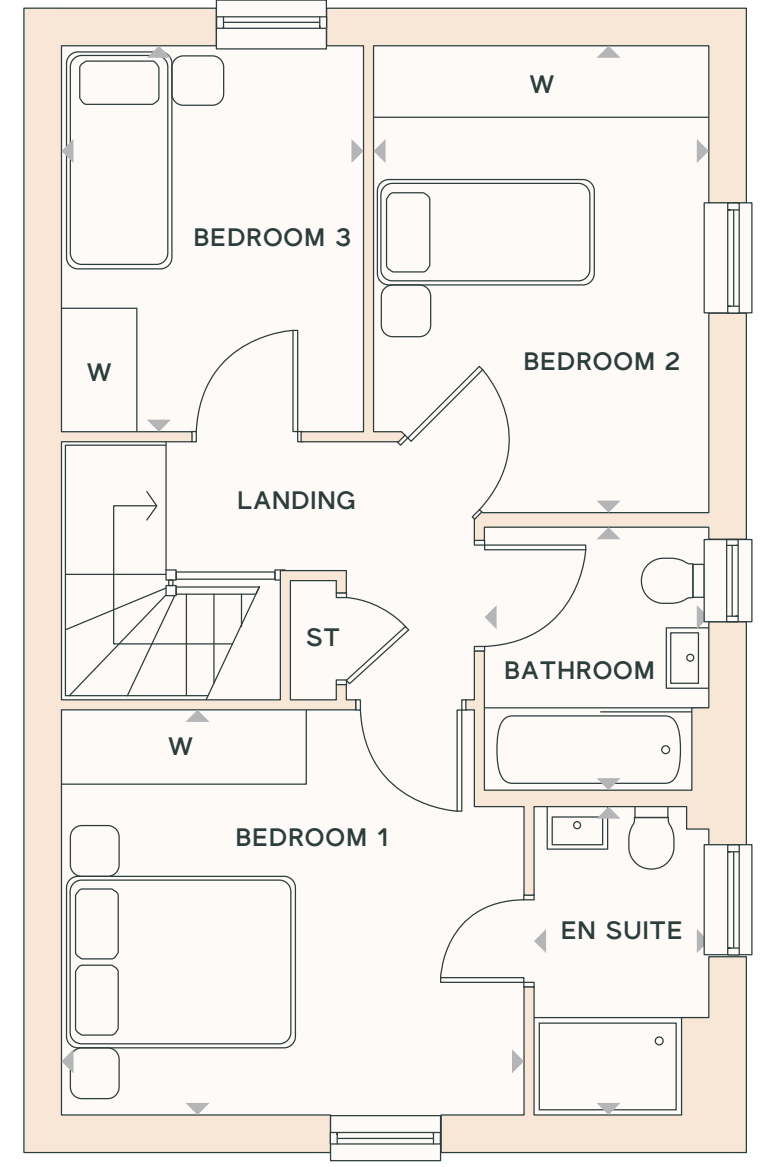
Plots 35 & 39

- KEY**
- B Boiler
 - ◄► Dimension location
 - DW Dish Washer
 - F/F Fridge/Freezer
 - OV Oven
 - ST Store
 - W Wardrobe space
 - WC Cloakroom
 - WM Washing Machine



GROUND FLOOR

- KITCHEN/DINING**
5.26m x 3.00m | 17'3" x 9'10"
- LOUNGE**
5.27m x 3.27m | 17'3" x 10'9"
- WC**
1.88m x 1.47m | 6'2" x 4'10"



FIRST FLOOR

- BEDROOM 1**
3.77m x 3.31m | 12'4" x 10'10"
- EN SUITE**
2.54m x 1.42m | 8'4" x 4'8"
- BEDROOM 2**
3.84m x 2.73m | 12'7" x 9'0"
- BEDROOM 3**
3.16m x 2.50m | 10'4" x 8'2"
- BATHROOM**
2.17m x 1.80m | 7'1" x 5'11"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

