

Taylor
Wimpey

Kingsbrook Place

Elmswell, Suffolk

A collection of 2, 3, 4 & 5 bedroom homes

Welcome to our carefully selected collection of homes. Built with the same passion and commitment that we have had for over 100 years, we are proud of the homes we build and we hope you'll love them.



Welcome to

Kingsbrook Place

Set within the picturesque Suffolk countryside, on the fringes of the village of Elmswell, is Kingsbrook Place. An impressive development of 2, 3, 4 & 5 bedroom homes including detached, semi-detached, terraced houses and bungalows.





“The moment you enter a Taylor Wimpey home you’ll see that we design and build our homes and communities around you.”



Lifestyle

Welcome to a home where all the fixtures and fittings are brand new and unused. Where you won’t need to worry about DIY and home improvements, so you can spend more time with your family and friends doing all the things you really enjoy.

From the day you move in, you’ll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you’ll get a blank canvas to stamp your own style and personality on from day one.

If you’ve reserved early enough in the build process, you’ll get to choose from a range of fixtures, fittings and floor coverings from the options range that will be installed in your new home before you move in. Which means as soon as you unpack you can start using your dream kitchen or bathroom.

And while it’s these finishing touches that make a house a home, you can also be sure that we’ve constructed your home to energy-efficient, modern building standards, so you can enjoy living in a safe and secure environment.

We use traditional construction techniques incorporating modern materials in our homes. Environmentally friendly features like efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems will keep your home cosy and warm and effortlessly help you save energy and money.

Just before you move in, we’ll explain how your new home works from top to bottom. And once you’ve moved in, our team will visit you a couple more times to check how you’re settling in and help out with any issues you may have. And all our new homes come with a two-year Taylor Wimpey warranty and a 10-year NHBC warranty, giving you absolute peace of mind right from day one.

The moment you enter a Taylor Wimpey home you’ll see that we design and build our homes and communities around you. But we build more than just new homes – in 2016 we helped to create and maintain over 15,000 jobs in the UK and through our planning obligations we contributed over £227million to our local communities. This included providing new roads and improved public transport, schools, nurseries, health centres and shops. Which means you can trust us to not only build stylish homes but to invest in the things that make you and your family happy.

Images include optional upgrades at additional cost.



Elmswell Village sign



Elmswell



Elmswell train station



The Fox Pub, Elmswell



Elmswell village



The Location

An exciting new neighbourhood of high quality homes located in Elmswell, a pleasant village situated between Bury St Edmunds and Ipswich.

Elmswell is a pleasant village situated between Bury St Edmunds and Ipswich, just off the A14 with stores for daily shopping such as an East of England Co-op Foodstore, a post office, pharmacy, butchers, and a Mace store for newspapers or a pint of milk and much else besides. With a library, community centre and services such as hairdressers and a veterinary surgery, Elmswell has a strong sense of community.

For larger shopping expeditions or entertainment, the historical town of Bury St Edmunds with its broad range of many excellent cultural, entertainment, leisure and shopping opportunities excels.

The busy Wednesday and Saturday market in the centre of town is renowned for its fresh fruit and local produce, while the surrounding shops vary in size and independence bringing a stimulating sense of community to the area. A variety of leisure and entertainment is also available with parks, restaurants, pubs and cafes to suit all tastes. Local theatre, a multiplex cinema and a lively community backdrop make the town a perfect place for families, while the annual Bury Festival offers a fortnight of music and plays, comedy, dance and concerts.

Elmswell caters for Primary schooling with the Elmswell Community Primary School, while Bury St Edmunds has further choice from nursery and kindergarten to co-educational comprehensives such as Bury's Sybil Andrews School, the King Edward VI School, and faith schools or, for further education, West Suffolk College.

Lovers of the countryside and an active lifestyle will appreciate the proximity of Kingsbrook Place to the great outdoors. With miles of unspoilt countryside on your doorstep, including country parks, there are plenty of opportunities for cycling, fishing, horse riding and running.

