

# Edgecomb Park, Stowmarket



The site is positioned upon the outskirts of Stowmarket so you can enjoy the convenience of town centre amenities whilst appreciating the quiet & picturesque setting within the Suffolk countryside. Stowmarket is the largest town in the district of Mid Suffolk. It sits conveniently on the major trunk road of the A14, equidistant between Ipswich and Bury St Edmunds, with excellent rail links to London Liverpool Street (1h 25mins), Cambridge (1h 10mins) and Norwich (35mins).

The town centre, with a unique blend of national and independent retailers has much more to offer than you might first think. There is a blend of family run specialist stores and national chains that provide a wide range of merchandise. It is also host to a popular street market every Thursday and Saturday & the Farmers' Market is held on the first Friday of every month selling locally sourced quality produce.

With a number of sports & leisure facilities on offer including golf, cinema, gyms, leisure centre, along with football & rugby clubs to name but a few - there will be plenty to keep you occupied. Alternatively, you might opt for a more scenic & tranquil setting, taking advantage of the nearby countryside. Or maybe explore the history of this exquisite ancient town.



# EDGECOMB PARK, Stowmarket general specification

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## Kitchen:

- New England Ivory Ash coloured doors with complementary Carcass, Graphite Matt laminate postformed worktops.
- 1.5 bowl stainless steel sink top with chromium mixer tap.
- Smeg Stainless Steel double electric oven.
- Black Touch Control Electric Ceramic Hob.
- Stainless steel chimney hood.
- Built in 50/50 fridge/freezer.
- Rhinofloor vinyl flooring.
- Contrasting wall tiles laid in stretcher pattern to underside of wall units.
- Integrated washing machine and dishwasher.
- Gas supply to be provided in hob area.

## Shower Room:

- White close coupled suite with matching seat, hand rinse basin fitted with Chrome Basin taps.
- White shower tray, chrome shower door with clear glass.
- Chromium shower valve with fixed riser.
- Johnson tiles to half height behind sanitary ware (full height to shower cubical).
- Shaver light over basin.
- Slip resistant vinyl flooring.

## Bedroom 1:

- Built in wardrobes provided with, 6 panel Bi-fold doors painted white and polished chrome handles.
- Smooth finish ceilings with coving.

## Bathroom:

- White pedestal wash basin and chromium finished basin mixer with pop up waste.
- Close coupled w.c. suite with matching white seat.
- Acrylic bath with twin chrome handles, white plastic bath panel and chromium bath filler.
- Acrylic shower bath, glass shower screen and chromium shower mixer tap to Southwold type only.
- Johnson tiles to half height behind sanitary ware. Full height tiling to bath area to Southwold type only.
- Shaver light over basin.
- Slip resistant vinyl flooring.

## GRP Composite Entrance Doors:

- Front Door in jet black finish with glass panels to top half, letter plate, knocker and 3 point espagnolette locking with lever furniture finished in chrome.
- Rear Door in white finish with clear glass panels, 3 point locking and chrome lever handle.
- Personal garage door, white finish with clear glass and chrome lever handle.
- Garage door with metal frame in white and stainless steel handle.

## Internal Doors:

- 6 panel doors painted white with polished chrome handles.

## Electrical:

- Telephone point to Hall.
- Multimedia socket plate consisting of Satellite, TV, FM/DAB radio and BT to Lounge and Bedroom 1.
- External light to front and rear.
- Spur point for alarm in the hall.
- Power and light to garage.
- Under cupboard lighting to kitchen wall units.
- Low energy downlights fitted to the ceiling in bathroom, shower room & kitchen.

## Miscellaneous:

- Gas fired central heating by radiators.
- All internal walls to be painted Magnolia, internal and external woodwork to be painted white gloss.
- Guttering to be white PVCu box-section.
- Outside tap.
- Patio area to be provided outside French Doors.
- Fencing to be Wooden Panels with concrete posts and gravel boards.
- PVCu windows and French doors to be fitted with sealed double glazed units.
- White PVCu Fascia, Bargeboards and internal window boards.
- Wall insulation between the cavities.
- Brindle coloured paviers to parking spaces.

