



Alder Meadow

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Creting St Mary, Suffolk



REDBOURNE
HOMES

Alder Meadow



Alder Meadow is collection of 34 beautiful 2, 3 & 4 bedroom houses in Creeting St Mary, Suffolk. All properties benefit from high-quality finishes and secure parking, and a garage with every plot. Alder Meadow is set in the heart of the Suffolk countryside and is a 7-minute drive from the beautiful village of Needham Market, with great public transport links to Ipswich, London, Bury St Edmunds & Cambridge.

Help to buy for first-time buyers will be available for these properties.



About the area

YOUR NEW HOME IN SUFFOLK



Creeting St Mary is a small village, nestled in the heart of Suffolk. It is conveniently located between the A14 and the A140, providing easy access to the town of Ipswich and the nearby cities of Cambridge and Norwich. The local train station is a mere 7-minute drive away in the small town of Needham Market, with trains to London takes in roughly 1 hour 20 minutes. The second closest station is a 10-minute drive in the opposite direction in the nearby town of Stowmarket.

Within Needham Market, you can find Needham Lakes, which is very popular with families and dog walkers, authentic country pubs, restaurants and a number of locally owned shops amongst other great amenities. There are a number of easily accessible primary and high

schools nearby that have achieved Good Ofsted reports, along with the University of Suffolk which is located in Ipswich town centre.

For high-street shops, nightlife and entertainment, the closest option can be found in the nearby town of Stowmarket. If you travel slightly further afield to Ipswich (20 minutes away), you can enjoy the beautiful atmosphere down at Ipswich Waterfront, the thriving nightlife with many pubs, nightclubs and restaurants to choose from and the bustling town centre which plays hosts to the local market 4 days a week. Ipswich was recently named as one of TripAdvisors 'top emerging destinations' in the world.



Site/development plan



Alder Meadow will consist of 34 beautiful new builds, designed by local architects Wincer Kievenaar. The new housing development is made up of a collection of 2, 3 & 4 bedroom houses, which will all benefit from high-quality finishes.

2 Bedroom Homes

 The Barrington

 The Blaney

2 Bedroom Bungalow

 The Sheridan

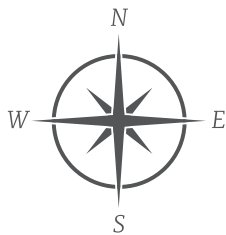
3 Bedroom Homes

 The Hamilton

4 Bedroom Homes

 The Sullivan

 The Abbott

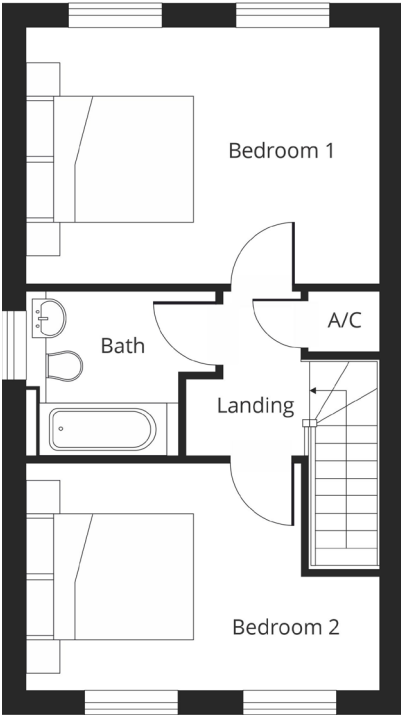
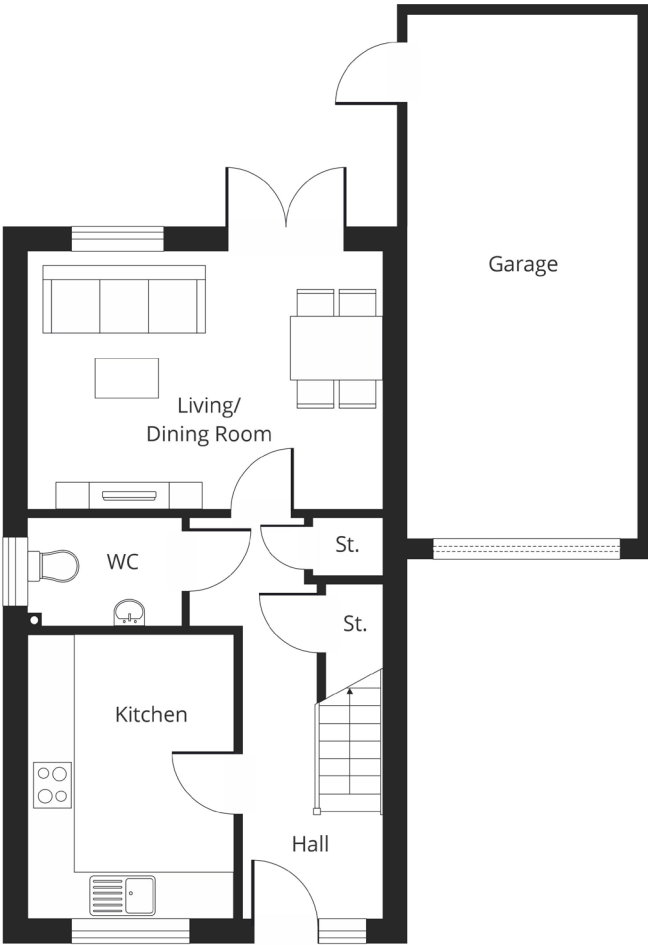