HENLEY GATE



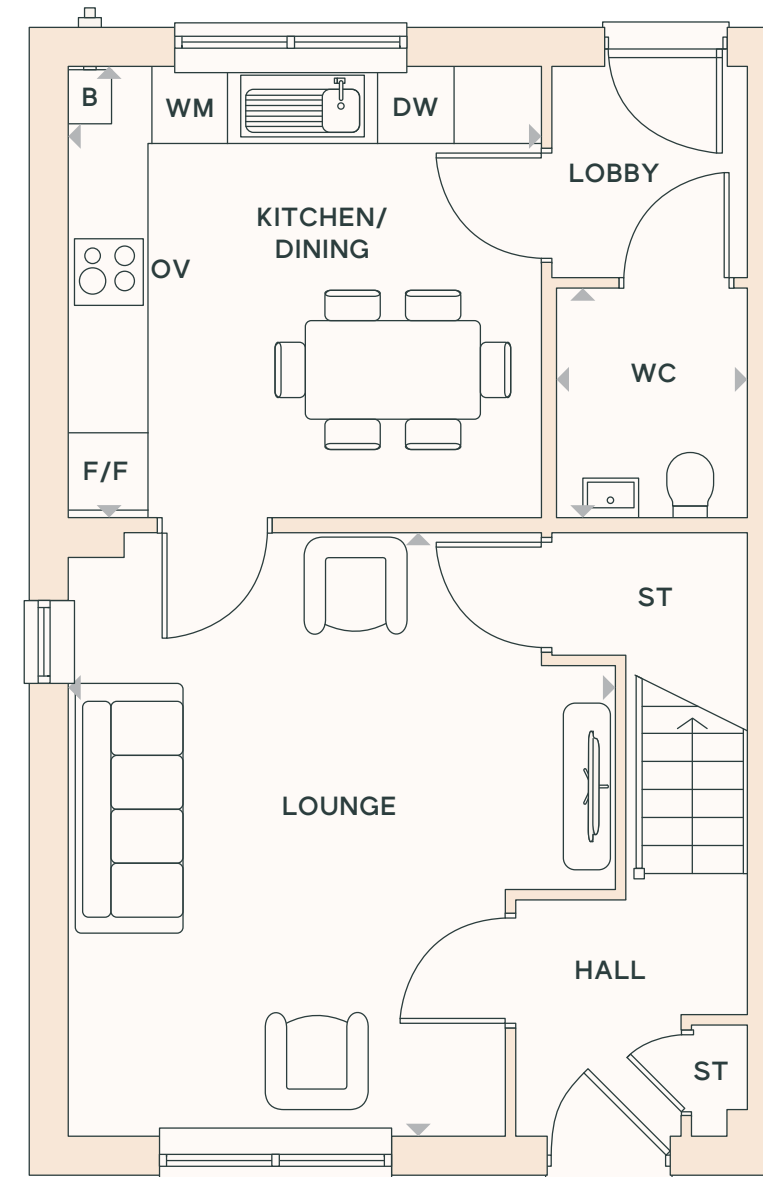
Mildenhall

4 bedroom home

Plots 31-34, 80 & 81

KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

KITCHEN/DINING

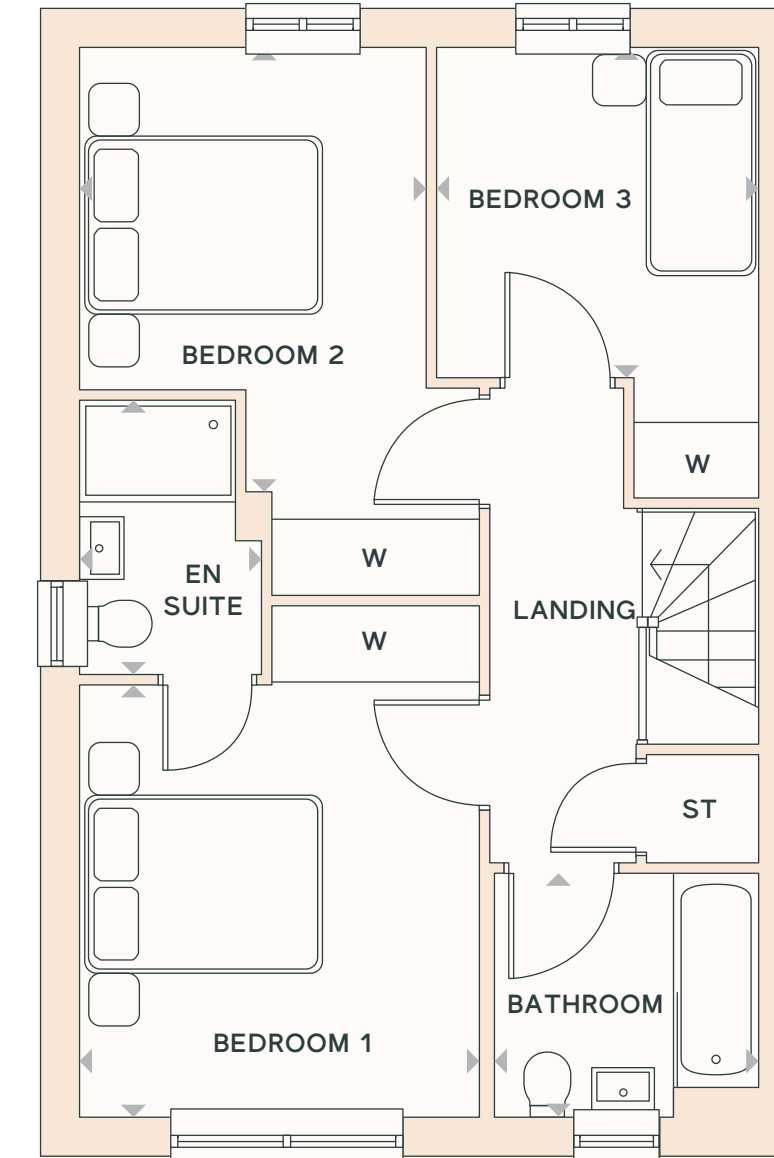
3.72m x 3.55m | 12'2" x 11'8"

LOUNGE

4.75m x 4.31m | 15'7" x 14'2"

WC

1.80m x 1.52m | 5'11" x 4'12"



FIRST FLOOR

BEDROOM 1

3.39m x 3.13m | 11'2" x 10'3"

EN SUITE

2.16m x 1.42m | 7'1" x 4'8"