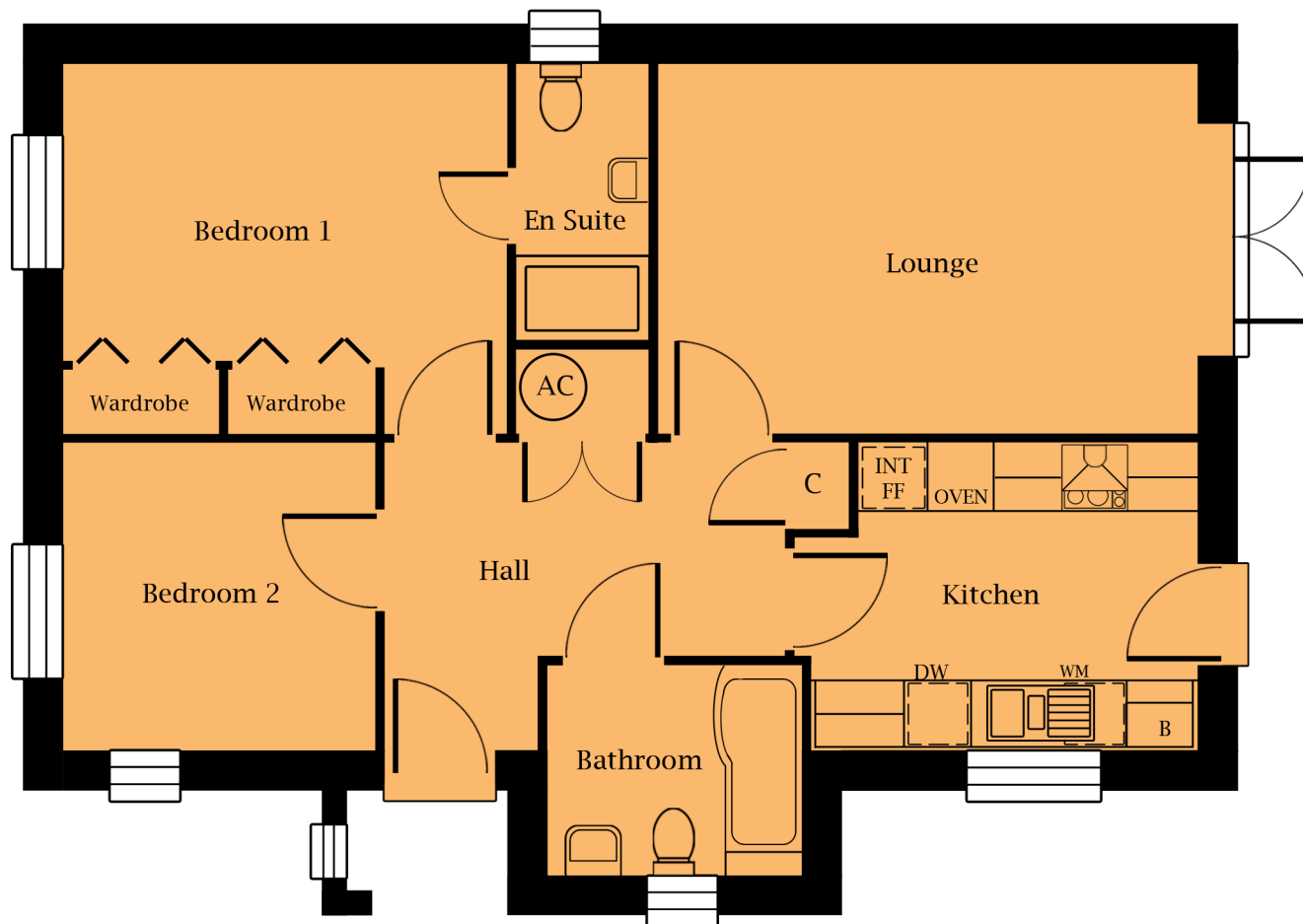
**IMPORTANT NOTICE** Although care has been taken in the preparation of these particulars, plans and specification, their accuracy is not guaranteed and they are subject to updating and variation, due to Governing Authorities and availability of materials from Suppliers.



# EDGECOMB PARK Phase 3



# Aldeburgh three bedroom bungalow



## ALDEBURGH two bedroom bungalow

Lounge	4.816m (15'10")	x	3.290m (10'9")
Kitchen	3.587m* (11'9")	x	2.725m (8'11")
En Suite	1.190m (3'11")	x	2.450m (8'1")
Bedroom 1	3.930m (12'11")	x	3.290m* (10'9")
Bedroom 2	2.769m (9'1")	x	2.725m (8'11")
Bathroom	2.228m (7'4")	x	1.850m (6'1")

\* Max dimension (includes depth of wardrobes in master bedroom).

