



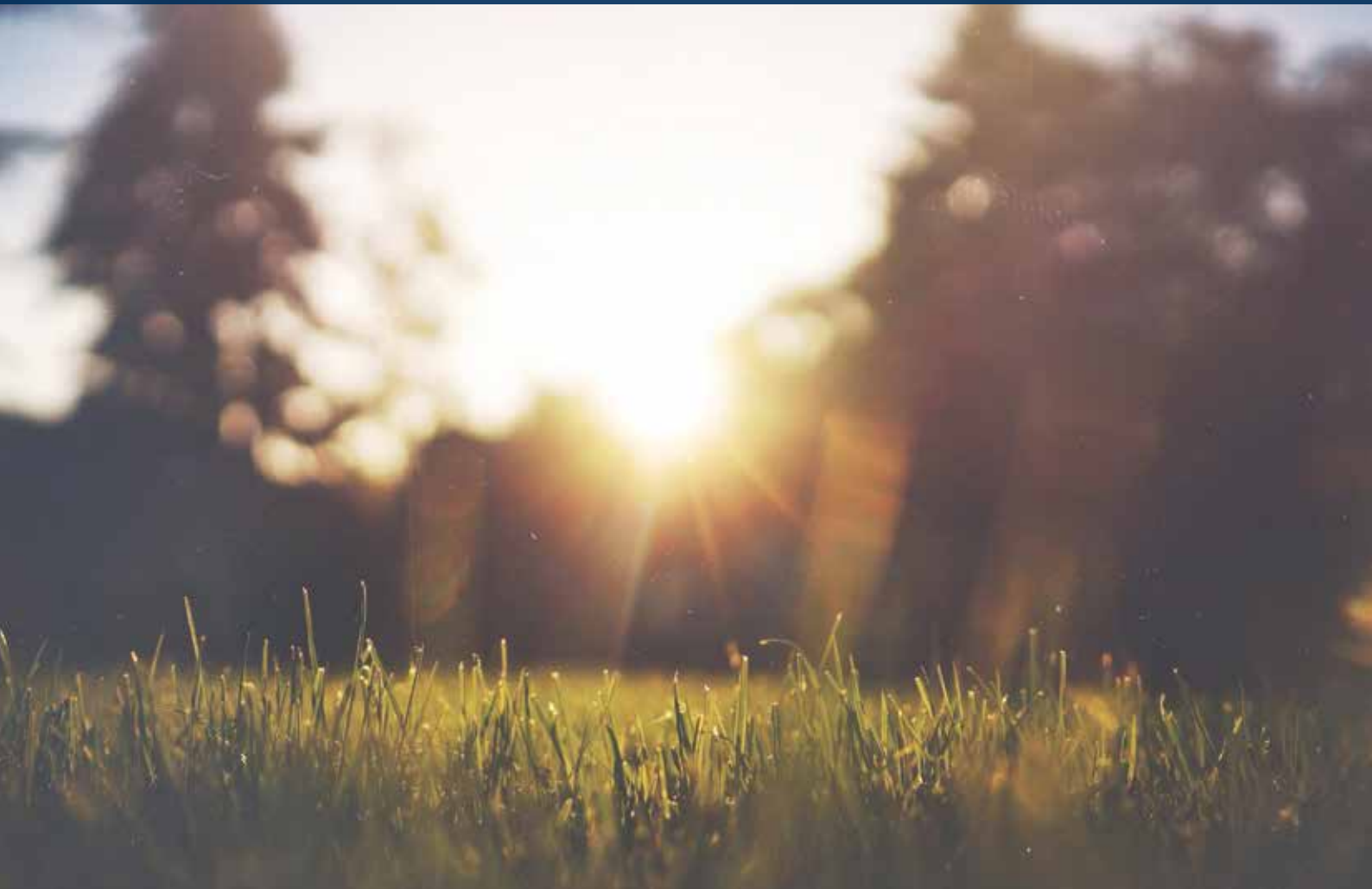
**CREST  
NICHOLSON**

# HENLEY GATE

IPSWICH • SUFFOLK

Nestled on the edge of the tranquil Suffolk countryside, a new home at Henley Gate will enjoy all the benefits of a beautiful 75 acre country park, a new primary school as well as purpose built shopping and community facilities.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN IPSWICH

Be inspired by living in one of the most historic towns in England, a short distance from the coast and local areas of outstanding natural beauty.

On your doorstep

A highly sought-after location, Ipswich really does have it all. A vibrant town centre with a rich heritage surrounded by beautiful countryside offers the best of both worlds on your doorstep.








Education

As part of the development, Henley Gate will benefit from a fantastic new primary school. Ipswich also provides a range of schools, from nursery to secondary, and is the home of the University of Suffolk.

Travel

With convenient access to the A12 and A14, bus stops close by and nearby Ipswich train station running direct services to London Liverpool Street, your new home is ideally placed to reach all main transport links.

- 1 Christchurch Park and Mansion
- 2 Ipswich Waterfront
- 3 Buttermarket Shopping Centre
- 4 Ipswich Museum
- 5 Jimmy's Farm & Wildlife Park
- 6 The Woolpack pub, Ipswich
- 7 The Swan pub, Westerfield
- 8 St Mary-le-Tower Church
- 9 Asda Superstore
- 10 Chantry Park
- 11 Ipswich Haven Marina
- 12 Ipswich Football Club
- 13 Acorn2Oak Preschool
- 14 Highfield Nursery School and Children's Centre
- 15 Small World Kindergarten
- 16 Castle Hill Primary School
- 17 Dale Hall Community Primary School
- 18 Rushmere Hall Primary School
- 19 St Pancras Catholic Primary School
- 20 Ipswich High School
- 21 Northgate High School
- 22 University of Suffolk

-  Ipswich to London Liverpool Street – 1 hr 12 minutes
-  Ipswich to Colchester – 20 minutes
-  Ipswich train station – 9 minutes
-  Felixstowe – 26 minutes
-  Chelmsford – 58 minutes
-  Norwich – 1 hr 20 minutes
-  London Stansted Airport – 1 hr 4 minutes by car





## HENLEY GATE

Henley Gate, Henley Road,  
Ipswich, Suffolk, IP1 6RL

For all enquiries please call

**01473 365 942**

[crestnicholson.com/henleygate](https://crestnicholson.com/henleygate)

### CONNECTED AND CONVENIENT LIVING ON THE EDGE OF THE COUNTRYSIDE

Henley Gate is an exciting development of 2-5 bedroom homes, which will form part of the Ipswich Garden Suburb with its tree lined streets, country park and open spaces. The site lies on the northern fringe of Ipswich and borders the beautiful Suffolk countryside.

Leaving the development, a short drive (or alternatively if you fancy a leisurely stroll) down Henley Road will lead you to Ipswich Sports Club. This is a fantastic local facility and truly impresses with its 11 tennis courts, hockey pitch, squash court, gym and café bar area.

When you need a break from all the activity, head back along Henley Road and you'll soon be met with the lovely peace and calm that is Christchurch Park. Having opened in 1895, the park offers a beautiful expanse of woodland and open lawns spread over 80 acres. At the edge of the park sits the grand Christchurch Mansion, a substantial Grade 1 listed Tudor house once owned by noble families. Now it is run as a free to enter museum and is well worth a visit with its

display of rare paintings by local artists John Constable and Thomas Gainsborough.

Ipswich is the bustling and historic county town of Suffolk, being one of the oldest towns in England with over 1,500 years of heritage. Home to high-street brands, independent shops, boutiques and food stores, Ipswich town centre offers an attractive mix of modern and classic. From the Buttermarket and Sailmakers shopping centres to the Cornhill Square with its weekly market – there is a range of retailers to explore.

If you enjoy culture, Ipswich is well catered for as there are three museums, several galleries and East Anglia's largest theatre. Music buffs can enjoy the annual arts festival as well as the popular Ipswich Jazz

Festival. The impressive marina, which was one of England's busiest ports is now a trendy waterfront of bars, cafés and restaurants overlooking the River Orwell. The town is surrounded by areas of outstanding natural beauty, including Dedham Vale which is affectionately known as Constable Country and is popular with those who enjoy embracing the outdoors.

An ideal location for commuters, road links are excellent with the A12 taking you to London and the south, while the A14 goes to the Midlands and the north. Seaside towns such as Felixstowe, Harwich and Clacton-on-Sea are within a forty minute drive and provide a range of attractions to suit all ages.





**CREST  
NICHOLSON**

**HENLEY GATE**

# DEVELOPMENT PLAN

An attractive collection of 2, 3, 4 and 5 bedroom homes set on the outskirts of the historic town of Ipswich, Suffolk.