The Barrington
2 BEDROOM HOME



PLOT 20, 22, 23, 25, 31

This stunning two-bedroom home is ideal for first time buyers or a young family. Downstairs is made up of an kitchen, open plan living/dining area and WC while upstairs features two large double bedrooms with storage and an upstairs landing leading to a family bathroom.



Ground Floor	Length (m) x Width (m)*	Length (feet and inches) x Width (feet and inches)*	First Floor	Length (m) x Width (m)*	Length (feet and inches) x Width (feet and inches)*
Kitchen	3.79 x 2.77	12'5 x 9'1	Bedroom 1	3.45 x 4.73	11'3 x 15.6
Living/Dining	3.45 x 4.73	11'3 x 15'6	Bedroom 2	3.05 x 3.68	10'0 x 12'0
			Bathroom	2.20 x 2.55	7'3 x 8'4

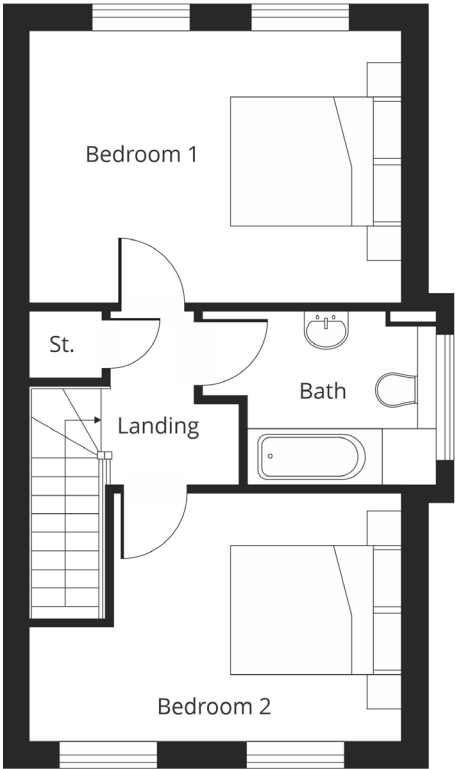
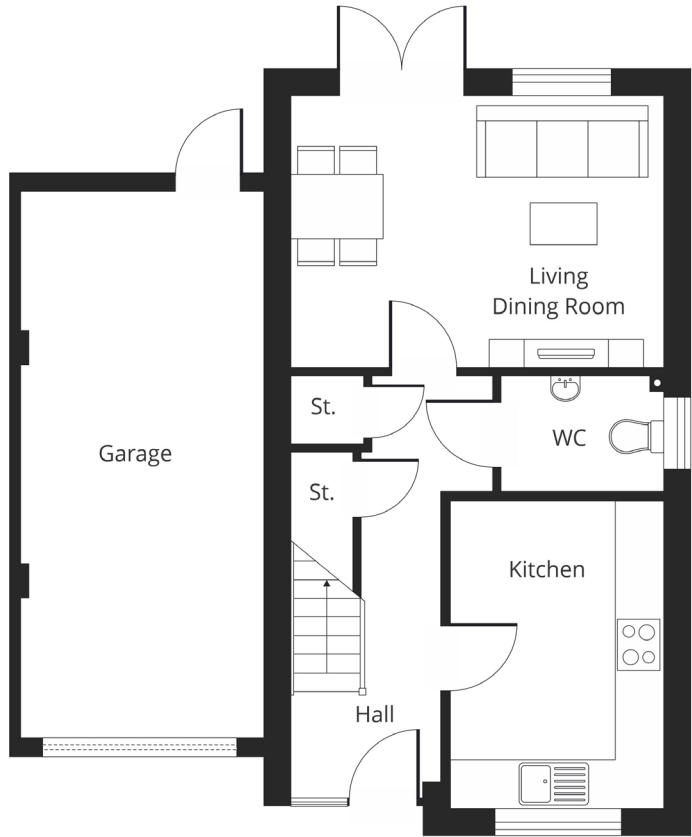
* We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only.