INT FF = Integrated Fridge Freezer  
WM = Space for Washing Machine  
DW = Space for Dishwasher  
AC = Airing Cupboard  
C = Cupboard  
B = Boiler within kitchen wall cupboard

This layout is indicative only - no dimensions should be scaled from this plan



# Aldeburgh detached two bedroom bungalow

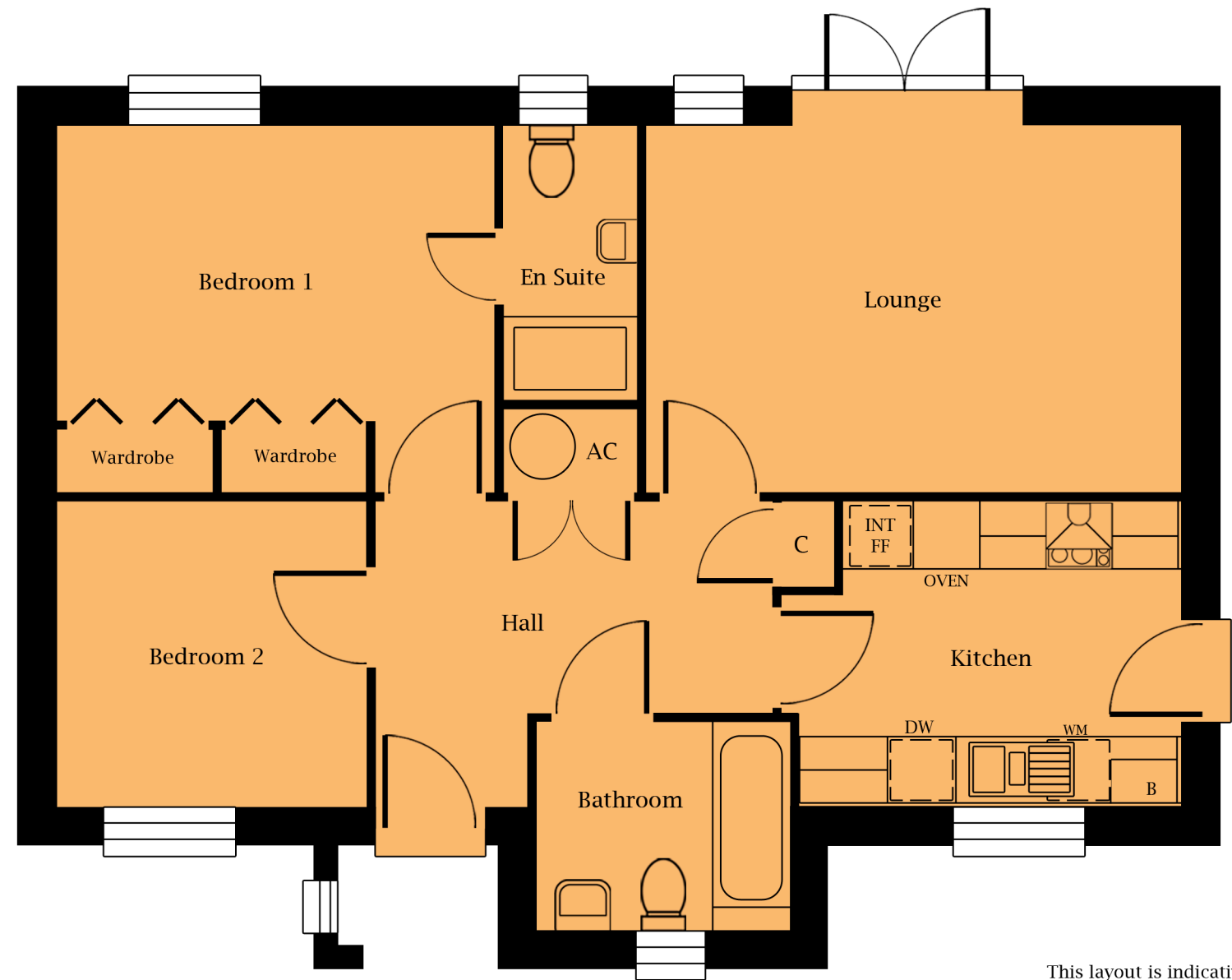


PRN050716

**REASON HOMES**



# Dunwich detached two bedroom bungalow



**DUNWICH**  
two bedroom bungalow

Lounge	4.816m (15'10")	x	3.290m (10'9")
Kitchen	3.436m* (11'3")	x	2.725m (8'11")
En Suite	1.170m (3'10")	x	2.450m (8'1")
Bedroom 1	3.930m (12'11")	x	3.290m* (10'9")
Bedroom 2	2.767m (9'1")	x	2.725m (8'11")
Bathroom	2.248m (7'4")	x	1.850m (6'1")

\* Max dimension (includes depth of wardrobes in master bedroom).