2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

The Cromer

3 BEDROOM HOMES

The Redgrave

The Chesham

The Seaton

4 BEDROOM HOMES

The Filey

The Romsey

The Keswick

The Hexham

The Marlborough

The Dartford

The Winkfield

The Dorking

5 BEDROOM HOMES

The Buckingham

RESIDENTIAL AREAS

Henley Road

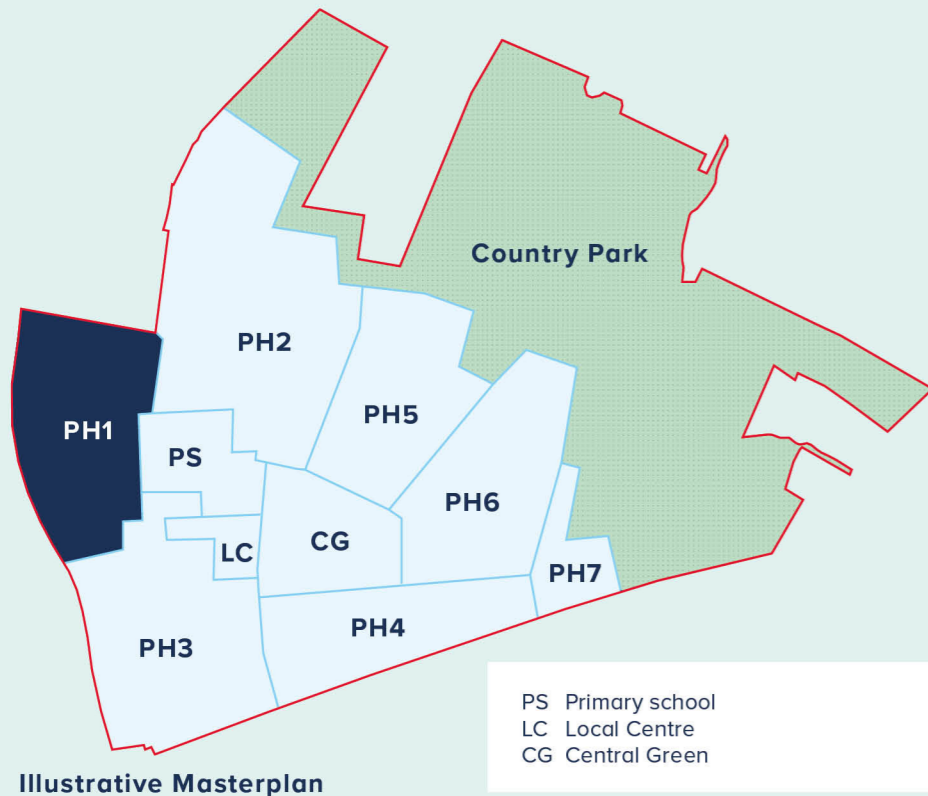
Farmstead

Garden Village

CP Car Port

V Visitor Parking

SS Sub Station



Illustrative Masterplan

Existing Residential Area



Future Residential Area

Future Proposed Primary School

Future Residential Area





**THE CROMER**  
2 Bedroom Home

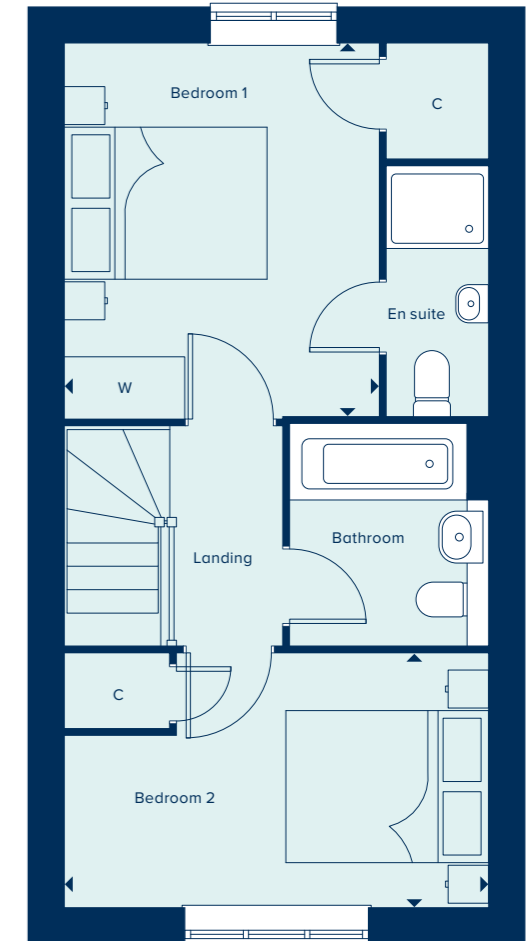
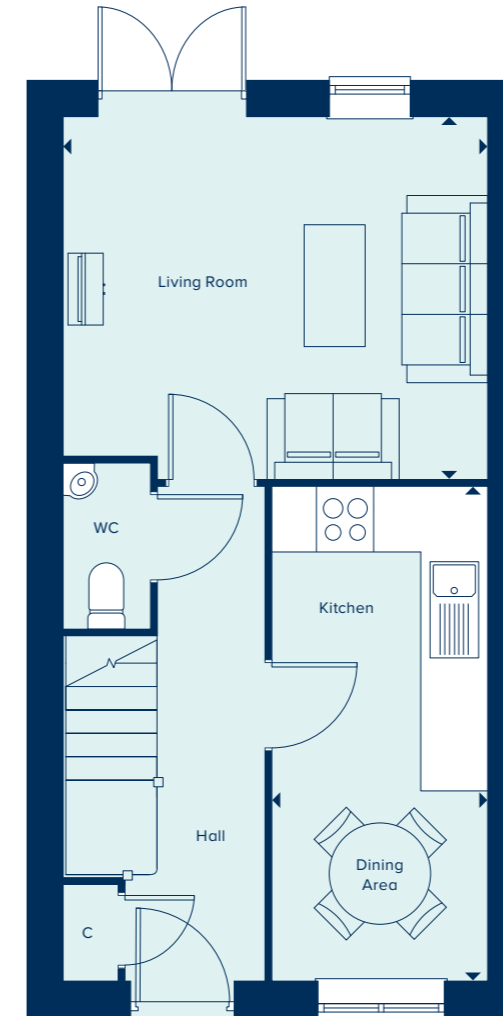
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## THE CROMER

An exceptionally spacious two bedroom property, The Cromer is designed for comfort and convenience. The ground floor includes a spacious living area with French doors providing direct access to the garden, a downstairs WC and storage cupboard. The Cromer also has the benefit of both a main bathroom and an en suite.

2 BEDROOM HOME

GARDEN VILLAGE



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.85m x 2.10m      15'11" x 6'11"

#### LIVING ROOM

4.17m x 3.56m      13'8" x 11'8"

### FIRST FLOOR

#### BEDROOM 1

3.68m x 3.08m      12'1" x 10'1"

#### BEDROOM 2

4.17m x 2.49m      13'8" x 8'2"

C Cupboard W Wardrobe

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# THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME

GARDEN VILLAGE



## THE CHESHAM

3 Bedroom Home

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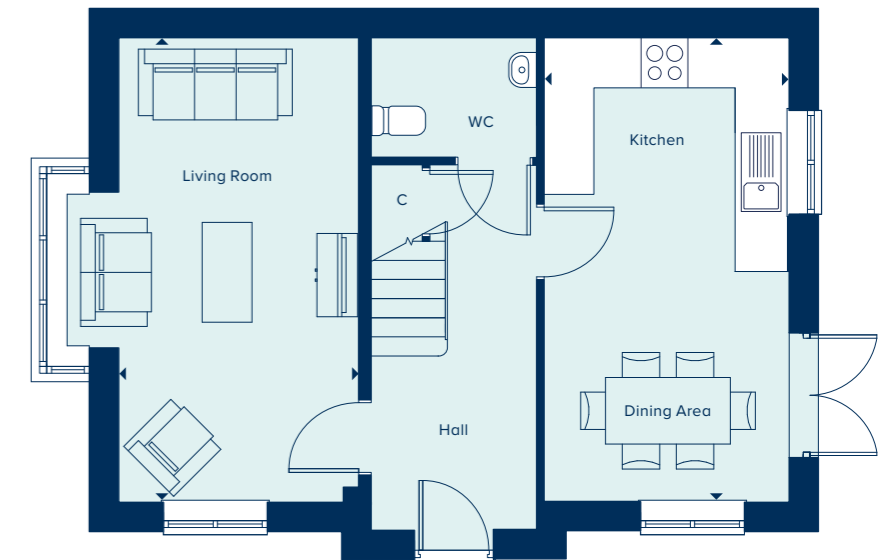
### GROUND FLOOR

#### KITCHEN / DINING AREA

5.58m x 2.94m 18'1" x 9'8"