The Blaney
2 BEDROOM HOME



PLOT 27

This stunning two-bedroom home is ideal for first time buyers or a young family. Downstairs is made up of an kitchen, open plan living/dining area and WC while upstairs features two large double bedrooms with storage and an upstairs landing leading to a family bathroom.



Ground Floor	Length (m) x Width (m)*	Length (feet and inches) x Width (feet and inches)*	First Floor	Length (m) x Width (m)*	Length (feet and inches) x Width (feet and inches)*
Kitchen	3.90 x 2.68	12'8 x 8'8	Bedroom 1	3.45 x 4.73	11'4 x 15'6
Living/Dining	3.34 x 4.73	11'3 x 15'6	Bedroom 2	3.16 x 3.63	10'4 x 11'10
			Bathroom	2.20 x 2.41	7'3 x 7'10

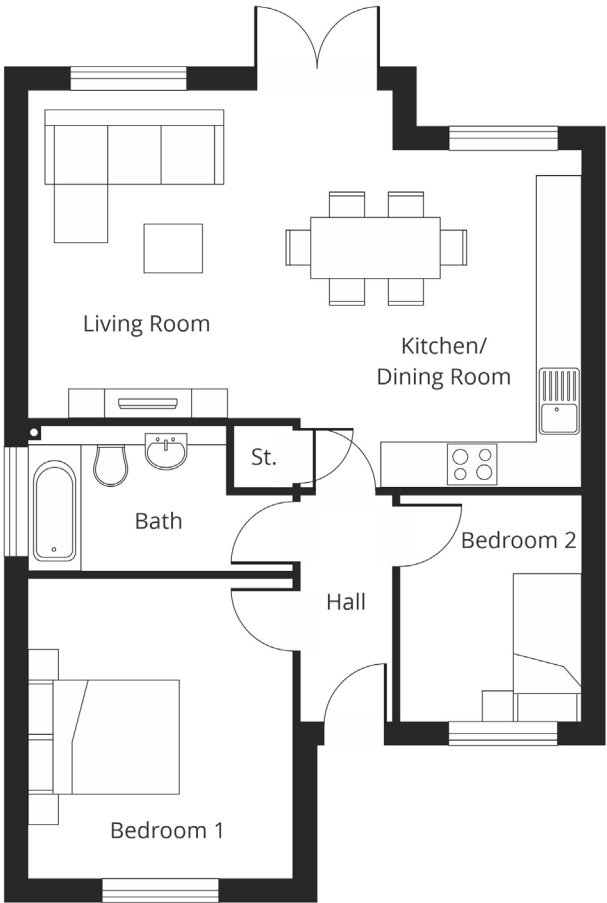
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The Sheridan
2 BEDROOM BUNGALOW



PLOT 33-35, 43, 44, 48

A striking Two bedroom bungalow featuring
an large open plan kitchen/living area with
double doors opening to the garden.