- INT FF = Integrated Fridge Freezer
- WM = Space for Washing Machine
- DW = Space for Dishwasher
- AC = Airing Cupboard
- C = Cupboard
- B = Boiler within kitchen wall cupboard

This layout is indicative only - no dimensions should be scaled from this plan



# Dunwich detached two bedroom bungalow





# Lambourne K detached three bedroom bungalow



**LAMBOURNE K**  
three bedroom bungalow

Lounge	3.650m (12'0")	x	5.000m (16'5")
Kitchen	3.634m (12'0")	x	4.115m (13'6")
En Suite	2.265m* (7'5")	x	1.805m (5'11")
Bedroom 1	3.465m* (11'4")	x	3.440m (11'3")
Bedroom 2	3.380m (11'1")	x	3.605m* (11'10")
Bedroom 3	3.380m (11'1")	x	3.350m (11'0")
Bathroom	2.465m* (8'1")	x	2.146m* (7'0")

\* Max dimension (includes depth of wardrobes in master bedroom).

- INT FF = Integrated Fridge  
Freezer space
- DW = Dishwasher space
- AC = Airing Cupboard
- C = Cupboard
- B = Boiler within kitchen  
wall cupboard
- W = Wardrobe

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# Lambourne K detached three bedroom bungalow

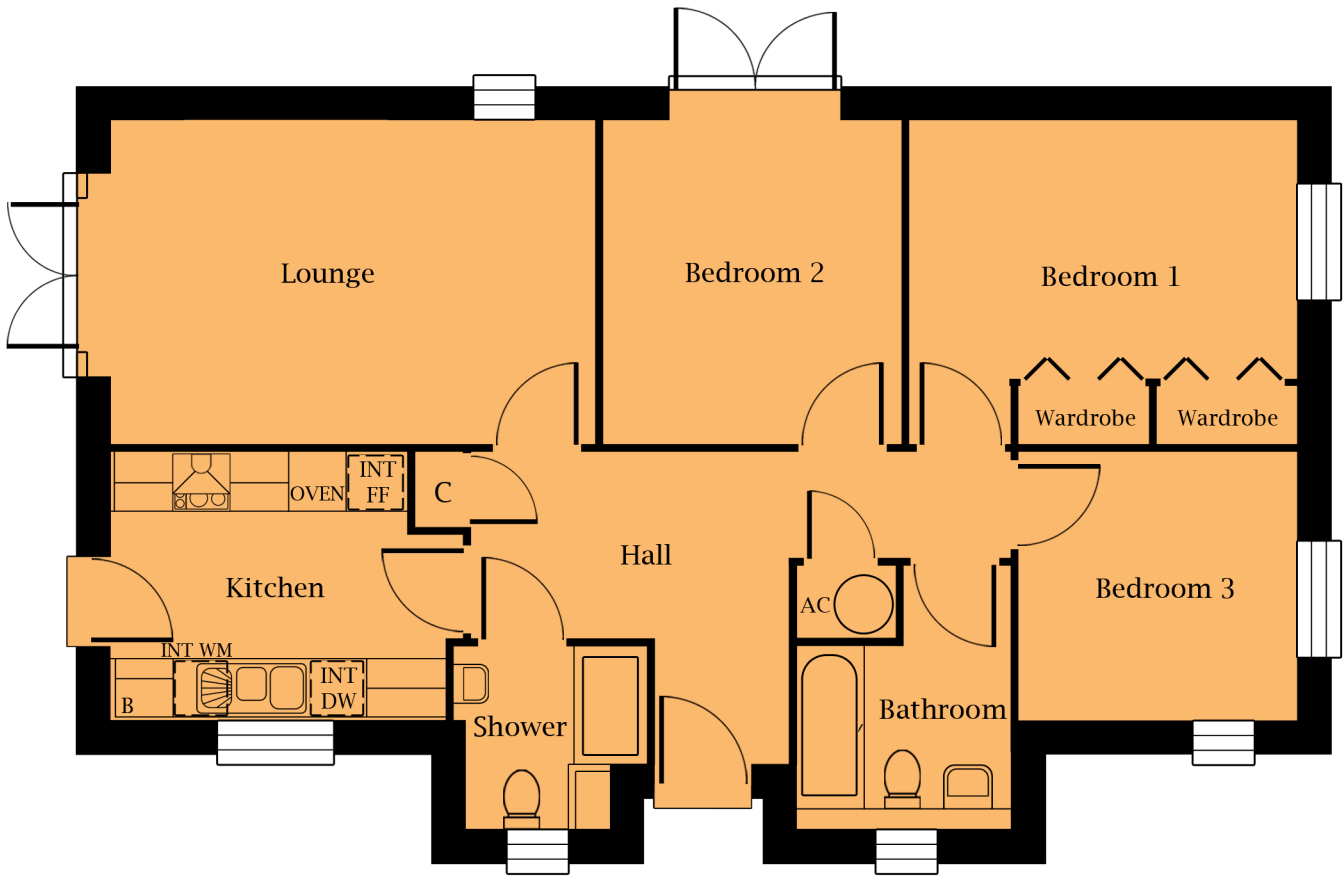


PRN270716

**REASON HOMES**



# Leiston three bedroom bungalow



**LEISTON**  
three bedroom bungalow

Lounge	4.950m (16'3")	x	3.290m (10'9")
Kitchen	3.425m* (11'3")	x	2.725m* (8'11")
Shower	1.954m* (6'5")	x	1.845m* (6'1")
Bedroom 1	3.950m (13'0")	x	3.290m* (10'9")
Bedroom 2	3.053m (10'0")	x	3.290m (10'9")
Bedroom 3	2.821m (9'3")	x	2.725m (8'11")
Bathroom	2.143m* (7'0")	x	2.675m* (8'9")

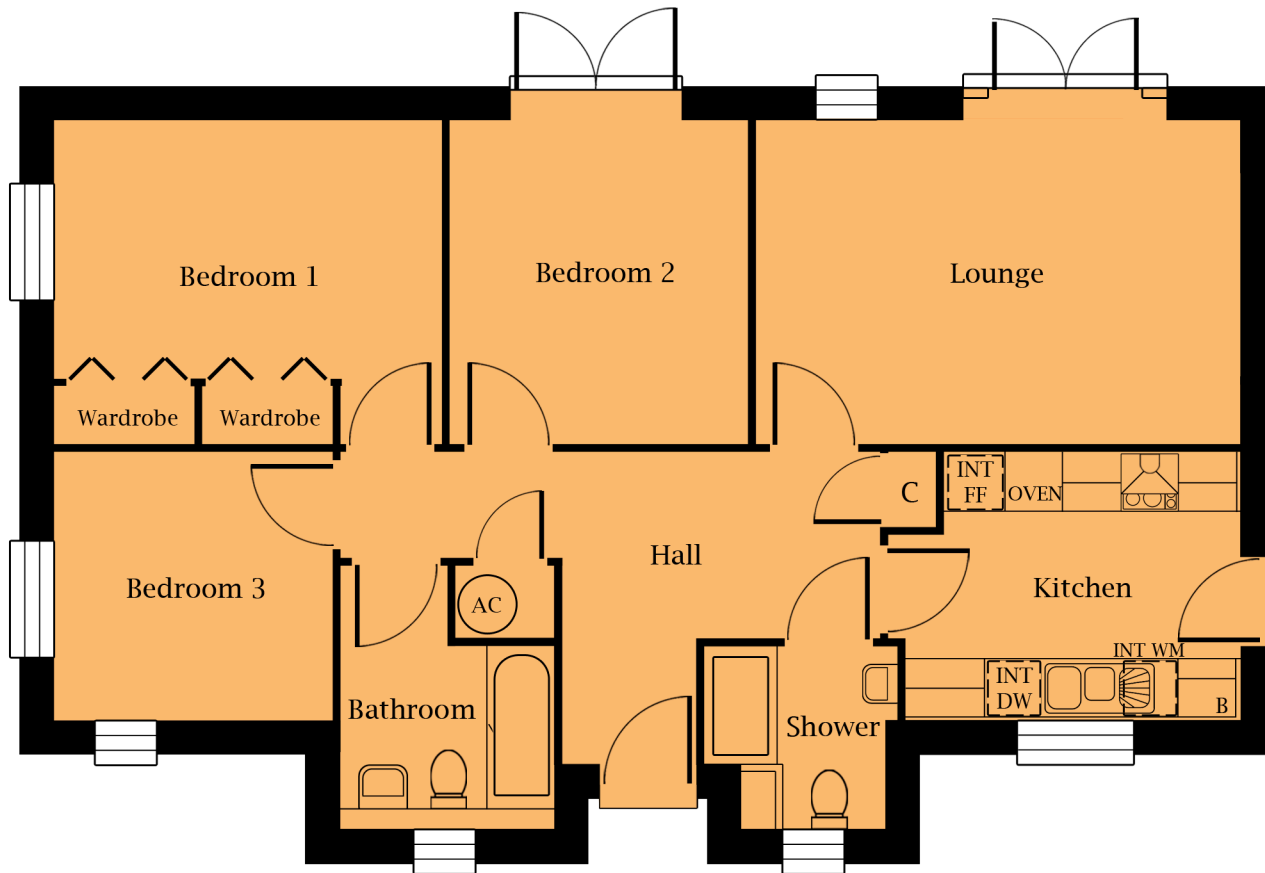
\* Max dimension (includes depth of wardrobes in master bedroom).