#### LIVING ROOM

5.58m x 2.88m 18'4" x 9'6"



### FIRST FLOOR

#### BEDROOM 1

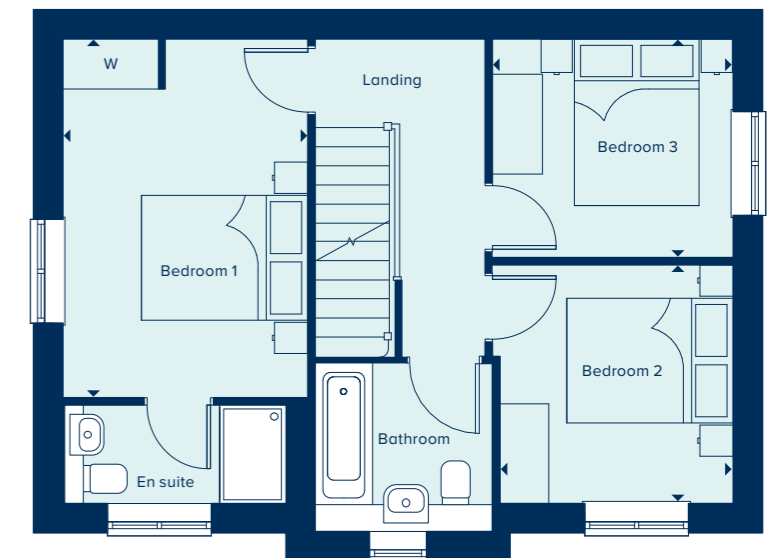
4.31m x 2.94m 14'1" x 9'8"

#### BEDROOM 2

2.87m x 2.78m 9'5" x 9'1"

#### BEDROOM 3

2.87m x 2.62m 9'4" x 8'6"



C Cupboard W Wardrobe

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**THE SEATON**  
3 Bedroom Home

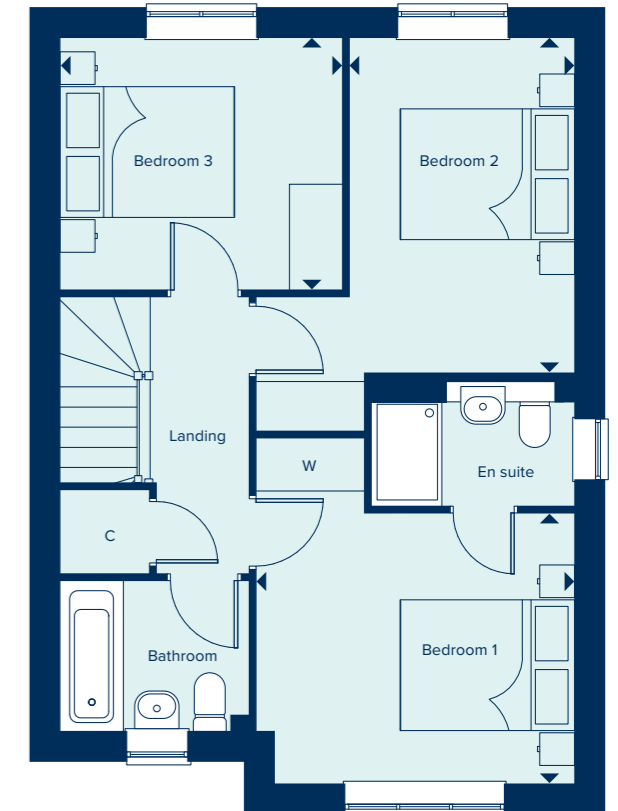
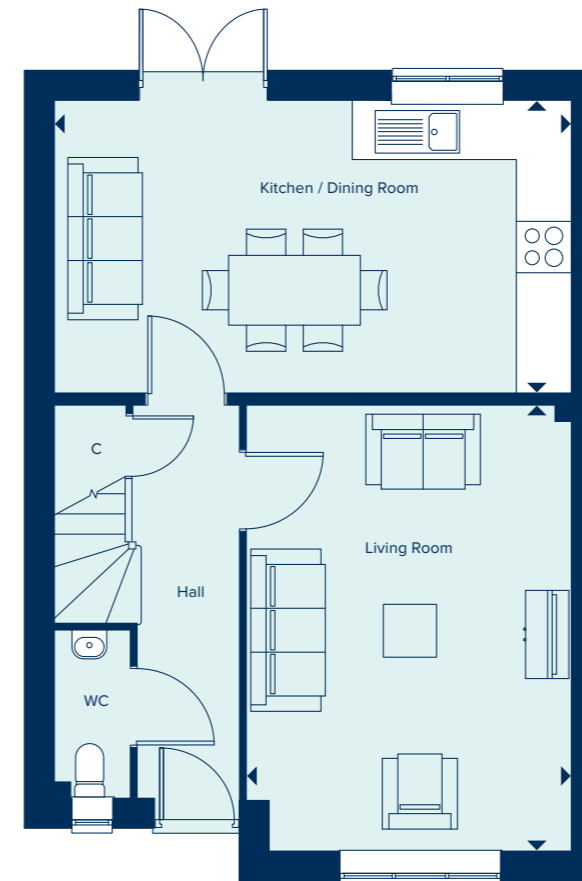
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## THE SEATON

One of the appealing factors of The Seaton is its open-plan kitchen-dining room which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME

HENLEY ROAD



### GROUND FLOOR

#### KITCHEN / DINING ROOM

5.86m x 3.31m      19'3" x 10'10"

#### LIVING ROOM

5.05m x 3.67m      16'7" x 12'1"

### FIRST FLOOR

#### BEDROOM 1

3.62m x 3.30m      11'9" x 10'8"

#### BEDROOM 2

3.81m x 2.56m      12'6" x 8'5"

#### BEDROOM 3

3.21m x 2.87m      10'6" x 9'5"

C Cupboard    W Wardrobe

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**THE SEATON**  
3 Bedroom Home

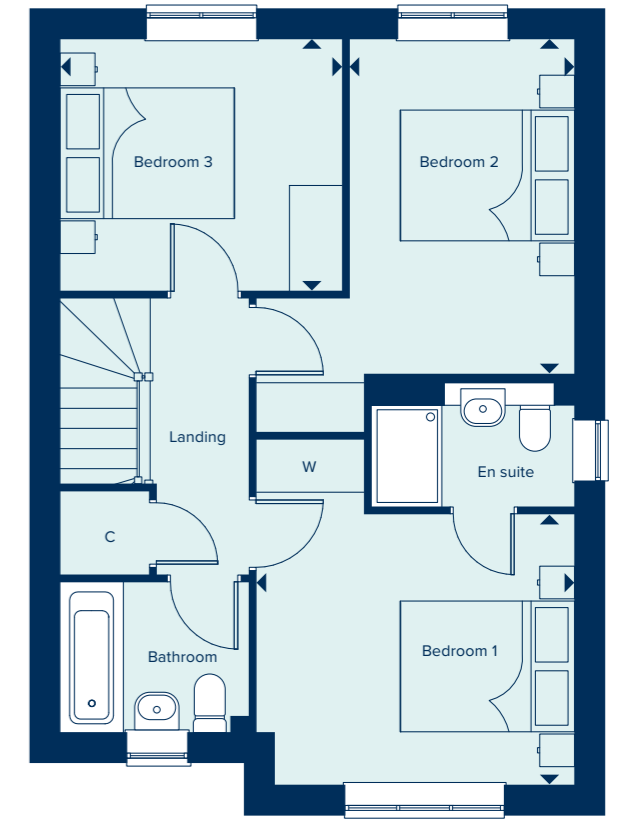
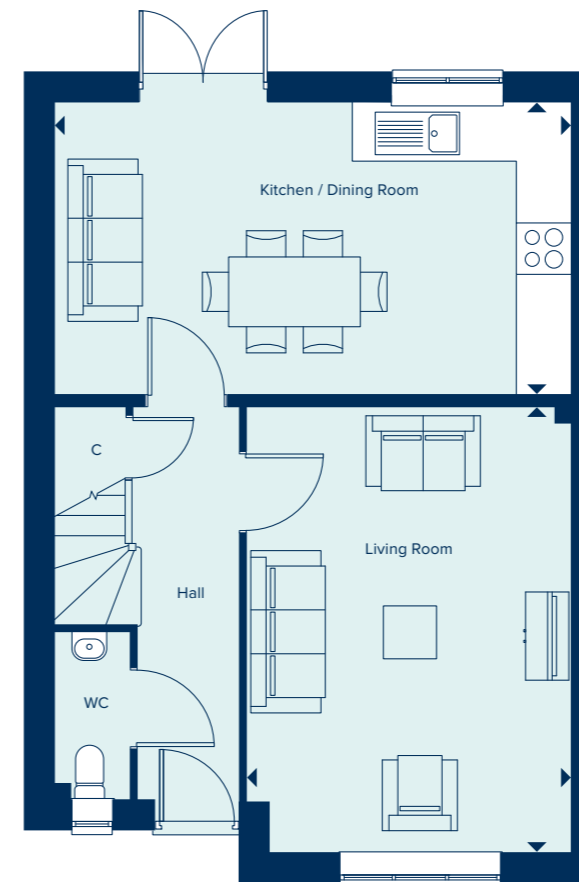
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## THE SEATON