Elmswell has the benefit of a station with trains taking 12 minutes to Bury St Edmunds, 26 minutes to Ipswich, or 55 minutes to Cambridge. The A14 which passes Elmswell winds itself across country and leads to Cambridge and the North as well as Ipswich and the east coast via major routes such as the A11 and A12. The nearest airport is Stansted which is only 48 miles distant.*

*Distances taken from google.co.uk/maps. Rail times taken from nationalrail.co.uk.



Welcome to Kingsbrook Place

An impressive development of 2, 3, 4 & 5 bedroom homes including detached, semi-detached, terraced houses and bungalows, Kingsbrook Place is set in the glorious Suffolk countryside, in the village of Elmswell.

Elmswell is a charming village nicely placed between Bury St Edmunds and Ipswich, just off the A14, with stores and services for your daily needs. For big brand shops, entertainment, or cultural splendour the historical town of Bury St Edmunds with its broad range of many excellent community, entertainment, leisure and shopping opportunities is ideal. Amid miles of unspoilt countryside Elmswell has the benefit of a main line station with trains taking 12 minutes to Bury St Edmunds, and 26 minutes to Ipswich, while the A14 is an excellent route for car travel towards Cambridge and the North or Ipswich and the east coast in the other direction.*

Taylor Wimpey terms and conditions apply. 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 check the details of your chosen property with your Sales Executive prior to reservation. Please speak to our Sales Executives regarding the tenure of our new homes. *Distance taken from google.co.uk/maps and rail times taken from thetrainline.com. TWEA 29094/May 2017.



Hello.
You'll find our Kingsbrook Place Show Home and Sales Centre right here.

1 bedroom homes

1 bedroom house
Plots: 39-42 & 51-54

2 bedroom homes

The Belford
2 bedroom house
Plots: 22-24, 32-34, 85-87, 89, 92-94, 96-100 & 178-181

The Bisham
2 bedroom bungalow
Plots: 104-106

2 bedroom house
Plots: 43-45, 48-50, 56 & 57

2 bedroom bungalow
Plot: 59

3 bedroom homes

The Crofton G
3 bedroom house
Plots: 107-110, 145-148, 168-171 & 183-186

The Easedale
3 bedroom house
Plots: 88, 90, 101 & 103

The Gosford
3 bedroom house
Plots: 2, 3, 21, 25-31, 35, 60-65, 83, 91, 95, 162, 167, 173, 175, 177 & 182

The Rosedale
3 bedroom house
Plots: 36, 82, 84, 102, 161, 163, 166, 172, 174 & 176

3 bedroom house
Plots: 46 & 47

3 bedroom house
Plots: 55 & 58

4 bedroom homes

The Belbury
4 bedroom house
Plots: 37, 38, 164 & 165

The Eskdale
4 bedroom house
Plots: 149, 150, 152, 158 & 160

The Langdale
4 bedroom house
Plots: 1, 4, 20, 66, 74, 81, 111, 114, 119, 126, 128, 132, 134, 139, 151, 153, 156 & 190

The Midford
4 bedroom house
Plot: 69, 70, 72, 76, 79, 112, 113, 122, 123, 125, 129, 131, 136, 142 & 188

The Shelford
4 bedroom house
Plots: 5, 6, 8, 9, 18, 19, 67, 68, 115, 118, 187 & 189

The Thornford
4 bedroom house
Plots: 10, 11, 15, 16, 71, 73, 77, 78, 124, 130, 135, 137, 143, 144 & 157

5 bedroom homes

The Wilton
5 bedroom house
Plots: 7, 12-14, 17, 75, 80, 116, 117, 120, 121, 127, 133, 138, 140, 141, 154, 155 & 159

- *ah/r = Affordable Housing/Rented Tenure
- *ah/so = Affordable Housing/Shared Ownership Tenure
- BCP = Bin Collection Point
- = Bollard
- ▶ = Garage
- V = Visitor Parking



The 2 bedroom Belford is ideal for first time buyers or downsizers keen to enjoy the benefits of contemporary open-plan living.

Through the entrance hallway, a kitchen/living/dining area provides room for relaxing and socialising in one flexible space, while double doors open out to the rear garden. A guest cloakroom and a storage cupboard complete the ground floor accommodation.

On the first floor, the master bedroom features an en suite shower room and views over the garden. A second double bedroom which could serve as a guest room or office is also located off the landing, along with a main bathroom.