- INT FF = Integrated Fridge Freezer space
- INT WM = Integrated Washing Machine space
- INT DW = Integrated Dishwasher space
- AC = Airing Cupboard
- C = Cupboard
- B = Boiler within kitchen wall cupboard

This layout is indicative only - no dimensions should be scaled from this plan



# Leiston S three bedroom bungalow



## LEISTON S three bedroom bungalow

Lounge	4.950m (16'3")	x	3.290m (10'9")
Kitchen	3.425m* (11'3")	x	2.725m* (8'11")
Shower	1.954m* (6'5")	x	1.845m* (6'1")
Bedroom 1	3.950m (13'0")	x	3.290m* (10'9")
Bedroom 2	3.053m (10'0")	x	3.290m (10'9")
Bedroom 3	2.821m (9'3")	x	2.725m (8'11")
Bathroom	2.143m* (7'0")	x	2.675m* (8'9")

\* Max dimension (includes depth of wardrobes in master bedroom).

INT FF = Integrated Fridge Freezer space  
INT WM = Integrated Washing Machine space  
INT DW = Integrated Dishwasher space  
AC = Airing Cupboard  
C = Cupboard  
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# Leiston S detached three bedroom bungalow

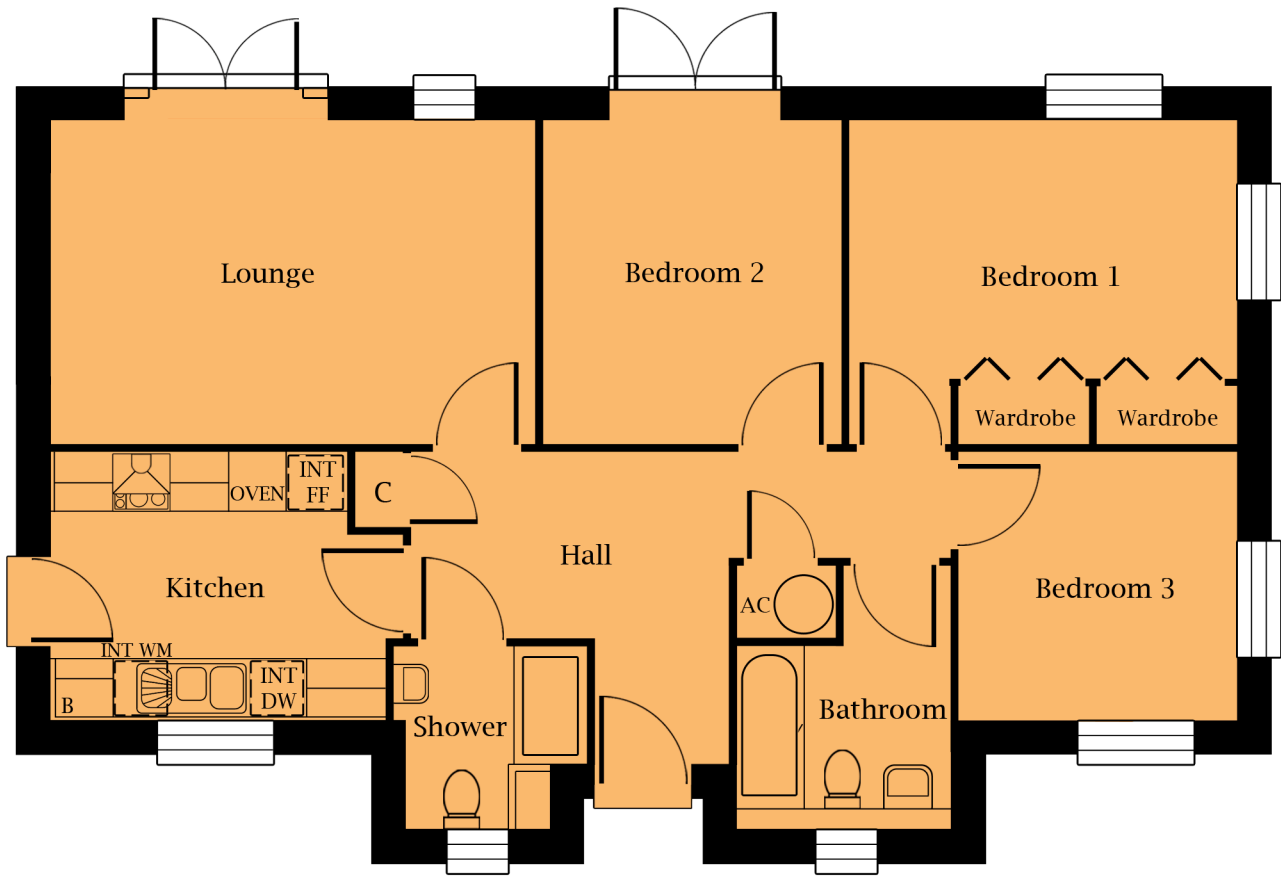


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**REASON HOMES**



# Leiston SG three bedroom bungalow



## LEISTON three bedroom bungalow

Lounge	4.950m (16'3")	x	3.290m (10'9")