Ground Floor	Length (m) x Width (m)*	Length (feet and inches) x Width (feet and inches)*
Living/Kitchen/Dining	4.60 x 7.54	15'1 x 24'8
Bedroom 1	4.06 x 3.61	13'3 x 11'9
Bedroom 2	3.06 x 2.48	10'0 x 8'2
Bathroom	1.97 x 2.71	6'5 x 8'9

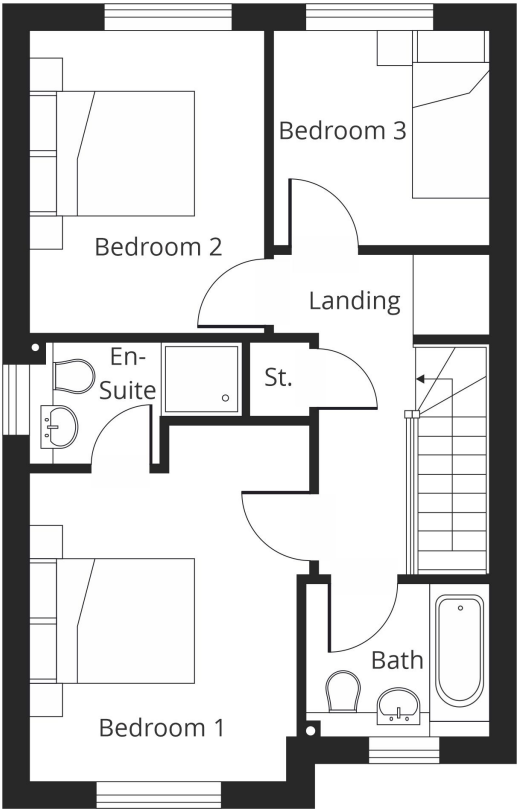
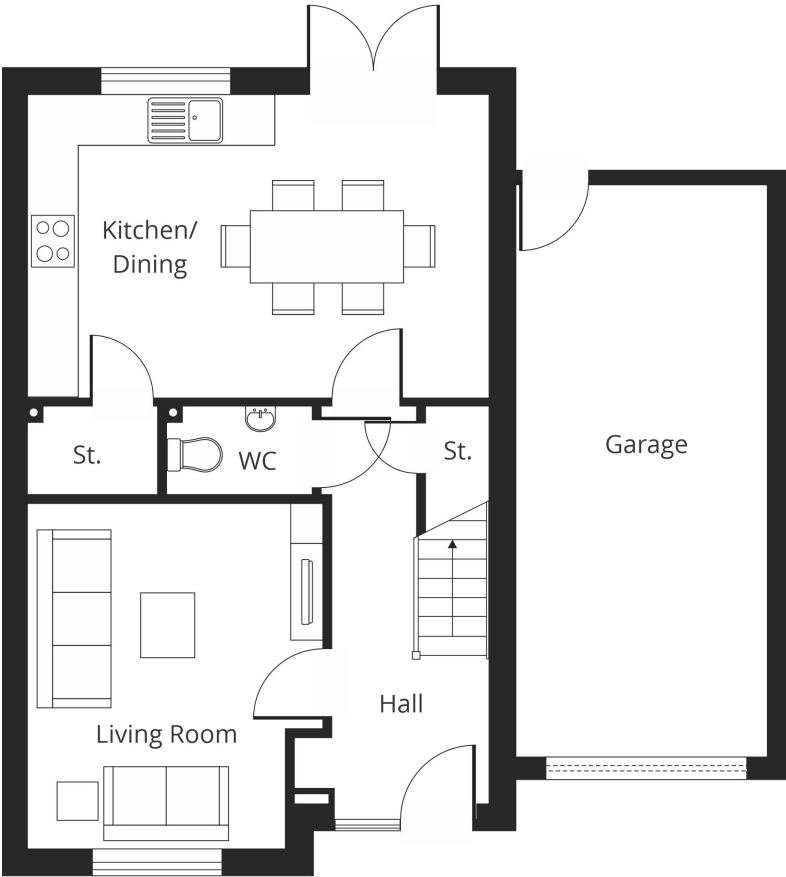
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The Hamilton
3 BEDROOM HOME



PLOT 19, 21, 24, 26, 28-30, 36,
37, 47, 50-52

A delightful Three bedroom home with a spacious living room and a large open plan kitchen/dining room leading out to the garden. The master bedroom features an en suite.