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3 BEDROOM HOME

GARDEN VILLAGE



### GROUND FLOOR

#### KITCHEN / DINING ROOM

5.86m x 3.31m      19'3" x 10'10"

#### LIVING ROOM

5.05m x 3.67m      16'7" x 12'1"

### FIRST FLOOR

#### BEDROOM 1

3.62m x 3.30m      11'9" x 10'8"

#### BEDROOM 2

3.81m x 2.56m      12'6" x 8'5"

#### BEDROOM 3

3.21m x 2.87m      10'6" x 9'5"

C Cupboard W Wardrobe

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**THE REDGRAVE**

3 Bedroom Home

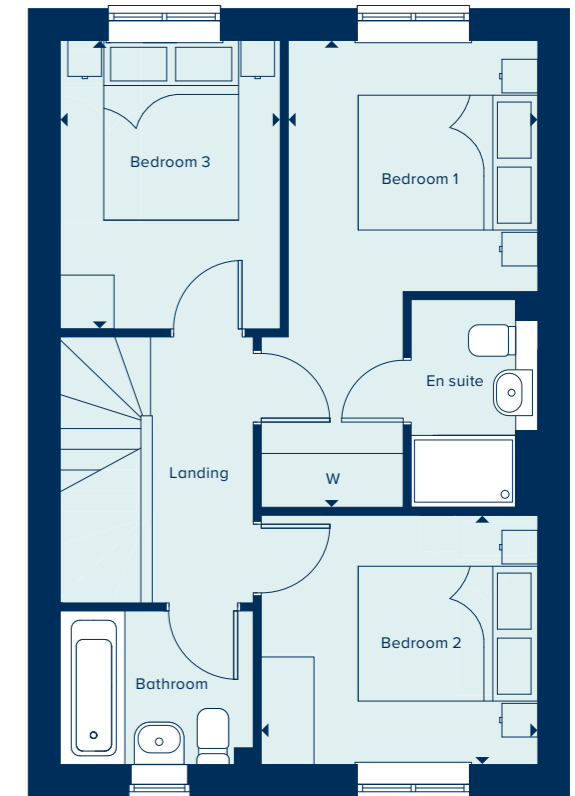
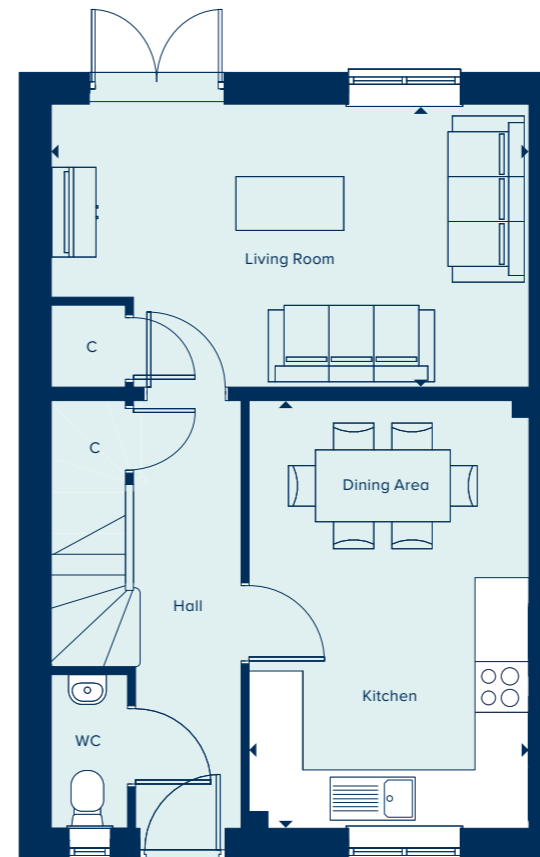
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**THE REDGRAVE**

The Redgrave is a thoughtfully designed two-storey, three bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME

GARDEN VILLAGE



**GROUND FLOOR**

**KITCHEN / DINING AREA**

4.75m x 3.11m      15'7" x 10'2"

**LIVING ROOM**

5.31m x 3.15m      17'5" x 10'4"

**FIRST FLOOR**

**BEDROOM 1**

5.19m x 2.77m      17'0" x 9'1"

**BEDROOM 2**

3.07m x 2.77m      10'1" x 9'1"

**BEDROOM 3**

3.21m x 2.45m      10'6" x 8'0"

C Cupboard W Wardrobe

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**THE DARTFORD**

4 Bedroom Home

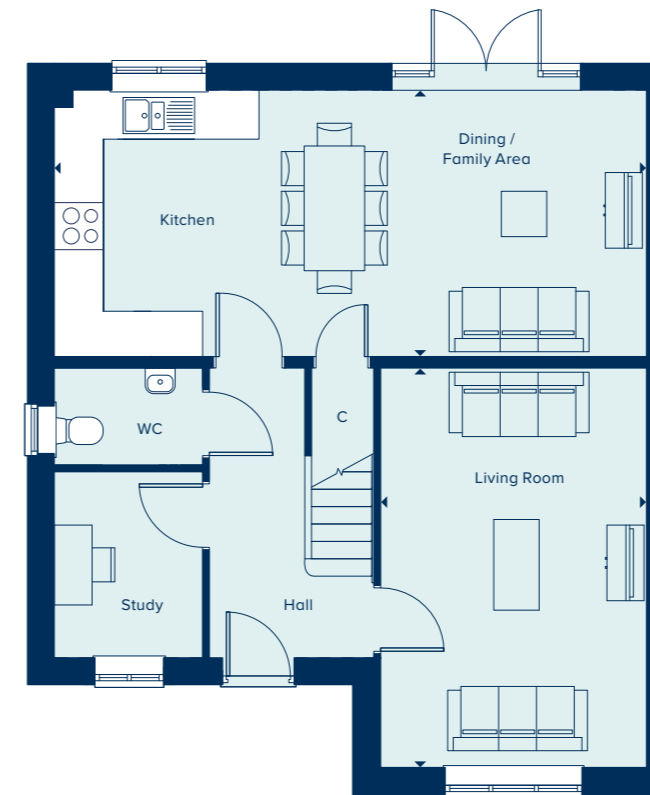
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# THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms are well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME

HENLEY ROAD



**GROUND FLOOR**

**KITCHEN / DINING / FAMILY AREA**

7.83m x 3.52m      25'8" x 11'7"

**LIVING ROOM**

5.28m x 3.51m      17'4" x 11'6"

**STUDY**

2.46m x 1.96m      8'1" x 6'5"

**FIRST FLOOR**

**BEDROOM 1**

4.18m x 3.59m      13'8" x 11'9"

**BEDROOM 2**

3.56m x 3.53m      11'8" x 11'7"

**BEDROOM 3**

3.85m x 2.78m      12'7" x 9'1"

**BEDROOM 4**

2.92m x 2.63m      9'7" x 8'7"