BEDROOM 2

3.50m x 2.71m | 11'6" x 8'11"

BEDROOM 3

2.59m x 2.59m | 8'6" x 8'6"

BEDROOM 4

2.13m x 1.89m | 7'0" x 6'2"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



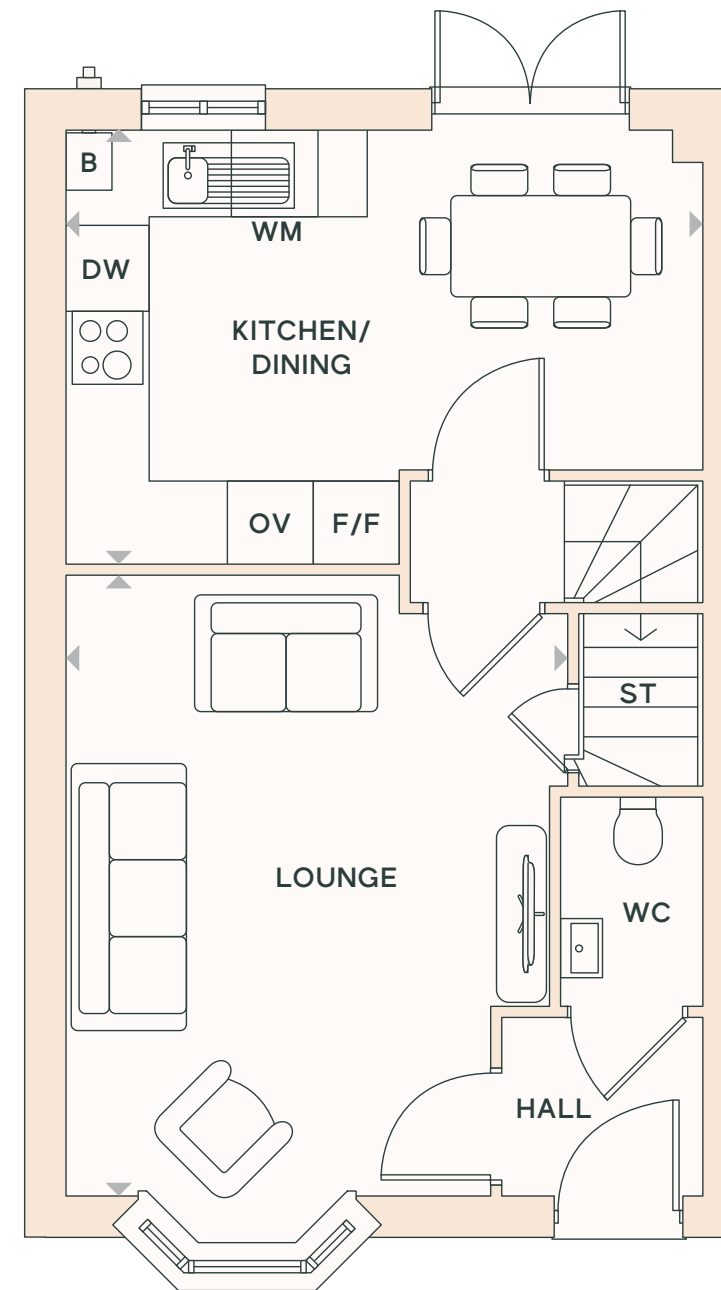
Kennett

4 bedroom home

Plots 9, 10 & 13-16

KEY

- | | | | |
|-----|--------------------|-------|---------------------|
| B | Boiler | ----- | Restricted headroom |
| ◀▶ | Dimension location | ◻ | Rooflight |
| DW | Dish Washer | ST | Store |
| F/F | Fridge/Freezer | W | Wardrobe space |
| OV | Oven | WC | Cloakroom |
| | | WM | Washing Machine |