Ground Floor	Length (m) x Width (m)*	Length (feet and inches) x Width (feet and inches)*	First Floor	Length (m) x Width (m)*	Length (feet and inches) x Width (feet and inches)*
Living Room	4.22 x 3.15	13'9 x 10'4	Bedroom 1	3.79 x 3.38	12'5 x 11'1
Kitchen/Dining	3.72 x 5.63	12'2 x 18'4	Bedroom 2	3.73 x 2.88	12'3 x 9'5
			Bedroom 3	2.66 x 2.65	8'7 x 8'7
			Bathroom	1.88 x 2.35	6'2 x 7'4

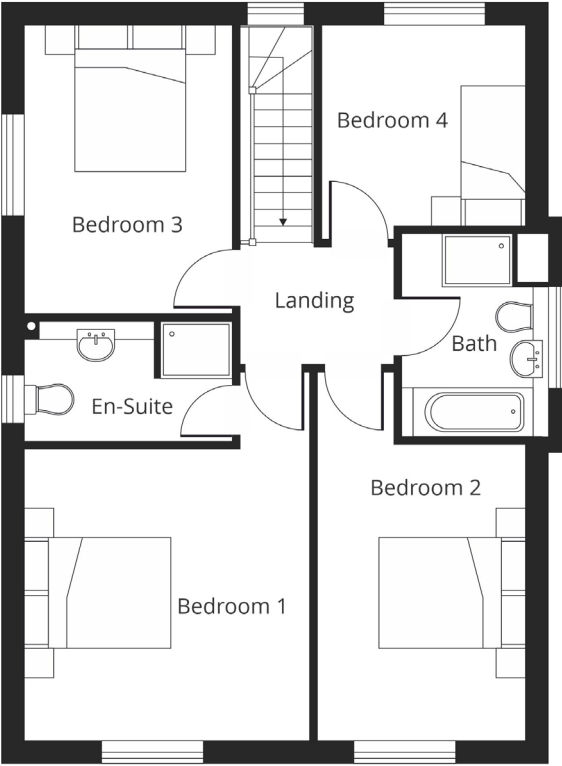
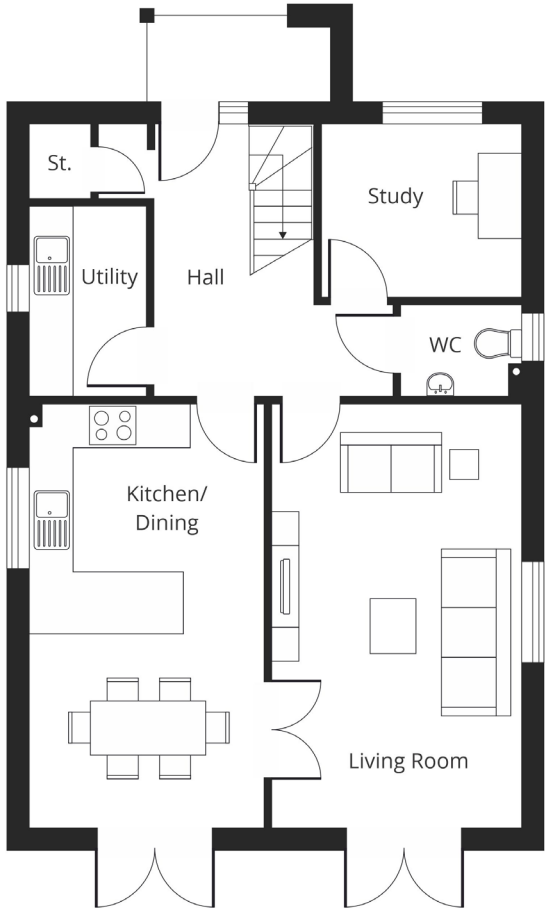
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The Sullivan
4 BEDROOM HOME



PLOT 32, 38, 41, 49

A characterful Four bedroom home benefitting from an extensive open plan kitchen/dining area with French doors leading to the garden. A large living room with a second set of French doors opening onto the garden. The master bedroom features an en suite.