C Cupboard   W Wardrobe   ● Specification

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**THE DARTFORD**

4 Bedroom Home

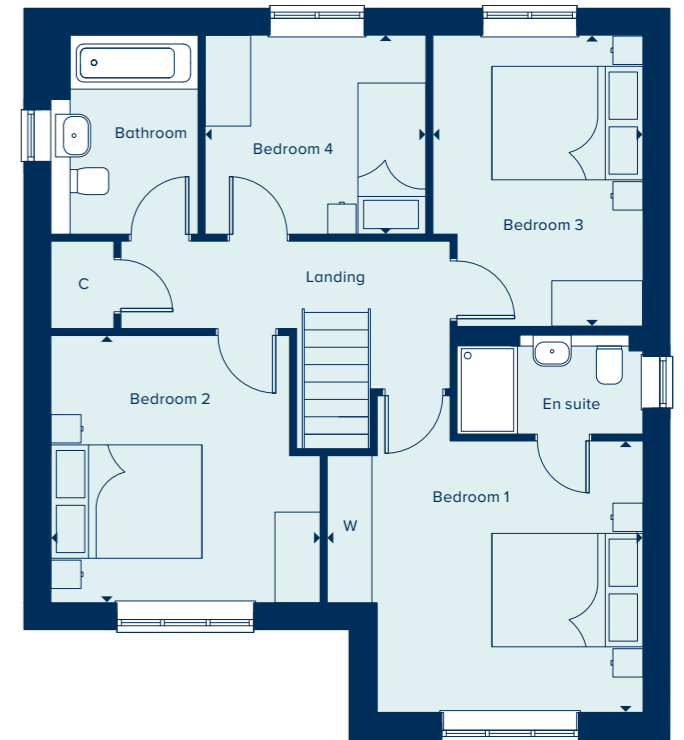
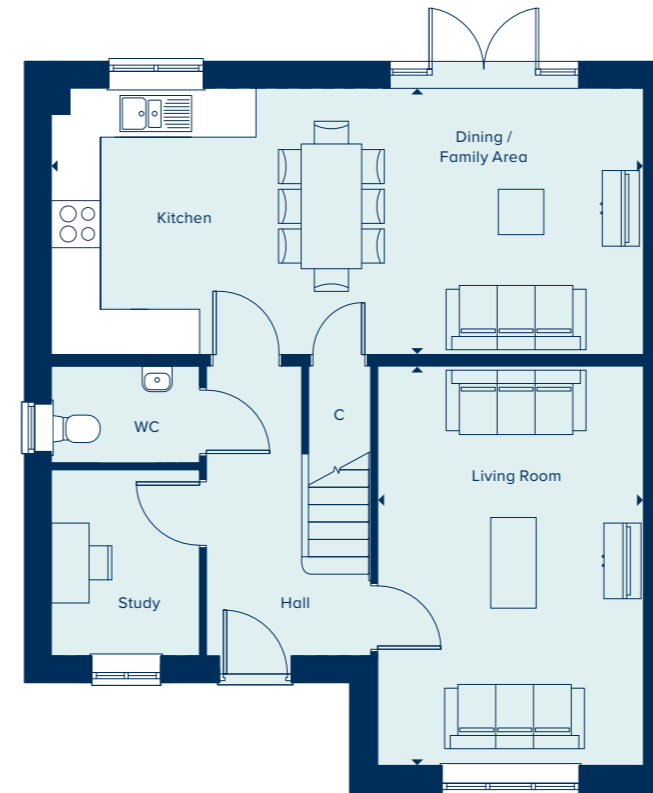
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# THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms are well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME

GARDEN VILLAGE



**GROUND FLOOR**

**KITCHEN / DINING / FAMILY AREA**

7.83m x 3.52m      25'8" x 11'7"

**LIVING ROOM**

5.28m x 3.51m      17'4" x 11'6"

**STUDY**

2.46m x 1.96m      8'1" x 6'5"

**FIRST FLOOR**

**BEDROOM 1**

4.18m x 3.59m      13'8" x 11'9"

**BEDROOM 2**

3.56m x 3.53m      11'8" x 11'7"

**BEDROOM 3**

3.85m x 2.78m      12'7" x 9'1"

**BEDROOM 4**

2.92m x 2.63m      9'7" x 8'7"

C Cupboard   W Wardrobe   ● Specification

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**THE DORKING**  
4 Bedroom Home

crestnicholson.com

# THE DORKING

The Dorking is a spacious and flexible four bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom feature an en suite and two further bedrooms share a family bathroom.

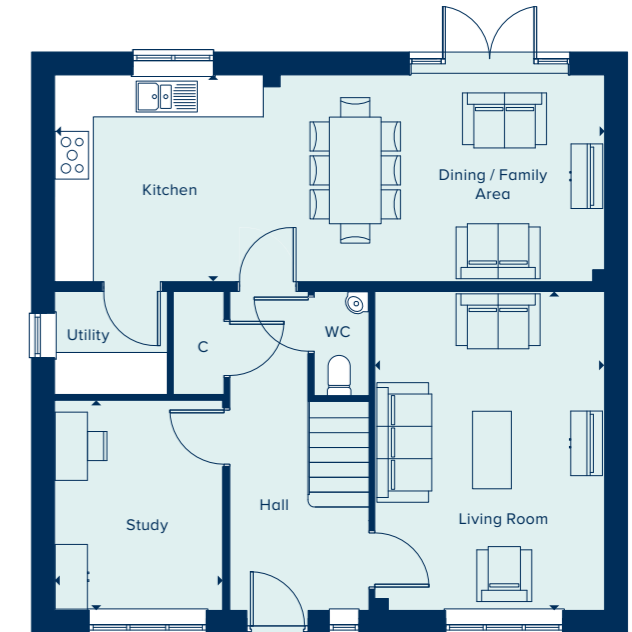
4 BEDROOM HOME

HENLEY ROAD



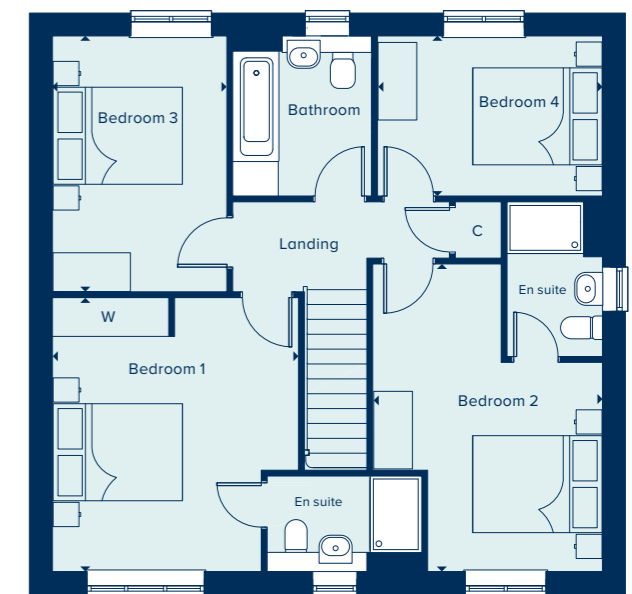
**GROUND FLOOR**

<b>KITCHEN / DINING / FAMILY AREA</b>		
8.50m x 3.20m	27'11" x 10'6"	
<b>LIVING ROOM</b>		
4.93m x 3.55m	16'2" x 11'8"	
<b>STUDY</b>		
3.25m x 2.60m	10'8" x 8'6"	



**FIRST FLOOR**

<b>BEDROOM 1</b>		
4.23m x 3.75m	13'11" x 12'6"	
<b>BEDROOM 2</b>		
4.75m x 3.55m	15'7" x 11'7"	
<b>BEDROOM 3</b>		
3.95m x 2.69m	13'0" x 8'10"	
<b>BEDROOM 4</b>		
3.48m x 2.47m	11'5" x 8'1"	



C Cupboard W Wardrobe ● Specification

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**THE FILEY**  
4 Bedroom Home

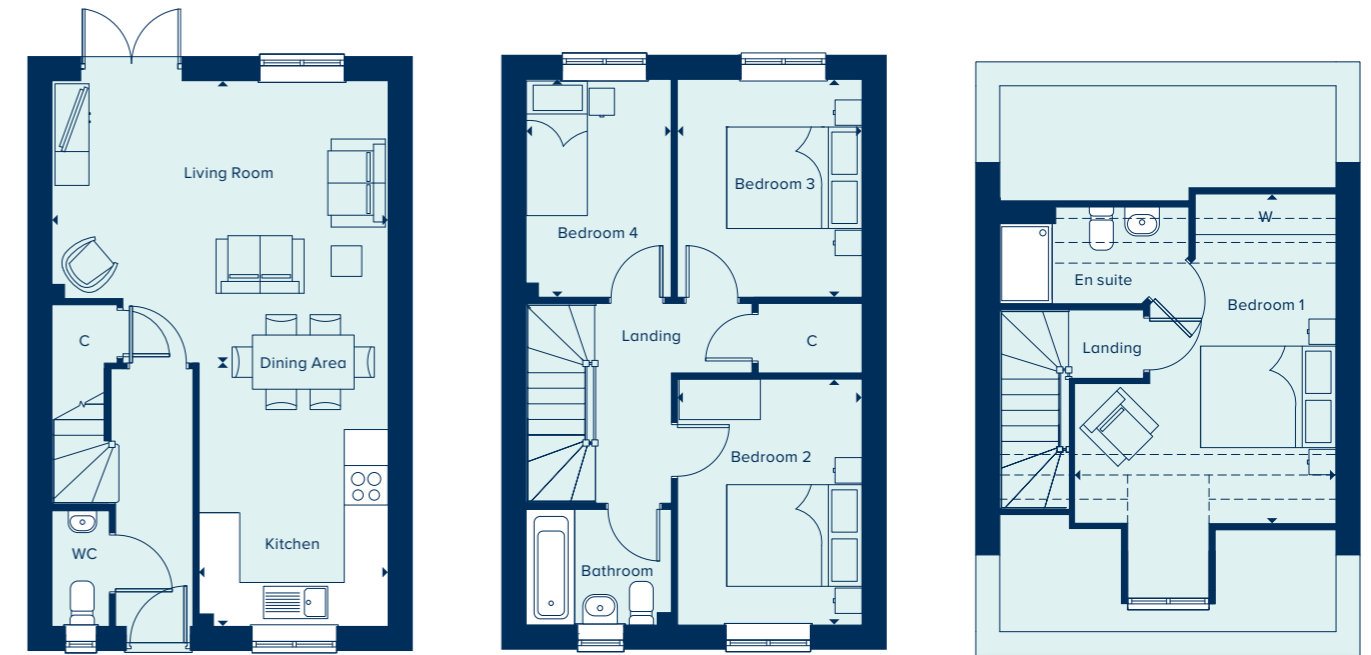
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## THE FILEY

Generously sized bedrooms make The Filey a popular choice with families. The downstairs features a flexible open-plan kitchen-dining-living room. On the first floor, each of the three bedrooms are well proportioned and share a family bathroom. While the entire second floor hosts the main bedroom suite. The house also benefits from a downstairs cloakroom, ample storage and generous quantities of natural light.