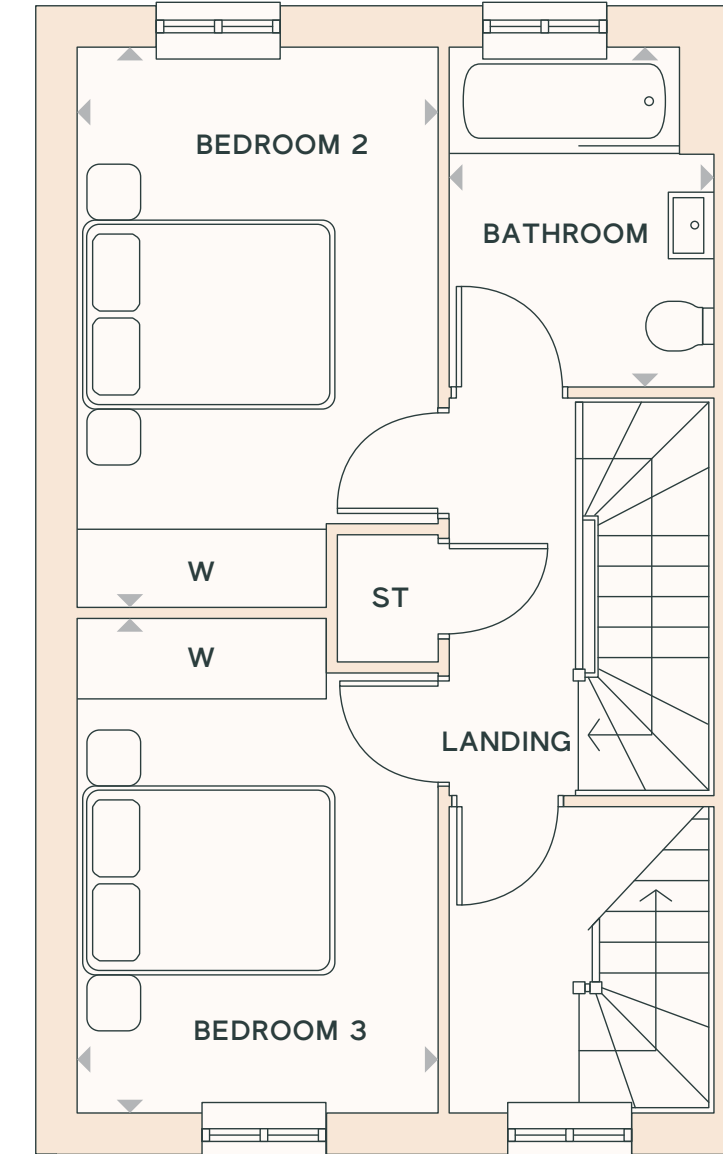


GROUND FLOOR

KITCHEN/DINING
4.78m x 3.23m | 15'8" x 10'7"

LOUNGE
4.64m x 3.77m | 15'3" x 12'4"

WC
1.59m x 1.09m | 5'2" x 3'7"

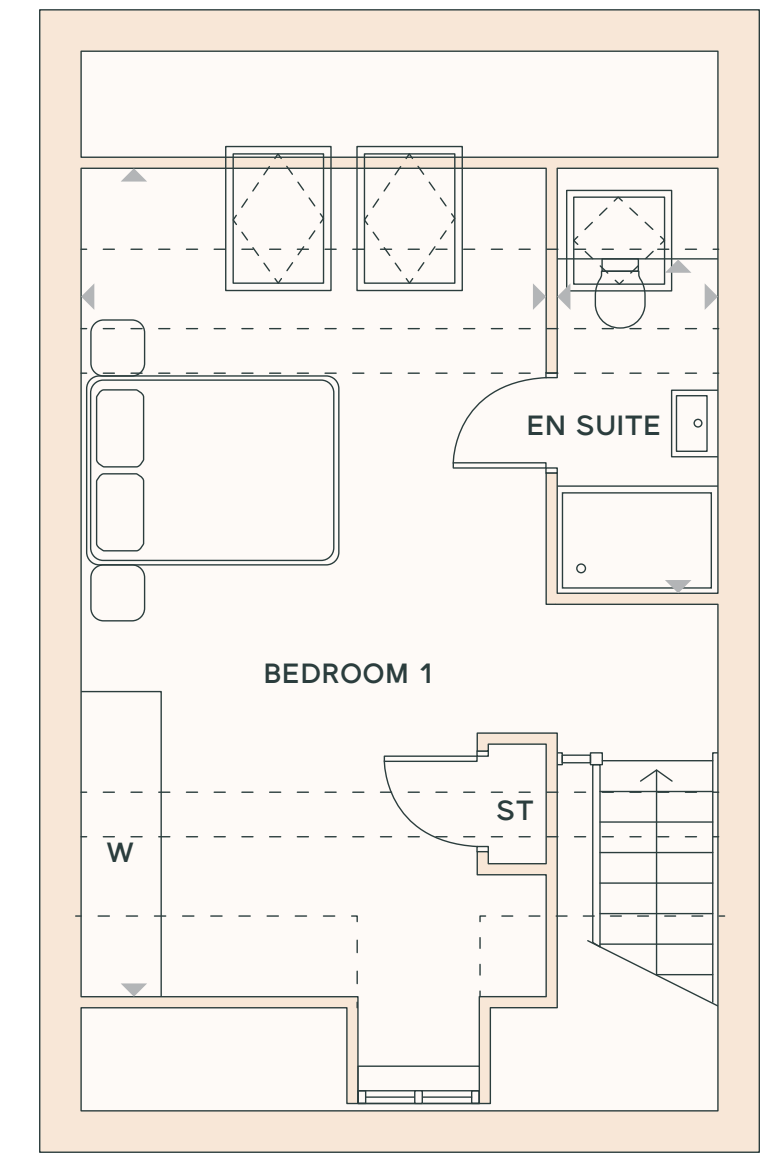


FIRST FLOOR

BEDROOM 2
4.18m x 2.70m | 13'8" x 8'10"

BEDROOM 3
3.69m x 2.70m | 12'1" x 8'10"

BATHROOM
2.53m x 2.02m | 8'4" x 6'8"



SECOND FLOOR

BEDROOM 1
6.19m x 3.49m | 20'4" x 11'5"

EN SUITE
3.19m x 1.23m | 10'6" x 4'0"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