Ground Floor	Length (m) x Width (m)*	Length (feet and inches) x Width (feet and inches)*	First Floor	Length (m) x Width (m)*	Length (feet and inches) x Width (feet and inches)*
Kitchen/Dining	6.10 x 3.39	20'0 x 11'1	Bedroom 1	4.12 x 4.04	13'5 x 13'3
Living Room	6.10 x 3.59	20'0 x 11'8	Bedroom 2	4.19 x 2.95	13'8 x 9'7
Utility	2.74 x 1.70	9'0 x 5'6	Bedroom 3	4.08 x 2.93	13'4 x 9'2
Study	2.49 x 2.89	8'2 x 9'5	Bedroom 4	2.82 x 2.89	9'3 x 9'5
			Bathroom	2.92 x 2.12	9'6 x 6'11

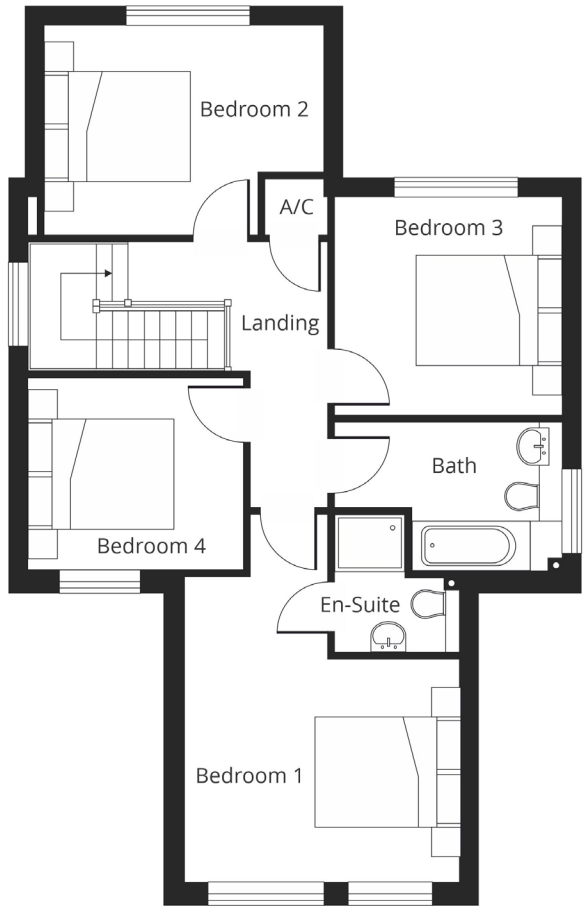
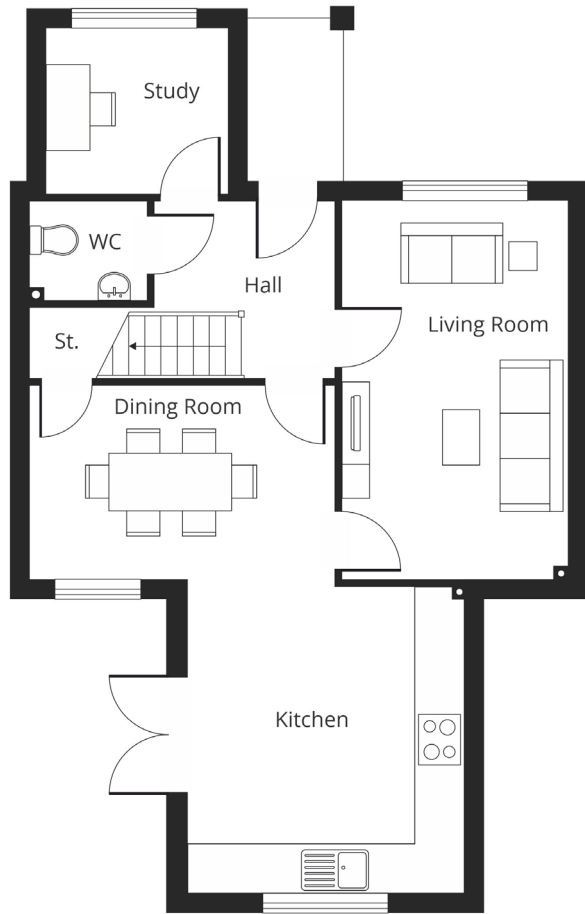
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The Abbott
4 BEDROOM HOME



PLOT 39, 40, 42, 45, 46

A modern Four bedroom family home, offering expansive living space and a useful study to the ground floor. The Master bedroom benefits from an en suite and fitted wardrobes. There are Three further double bedrooms and a family bathroom.