4 BEDROOM HOME

GARDEN VILLAGE



### GROUND FLOOR

LIVING ROOM	4.96m x 4.16m	16'3" x 13'6"
KITCHEN / DINING AREA	3.89m x 2.79m	12'9" x 9'2"

### FIRST FLOOR

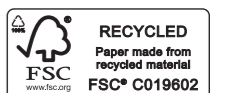
BEDROOM 2	3.63m x 2.72m	11'11" x 8'11"
BEDROOM 3	3.21m x 2.73m	10'6" x 8'11"
BEDROOM 4	3.21m x 2.14m	10'6" x 7'0"

### SECOND FLOOR

BEDROOM 1	4.87m x 3.85m	15'11" x 12'7"
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C Cupboard W Wardrobe ● Specification --- Reduced ceiling height

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**THE FILEY**  
4 Bedroom Home

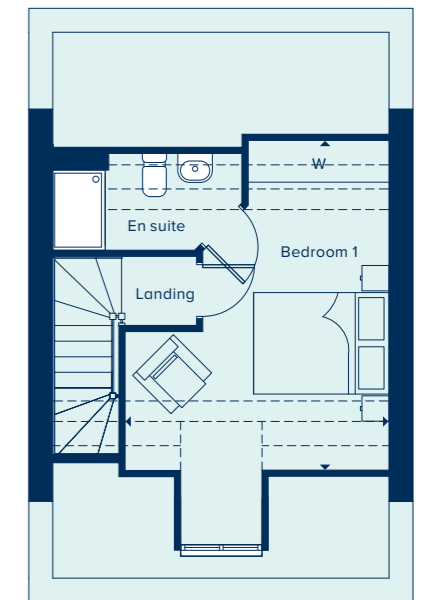
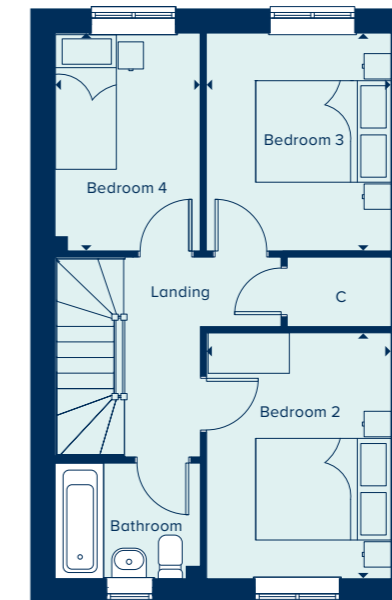
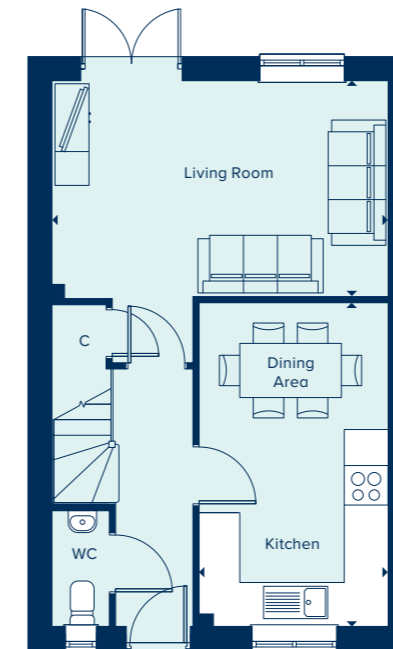
[crestnicholson.com](http://crestnicholson.com)

## THE FILEY

Generously sized bedrooms make The Filey a popular choice with families. The downstairs features a flexible open-plan kitchen-dining area, in addition to a separate living room. On the first floor, each of the three bedrooms are well proportioned and share a family bathroom. While the entire second floor hosts the main bedroom suite. The house also benefits from a downstairs cloakroom, ample storage and generous quantities of natural light.

4 BEDROOM HOME

GARDEN VILLAGE



### GROUND FLOOR

<b>LIVING ROOM</b>	
4.96m x 3.19m	16'3" x 10'5"
<b>KITCHEN / DINING AREA</b>	
4.78m x 2.79m	15'8" x 9'2"

### FIRST FLOOR

<b>BEDROOM 2</b>	
3.63m x 2.72m	11'11" x 8'11"
<b>BEDROOM 3</b>	
3.21m x 2.73m	10'6" x 8'11"
<b>BEDROOM 4</b>	
3.21m x 2.14m	10'6" x 7'0"

### SECOND FLOOR

<b>BEDROOM 1</b>	
4.87m x 3.85m	15'11" x 12'7"

C Cupboard W Wardrobe ● Specification --- Reduced ceiling height

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**THE HEXHAM**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE HEXHAM

The Hexham is the ideal family home, a four bedroom property spread over three floors. The top floor hosts the main bedroom, en suite along with a second double bedroom and bathroom. The two bedrooms on the first floor share a family bathroom, with each of the bedrooms being generously sized, there is an opportunity for a home office in the fourth. Downstairs, a kitchen-dining area and separate living area can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

4 BEDROOM HOME

GARDEN VILLAGE



**GROUND FLOOR**

<b>KITCHEN / DINING AREA</b>	
4.80m x 2.80m	15'9" x 9'2"
<b>LIVING ROOM</b>	
4.96m x 3.16m	16'3" x 10'4"

**FIRST FLOOR**

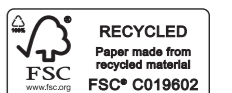
<b>BEDROOM 2</b>	
4.96m x 3.16m	16'3" x 10'4"
<b>BEDROOM 3</b>	
4.96m x 3.16m	16'3" x 10'4"

**SECOND FLOOR**

<b>BEDROOM 1</b>	
4.96m x 3.16m	16'3" x 10'4"
<b>BEDROOM 4</b>	
3.31m x 2.81m	10'10" x 9'3"

C Cupboard W Wardrobe ● Specification

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**THE KESWICK**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE KESWICK

Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden. The ground floor study with its bay window benefits from considerable natural light, providing a private space for home-working. Upstairs, the large main bedroom has the benefit of an en suite and three further bedrooms share a family bathroom.

4 BEDROOM HOME

GARDEN VILLAGE



### GROUND FLOOR

#### KITCHEN / DINING AREA

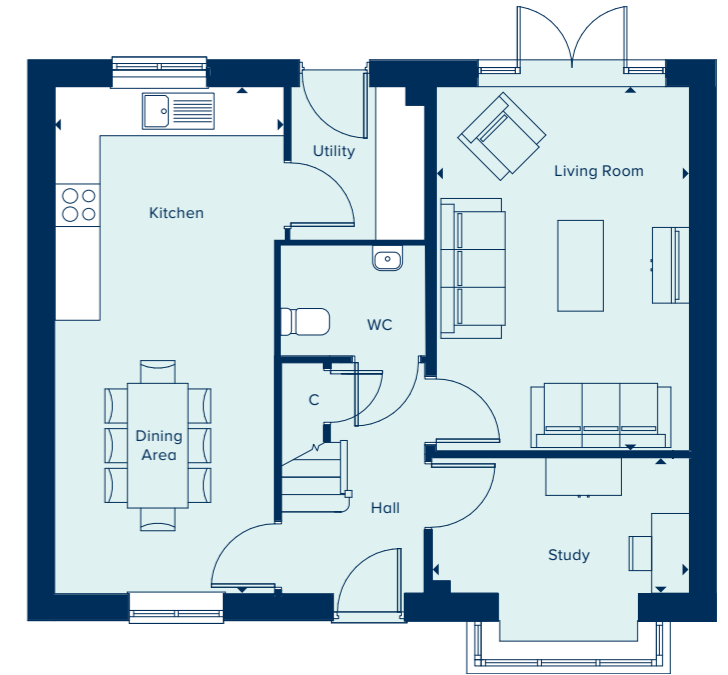
6.70m x 3.03m      22'0" x 9'11"