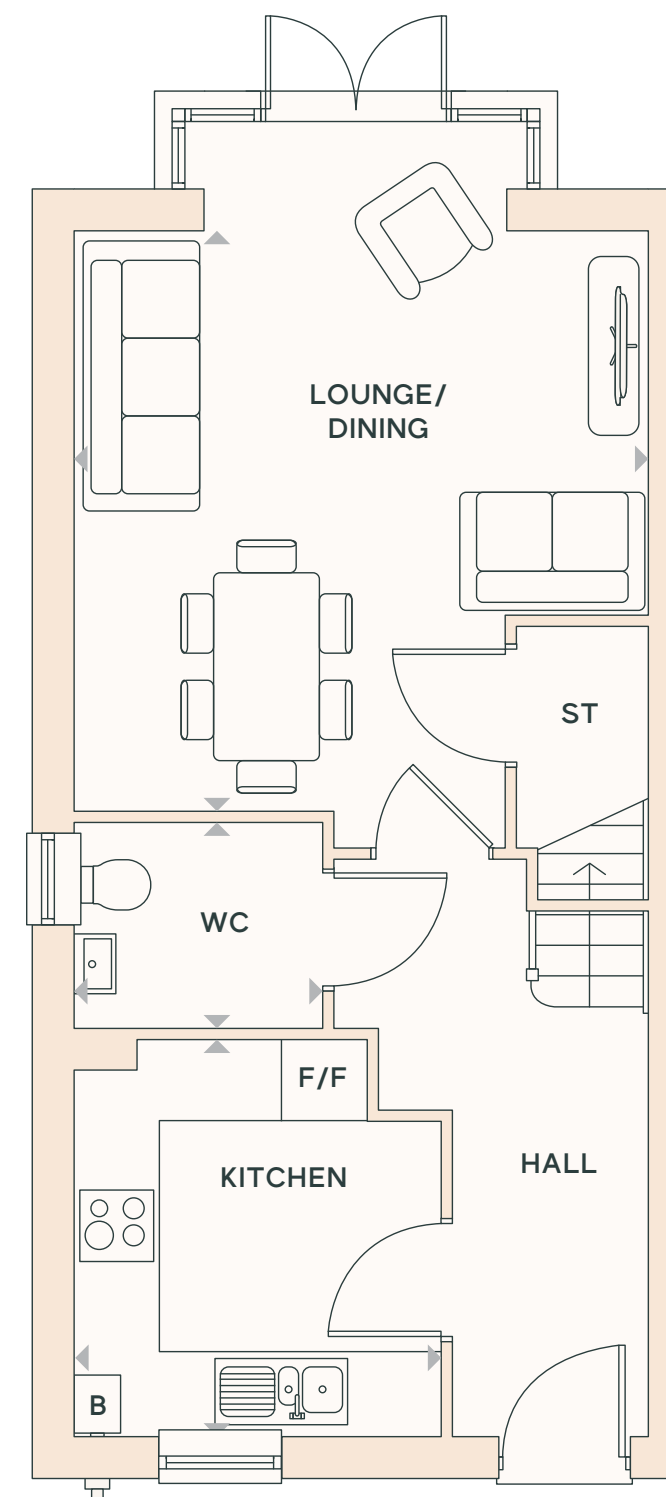
Blean

4 bedroom home

Plots 84 & 85

KEY

- B Boiler
- ◄► Dimension location
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom



GROUND FLOOR

KITCHEN

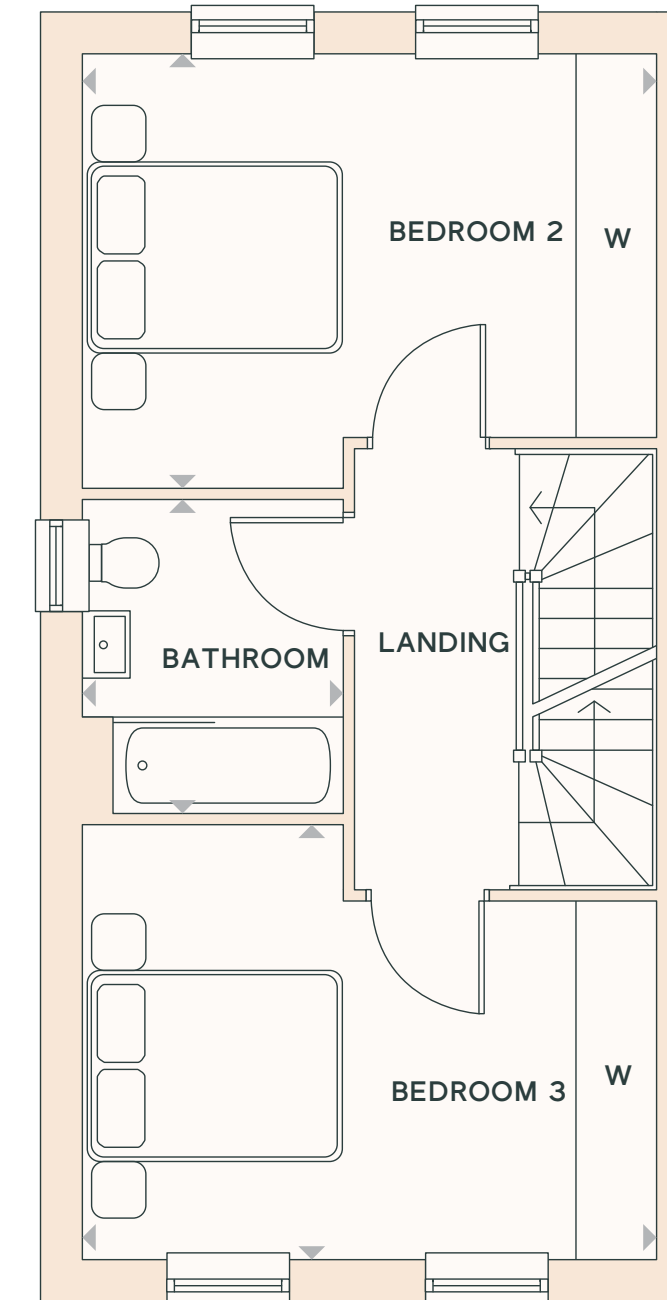
2.89m x 2.67m | 9'6" x 8'9"