Ground Floor

Kitchen
2.74m x 2.11m 9'0" x 6'11"

Dining/Living Area
3.98m x 3.75m 13'1" x 12'4"



First Floor

Master Bedroom
3.11m x 2.97m 10'3" x 9'9"

Bedroom 2
3.98m* x 2.52m* 13'1"* x 8'3"*

Total Net Area:
64.0 sq m – 689 sq ft



A three storey layout, which includes two reception rooms, provides the 4 bedroom Belbury with the flexible lifestyle options required by many modern families.

The entrance hallway with guest cloakroom offers access to a kitchen, which can also be used as a breakfast room, plus a light and airy living/dining area opening through double doors to the rear garden.

Upstairs is a double bedroom, which can alternatively be used as a play room. A further double bedroom and a main bathroom complete the first floor.

A master bedroom with en suite shower facilities, a double bedroom and a shower room are located on the top floor.



Ground Floor

Kitchen/Breakfast Area	3.43m x 3.08m*	11'3" x 10'1"*
Living Room	4.72m x 3.70m*	15'6" x 12'2"*



First Floor

Bedroom 2	4.72m x 3.38m	15'6" x 11'1"
Bedroom 3	2.87m x 2.55m	9'5" x 8'5"



Second Floor

Master Bedroom	3.71m x 3.38m	12'2" x 11'1"
Bedroom/Family Room	3.65m [†] x 2.79m*	12'0" x 9'2"*

Total Net Area:
120.7 sq m – 1299 sq ft



The 3 bedroom Crofton features three floors of living space which would perfectly suit families or couples in need of a bigger home.

The kitchen/breakfast area forms the hub of the home, while the living/dining area with double doors to the back garden provides space to relax or entertain in. There's also a guest cloakroom and store cupboard located off the entrance hallway.

A double bedroom makes a comfortable guest room on the first floor, where there's also a further bedroom and a main bathroom.

The master bedroom boasts an en suite shower room and enjoys appealing seclusion on the top floor.



Ground Floor

Kitchen/Breakfast Area

3.43m x 3.03m* 11'3" x 10'1"*

Living Room

4.78m x 3.70m 15'8" x 12'2"



First Floor

Bedroom 2

4.78m x 3.37m 15'8" x 11'1"

Bedroom 3

2.90m x 2.55m 9'6" x 8'5"



Second Floor

Master Bedroom

6.20m x 3.66m* 20'4" x 12' 0"*

Total Net Area:

106.7 sq m – 1149 sq ft



The Easedale is a 3 bedroom property which would ideally suit a couple or a young family.

The entrance hallway leads to a dual aspect kitchen/dining area and a light and airy living room with double doors to the garden. There's also a guest cloakroom downstairs.

Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and an additional bedroom which could alternatively be used as a study or nursery.



Ground Floor

Kitchen/Dining Area

5.10m x 2.95m 16'9" x 9'8"

Living Room

5.10m x 3.02m 16'9" x 9'11"



First Floor

Master Bedroom

3.78m x 3.08m 12'5" x 10'1"

Bedroom 2

2.95m x 2.86m 9'8" x 9'5"

Bedroom 3

2.95m x 2.15m 9'8" x 7'1"

Total Net Area:

86.5 sq m – 931 sq ft



The 3 bedroom Gosford will appeal to first time buyers, couples and families looking for a little extra space.

An open-plan kitchen/dining area opens through double doors to the rear garden, making it perfect for entertaining and al fresco dining. A separate living room, a guest cloakroom and a store cupboard complete the ground floor layout.

The first floor comprises the master bedroom with en suite shower room, a double bedroom, a family bathroom, and a further bedroom which could provide a dedicated work space or play room.



Ground Floor

Kitchen/Dining Area
4.72m x 2.87m 15'6" x 9'5"

Living Room
4.26m x 3.69m* 14'0" x 12'11"*



First Floor

Master Bedroom
2.96m† x 2.83m† 9'9"† x 9'4"†

Bedroom 2
3.30m x 2.63m 10'10" x 8'8"

Bedroom 3
3.55m* x 2.00m 11'8"* x 6'7"

Total Net Area:
80.5 sq m – 866 sq ft



With 3 bedrooms and flexible living accommodation, the Rosedale has been designed to appeal to couples or young families.