Ground Floor	Length (m) x Width (m)*	Length (feet and inches) x Width (feet and inches)*	First Floor	Length (m) x Width (m)*	Length (feet and inches) x Width (feet and inches)*
Kitchen	4.39 x 3.94	14'4 x 12'11	Bedroom 1	3.24 x 3.94	10'7 x 12'11
Dining	2.79 x 4.33	9'1 x 14'2	Bedroom 2	3.01 x 4.05	9'10 x 13'3
Living Room	5.40 x 3.22	17'8 x 10'6	Bedroom 3	3.15 x 3.25	10'3 x 10'7
Study	2.37 x 2.59	7'9 x 8'5	Bedroom 4	2.88 x 3.08	9'5 x 10'1
			Bathroom	2.12 x 3.25	6'11 x 10'7

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About Redbourne Homes



Redbourne Homes

Trusted developers, building and creating beautiful homes to last a lifetime.

We build practical, stylish living spaces in a variety of locations across the UK, taking pride in the quality of our developments, the design of our houses and the intricacy of our finishes. Our aim has always been to provide our customers with beautiful homes to make memories in.

The value of community living is paramount to us, which is why we carefully select each development location, ensuring there is easy commuter access, local amenities and schools plus plenty to enjoy nearby.

Our new homes are built for your happiness, and your life in every sense of the word, catering for everyone, from the first time buyer to larger family homes.

Redbourne Homes is part of the Breheny Group, based in Ipswich, Suffolk.





Specifications



Kitchens

- Choice of Clerkenwell/Fairford range by Howdens
- Soft close drawers / cupboards
- Laminate worktops with matching upstand
- Glass splashback
- Integrated AEG/Lamona appliances including fridge freezer, dishwasher, washer/dryer, induction hob, multifunction electric oven and extractor hood
- Stainless steel 1.5 bowl sink and chrome mixer tap

Bathrooms

- Contemporary Roca suites to bathroom, ensuite, WC
- Bathroom accessories, including taps and shower-ware by Vado
- Gemini Home Collection ceramic tile range in bathroom, ensuite, WC
- Shower over bath, with shower screen in all family bathrooms
- Walk-in enclosed thermostatic shower in ensuite and some family bathrooms*
- Shaving socket point in main bathroom

Flooring

- LVT flooring to kitchens, bathroom, ensuite, WC

Internal Finishes

- Premdor premium vertical 5 panel internal doors
- Brushed / satin steel handles
- Dulux White to internal ceilings and walls

Lighting and Electrical

- LED ceiling downlights to kitchens
- Under cabinet kitchen lighting
- LED pendant lighting to all other rooms
- Media plate in living room consisting of TV point, 2 x double sockets, telephone point, 2 x satellite points and Ethernet connection point
- Telephone points in hall (understairs cupboard) and living room
- TV point to living room and master bedroom for future connection of aerial
- Super fast “Fibre to the Premises” broadband available
- All switches / sockets downstairs to be brushed/satin steel

- External lighting to front porch and rear of house
- Lighting and power to garages
- External box for future connection of 7kW EV charging point
- External double power socket

Heating

- Grant air source heat pumps
- Grant Afinia radiators
- Heated towel rails to bathrooms and ensuite

External Features

- Turfed rear garden to all properties
- Off road parking and garages to all properties

Peace of Mind

- Multipoint locking front door
- Smoke detectors
- 10-year NHBC warranty
- 24-month contractor defects liability period

*Please speak to your Sales Executive for more information on which plot these relate to. Specifications are subject to change



**Alder
Meadow**



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HOMES**

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Alder Meadow  **Creeting St Mary, Suffolk**

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