LOUNGE /DINING

4.25m x 4.22m | 13'11" x 13'10"

WC

1.80m x 1.48m | 5'11" x 4'10"



FIRST FLOOR

BEDROOM 2

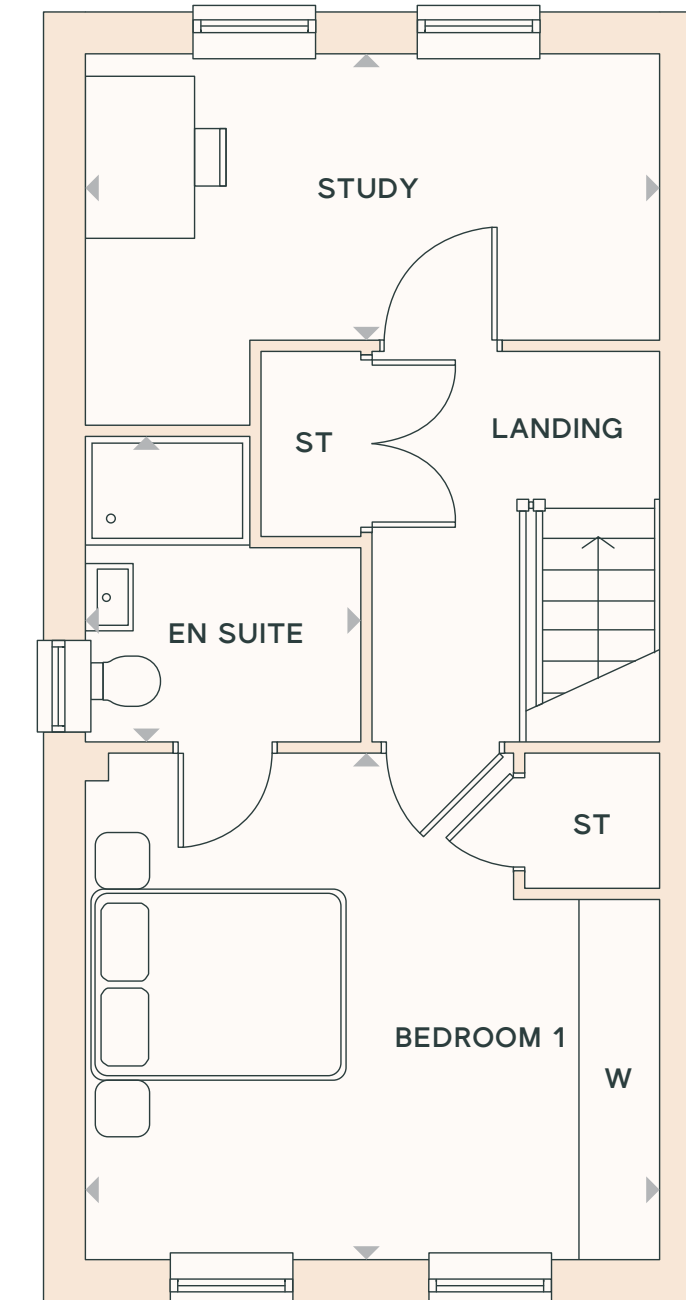
4.22m x 3.18m | 13'10" x 10'5"

BEDROOM 3

4.22m x 3.17m | 13'10" x 10'5"

BATHROOM

2.29m x 1.89m | 7'6" x 6'2"



SECOND FLOOR

BEDROOM 1

4.22m x 3.70m | 13'10" x 12'2"