Kitchen	3.425m* (11'3")	x	2.725m* (8'11")
Shower	1.954m* (6'5")	x	1.845m* (6'1")
Bedroom 1	3.950m (13'0")	x	3.290m* (10'9")
Bedroom 2	3.053m (10'0")	x	3.290m (10'9")
Bedroom 3	2.821m (9'3")	x	2.725m (8'11")
Bathroom	2.143m* (7'0")	x	2.675m* (8'9")

\* Max dimension (includes depth of wardrobes in master bedroom).

- INT FF = Integrated Fridge Freezer space
- INT WM = Integrated Washing Machine space
- INT DW = Integrated Dishwasher space
- AC = Airing Cupboard
- C = Cupboard
- B = Boiler within kitchen wall cupboard

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# Leiston SG detached three bedroom bungalow



PRN080716

**REASON HOMES**



# Southwold two bedroom bungalow



## SOUTHWOLD two bedroom bungalow

Lounge	3.720m* (12'3")	x	4.950m (16'3")
Kitchen	3.715m (12'2")	x	2.585m (8'6")
Bedroom 1	3.040m* (10'0")	x	3.900m* (12'10")
Bedroom 2	3.120m (10'3")	x	2.715m (8'11")
Bathroom	2.440m* (8'0")	x	2.200m (7'3")

\* Max dimension (includes depth of wardrobes in master bedroom).

INT FF	= Integrated Fridge Freezer
WM	= Washing Machine space
DW	= Dishwasher space
AC	= Airing Cupboard
C	= Cupboard
B	= Boiler within kitchen wall cupboard

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# Southwold two bedroom bungalow