#### LIVING ROOM

4.81m x 3.35m      15'9" x 11'0"

#### STUDY

3.35m x 1.84m      11'0" x 6'0"



### FIRST FLOOR

#### BEDROOM 1

4.35m x 3.58m      14'3" x 11'9"

#### BEDROOM 2

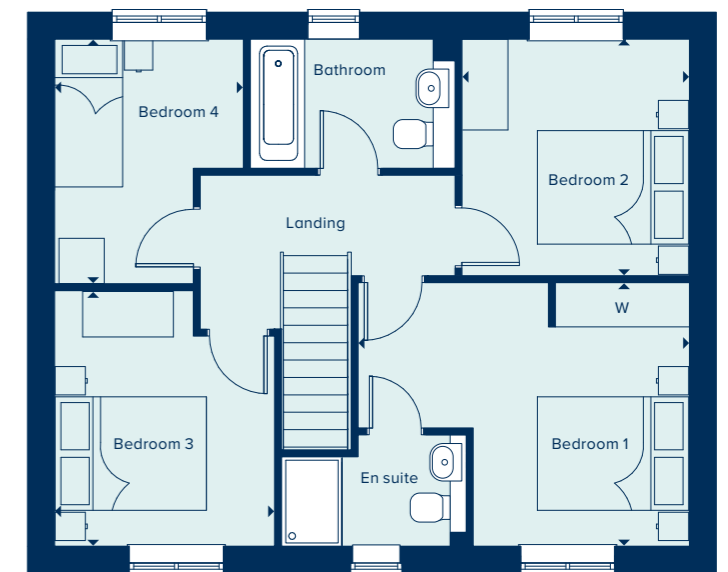
3.03m x 3.01m      9'11" x 9'10"

#### BEDROOM 3

3.38m x 2.91m      11'1" x 9'6"

#### BEDROOM 4

3.23m x 2.49m      10'7" x 8'2"



C Cupboard    W Wardrobe    ● Specification

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**THE ROMSEY**  
4 Bedroom Home

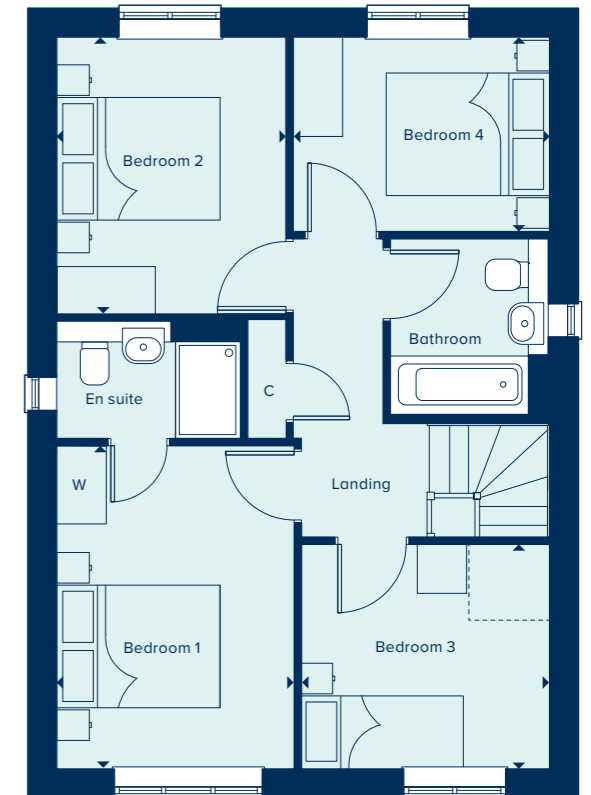
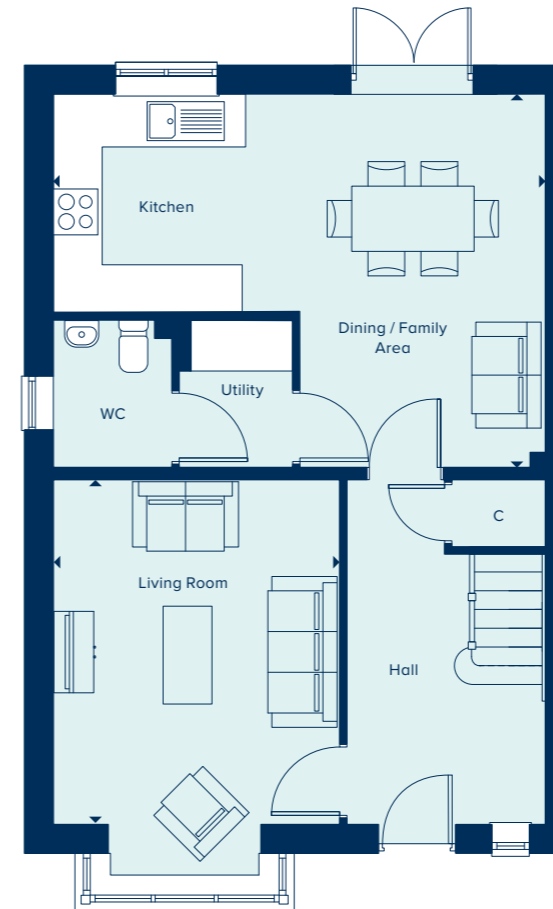
[crestnicholson.com](http://crestnicholson.com)

## THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms with an ensuite to the main bedroom and an additional family bathroom. All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME

GARDEN VILLAGE



### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

6.03m x 4.58m      19'9" x 15'0"

#### LIVING ROOM

4.22m x 3.51m      13'10" x 11'6"

### FIRST FLOOR

#### BEDROOM 1

3.96m x 2.90m      13'0" x 9'6"

#### BEDROOM 2

3.38m x 2.80m      11'1" x 9'2"

#### BEDROOM 3

3.04m x 2.74m      9'11" x 9'0"

#### BEDROOM 4

3.13m x 2.38m      10'3" x 7'9"

C Cupboard   W Wardrobe   --- Raised Bulkhead   ● Specification

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# THE WINKFIELD

Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and home-working. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite.

4 BEDROOM HOME

HENLEY ROAD



## THE WINKFIELD

4 Bedroom Home

crestnicholson.com

### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

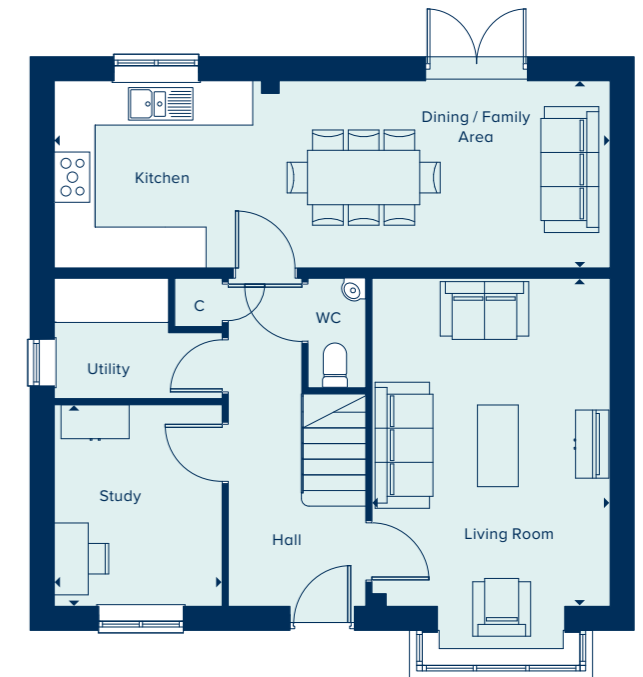
8.16m x 2.75m      26'9" x 9'0"

#### LIVING ROOM

4.82m x 3.50m      15'10" x 11'6"

#### STUDY

2.96m x 2.46m      9'8" x 8'1"



### FIRST FLOOR

#### BEDROOM 1

4.27m x 3.54m      14'0" x 11'7"