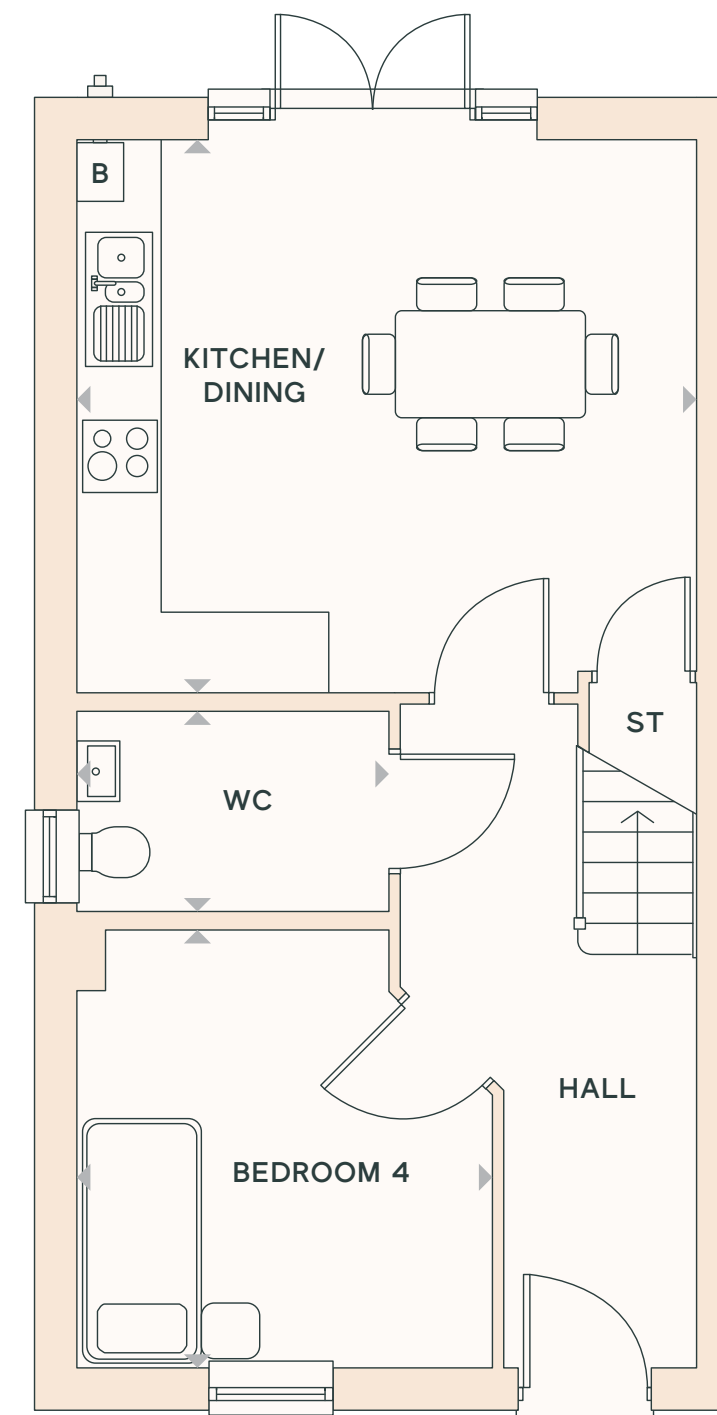
EN SUITE

2.25m x 2.02m | 7'5" x 6'7"

STUDY

4.22m x 2.10m | 13'10" x 6'11"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



GROUND FLOOR

KITCHEN/DINING

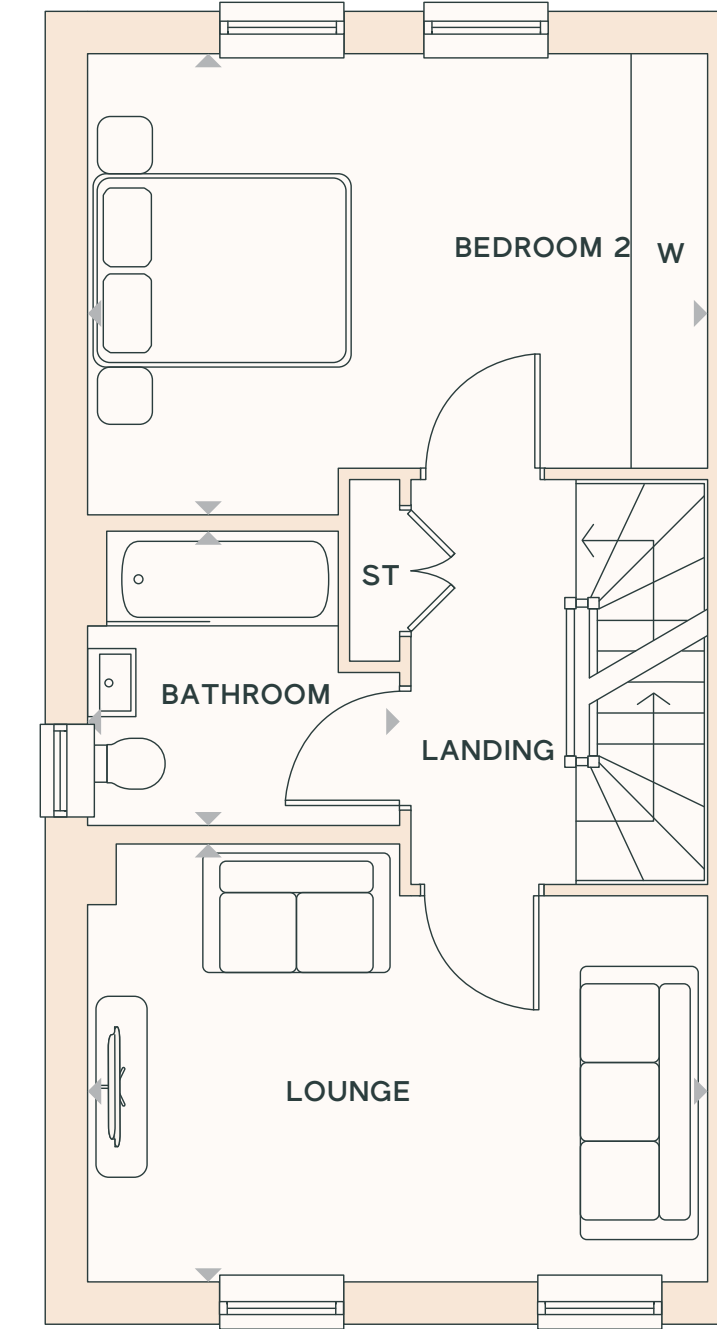
4.51m x 4.04m | 14'10" x 13'3"