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**REASON HOMES**



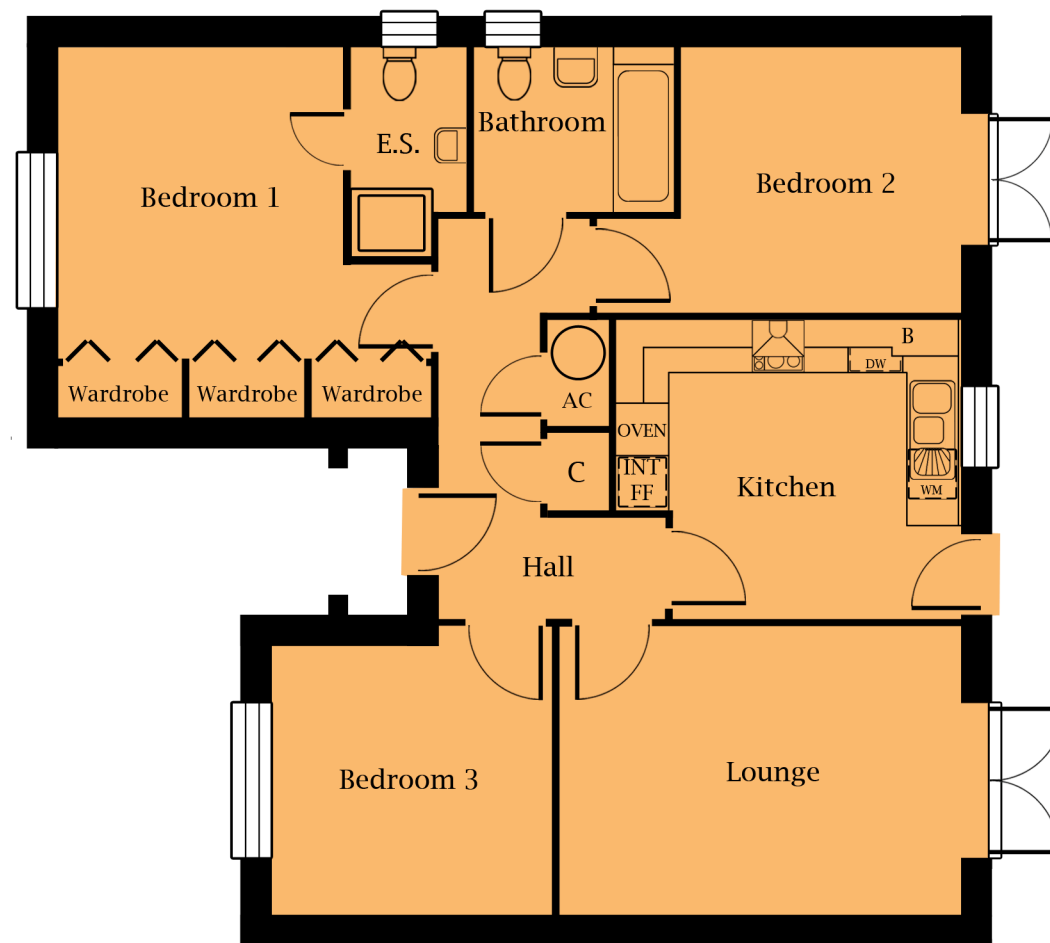
# Waveney three bedroom bungalow

INT FF = Integrated Fridge  
Freezer space  
WM = Washing Machine space  
DW = Dishwasher space  
AC = Airing Cupboard  
C = Cupboard  
B = Boiler within kitchen  
wall cupboard

## WAVENEY three bedroom bungalow with single garage

Lounge	4.540m (14'11")	x	3.250m (10'8")
Kitchen	3.910m* (12'10")	x	3.388m (11'1")
En Suite	1.290m* (4'3")	x	2.355m* (7'8")
Bedroom 1	4.210m* (13'10")	x	4.160m* (13'8")
Bedroom 2	3.150m (10'4")	x	2.990m (9'10")
Bedroom 3	3.153m (10'4")	x	3.250m (10'8")
Bathroom	2.260m* (7'5")	x	1.835m (6'0")

\* Max dimension (includes depth of wardrobes  
in master bedroom).



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be scaled from this plan



# Waveney detached three bedroom bungalow



PRN160516

**REASON HOMES**



# Waveney G three bedroom bungalow



## WAVENEY G

three bedroom bungalow with single garage

Lounge	4.540m (14'11")	x	3.250m (10'8")
Kitchen	3.910m* (12'10")	x	3.388m (11'1")
En Suite	1.290m* (4'3")	x	2.355m* (7'8")
Bedroom 1	4.210m* (13'10")	x	4.160m* (13'8")
Bedroom 2	3.150m (10'4")	x	2.990m (9'10")
Bedroom 3	3.153m (10'4")	x	3.250m* (10'8")
Bathroom	2.260m* (7'5")	x	1.835m (6'0")

\* Max dimension (includes depth of wardrobes in master bedroom).

INT FF	= Integrated Fridge Freezer space
WM	= Washing Machine space
DW	= Dishwasher space
AC	= Airing Cupboard
C	= Cupboard
B	= Boiler within kitchen wall cupboard

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house type **Waveney G** detached three bedroom bungalow

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# Wisteria ES two bedroom bungalow



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## WISTERIA ES two bedroom bungalow

Lounge	3.176m (10'5")	x	5.220m (17'2")
Kitchen	3.378m (11'1")	x	3.110m (10'2")
Shower	2.275m* (7'6")	x	1.265m (4'2")
Bedroom 1	4.165m* (13'8")	x	3.155m (10'4")
Bedroom 2	2.985m (9'9")	x	3.155m (10'4")
Bathroom	1.850m (6'1")	x	2.260m* (7'5")

\* Max dimension (includes depth of wardrobes in master bedroom).

FF	= Space for Fridge Freezer space
WM	= Space for Washing Machine space
DW	= Space for Dishwasher space
AC	= Airing Cupboard
B	= Boiler within kitchen wall cupboard



# Wisteria ES detached two bedroom bungalow



PRN160516

**REASON HOMES**