#### BEDROOM 2

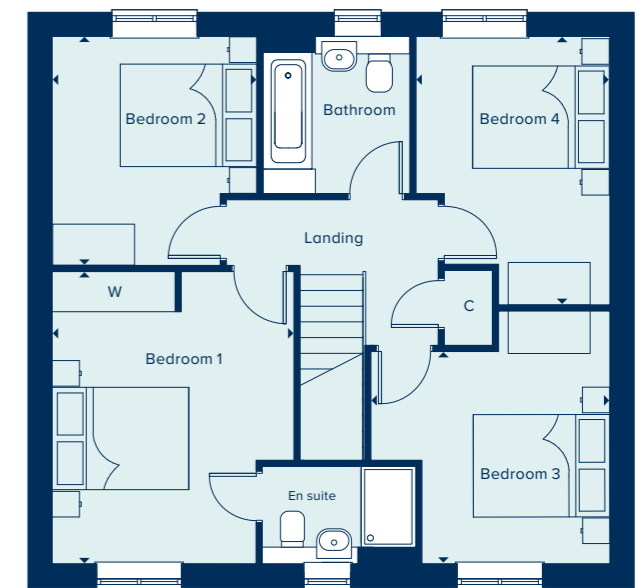
3.35m x 2.99m      11'0" x 9'10"

#### BEDROOM 3

3.50m x 3.10m      11'6" x 10'2"

#### BEDROOM 4

3.93m x 2.84m      12'11" x 9'4"



C Cupboard W Wardrobe ● Specification

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# THE WINKFIELD

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4 BEDROOM HOME

GARDEN VILLAGE



## THE WINKFIELD

4 Bedroom Home

crestnicholson.com

### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

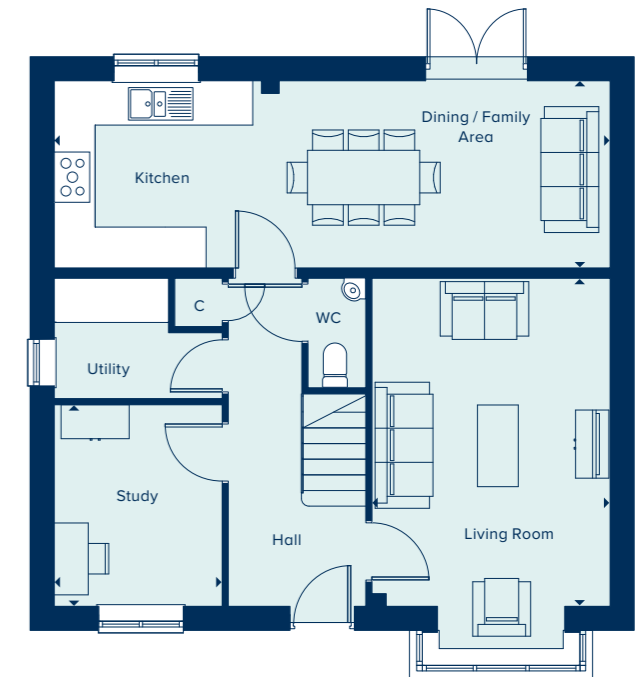
8.16m x 2.75m 26'9" x 9'0"

#### LIVING ROOM

4.82m x 3.50m 15'10" x 11'6"

#### STUDY

2.96m x 2.46m 9'8" x 8'1"



### FIRST FLOOR

#### BEDROOM 1

4.27m x 3.54m 14'0" x 11'7"

#### BEDROOM 2

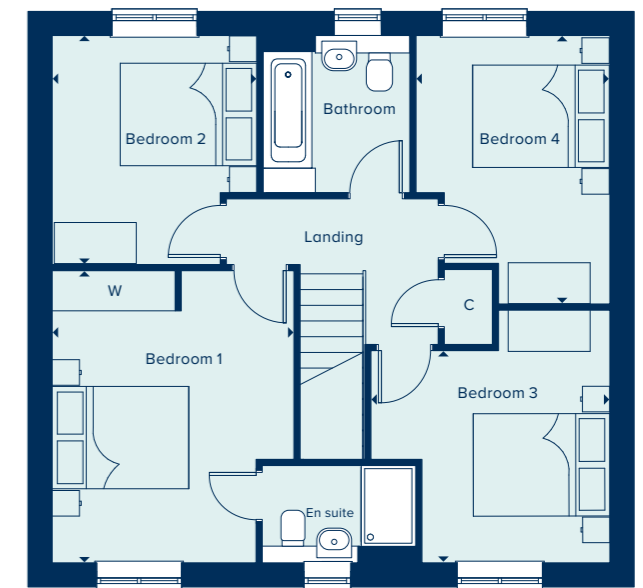
3.35m x 2.99m 11'0" x 9'10"

#### BEDROOM 3

3.50m x 3.10m 11'6" x 10'2"

#### BEDROOM 4

3.93m x 2.84m 12'11" x 9'4"



C Cupboard W Wardrobe • Specification

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# THE BUCKINGHAM

The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, dining room and utility room. Upstairs, the main bedroom enjoys an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME

HENLEY ROAD



## THE BUCKINGHAM

5 Bedroom Home

crestnicholson.com

### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

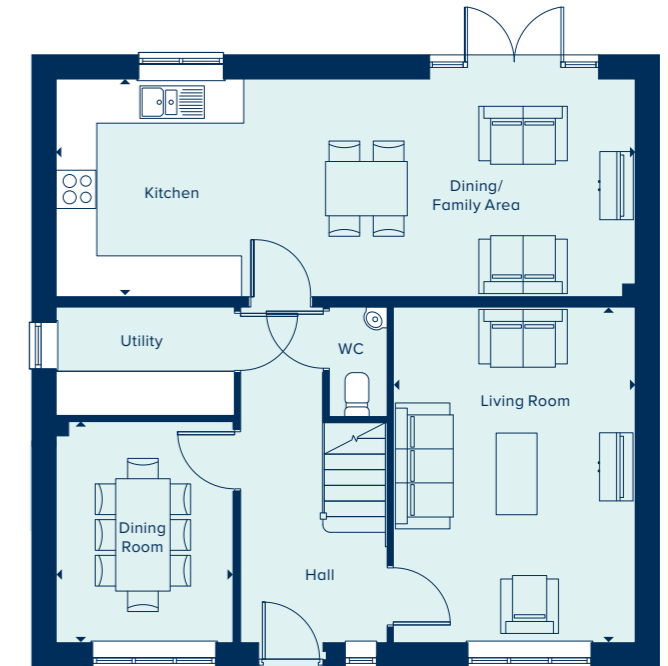
8.50m x 3.20m 27'11" x 10'6"

#### LIVING ROOM

4.93m x 3.55m 16'2" x 11'8"

#### DINING ROOM

3.25m x 2.60m 10'8" x 8'6"



### FIRST FLOOR

#### BEDROOM 1

3.78m x 4.23m 12'5" x 13'11"

#### BEDROOM 2

3.95m x 2.59m 13'0" x 8'6"

#### BEDROOM 3

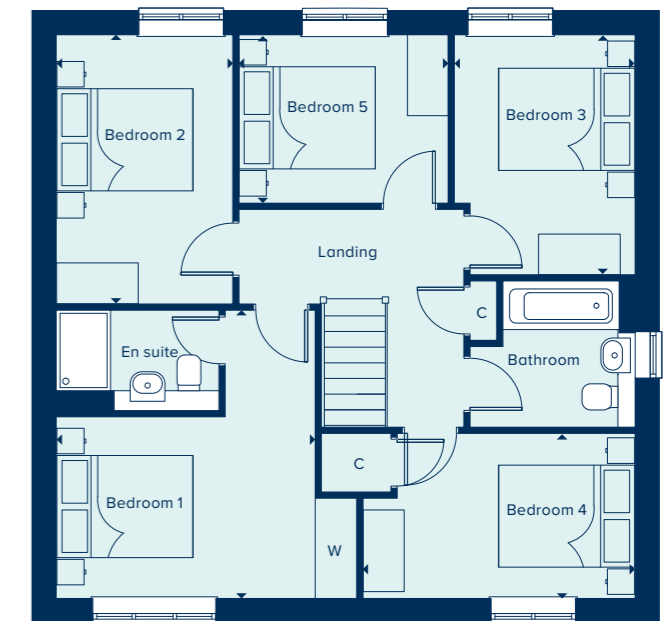
3.52m x 2.66m 11'7" x 8'8"

#### BEDROOM 4

4.02m x 2.42m 13'2" x 7'11"

#### BEDROOM 5

3.07m x 2.47m 10'1" x 8'1"



C Cupboard W Wardrobe

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# SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system	•	•	•	•
PVCu windows and patio doors	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobe to main bedroom with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front garden to be landscaped	•	•	•	•
Rear garden topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete Premier Guarantee ten year warranty	•	•	•	•

Crest Nicholson follows Premier Guarantee on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





**CREST  
NICHOLSON**

## **HENLEY GATE**

Henley Road, Ipswich,  
Suffolk, IP1 6RL

For all enquiries please call

**01473 365 942**

**[crestnicholson.com/henleygate](https://crestnicholson.com/henleygate)**



### **House Type Illustration**

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### **Development Map/Site Plan**

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