BEDROOM 4

3.18m x 3.03m | 10'5" x 9'11"

WC

2.26m x 1.48m | 7'5" x 4'10"



FIRST FLOOR

LOUNGE

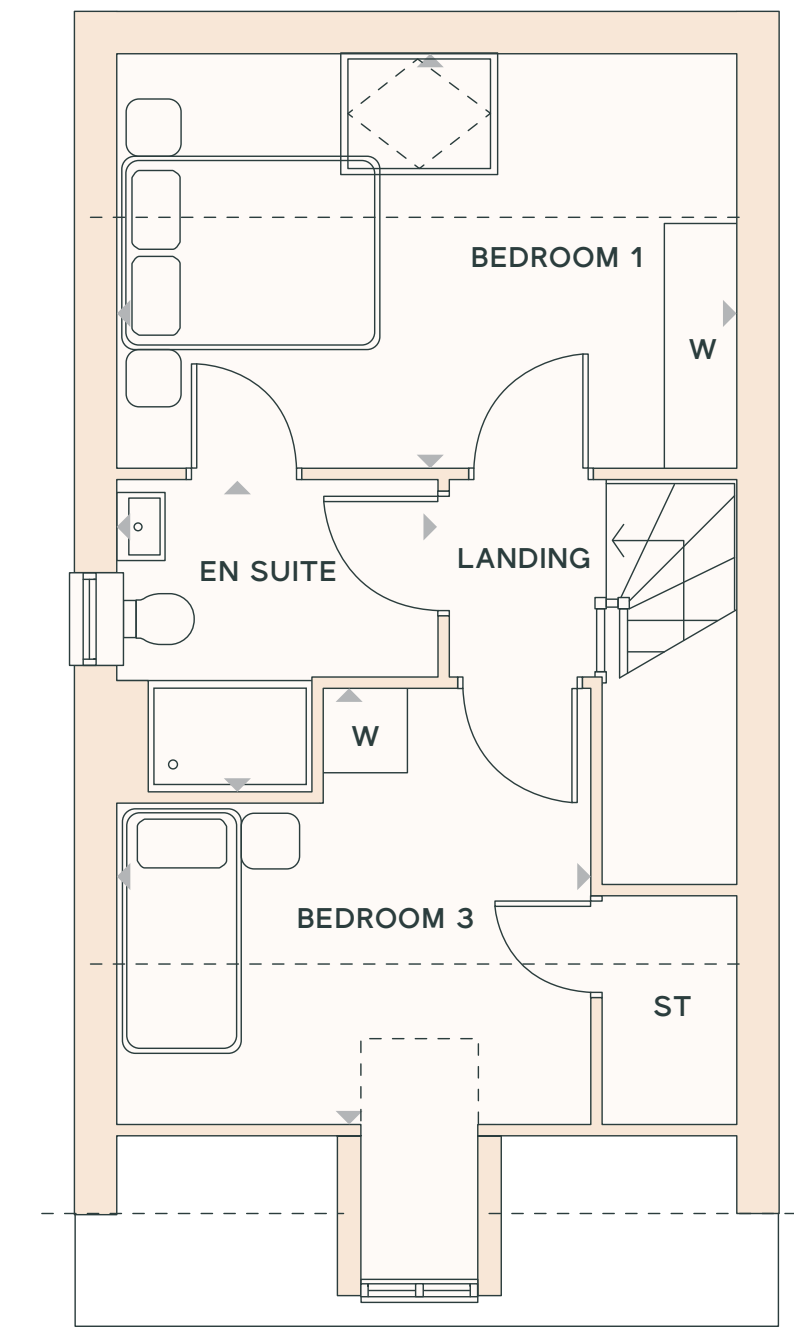
4.56m x 3.21m | 14'11" x 10'6"

BEDROOM 2

4.56m x 3.56m | 14'11" x 11'8"

BATHROOM

2.24m x 2.15m | 7'4" x 7'0"



SECOND FLOOR

BEDROOM 1

4.56m x 3.02m | 14'11" x 9'11"

EN SUITE

2.32m x 2.26m | 7'7" x 7'5"

BEDROOM 3

3.43m x 3.17m | 11'3" x 10'5"

Lakenheath

4 bedroom home

Plots 82 & 83

KEY

- B Boiler
- ◄► Dimension location
- Restricted headroom
- ST Store
- W Wardrobe space
- WC Cloakroom

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

trust
choose
visit**us.**
meet
join

0300 1246767

www.vivusliving.com

xxxxxx@vivusliving.com