Both the kitchen/dining area and the living room open out to the rear garden providing the perfect space for al fresco dining. There is also a handy guest cloakroom downstairs.

Upstairs, the landing leads to the master bedroom with en suite shower room, a second double bedroom, a family bathroom and a further bedroom which alternatively could be used as a nursery.



Ground Floor

Kitchen/Dining Area
4.85m* x 3.19m* 15'11"* x 10'6"*

Living Room
4.85m x 3.01m 15'11" x 9'11"



First Floor

Master Bedroom
3.54m* x 3.07m* 11'8"* x 10'11"*

Bedroom 2
3.54m† x 2.37m* 11'7"† x 7'9"*

Bedroom 3
2.39m* x 2.01m† 7'10"* x 6'7"†

Total Net Area:
81.4 sq m – 876 sq ft



The 4 bedroom Eskdale offers families the ideal layout for family lifestyles.

The kitchen/dining area forms the heart of the home for day-to-day living, with a handy utility area providing access to outside. The living room has double doors to the garden, while there's also a guest cloakroom and storage cupboard off the hallway.

Three double bedrooms, including the master with en suite facilities, plus an additional bedroom and main bathroom, occupy the first floor.



Ground Floor

Kitchen	3.58m x 2.86m	11'9" x 9'5"
Dining Area	3.16m x 2.77m	10'5" x 9'1"
Living Room	6.02m x 3.45m	19'9" x 11'4"



First Floor

Master Bedroom	3.51m x 3.40m*	11'7" x 11'2"**
Bedroom 2	3.64m x 2.98m	11'11" x 9'10"
Bedroom 3	3.05m* x 2.95m*	10'0"* x 9'8"**
Bedroom 4	3.09m* x 2.53m*	10'2"* x 8'4"**

Total Net Area:
113.5 sq m – 1222 sq ft



Families or couples looking for practical and generous living space will find all they need in the well-proportioned 4 bedroom Midford.

A kitchen/dining area leads through double doors to the rear garden, which makes al fresco dining easy, and a handy utility room provides a useful space for laundry. A separate living room, a guest cloakroom and an under stairs cupboard complete the ground floor layout.

The master bedroom with en suite facilities is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.



Ground Floor

Kitchen/Dining Area
5.71m x 3.38m 18'9" x 11'1"

Living Room
4.49m x 3.62m 14'9" x 11'11"



First Floor

Master Bedroom
3.61m x 3.27m 11'10" x 10'9"

Bedroom 2
3.53m x 2.81m 11'7" x 9'3"

Bedroom 3
2.81m* x 2.52m† 9'3"* x 8'3"†

Bedroom 4
2.35m x 2.23m 7'9" x 7'4"

Total Net Area:
108.7 sq m – 1170 sq ft



A traditional 4 bedroom family home, the Shelford offers space for day-to-day living as well as relaxing and entertaining.

The central entrance hallway leads to an open-plan kitchen/dining area, which has double doors to the rear garden maximising the natural light and views outside. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom and a convenient under stairs storage cupboard.

A master bedroom with en suite shower room and three further double bedrooms are found upstairs, along with a family bathroom.



Ground Floor

Kitchen/Dining Area	8.10m x 3.24m*	26'7" x 10'8"
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.61m x 2.10m	8'7" x 6'11"



First Floor

Master Bedroom	3.88m* x 3.76m	12'9"* x 12'4"
Bedroom 2	4.22m x 3.07m*	13'10" x 10'11"
Bedroom 3	3.43m* x 3.09m*	11'3"* x 10'2"
Bedroom 4	3.89m* x 2.75m*	12'9"* x 9'0"

Total Net Area:
128.0 sq m – 1378 sq ft



The Thornford is a traditional double-fronted 4 bedroom home, perfect for growing families or professional couples in search of extra space.

A contemporary fitted kitchen leads through double doors to the family room, which opens out to the rear garden. The living room also has double doors to the garden, making it great for summer entertaining. There's also a dining room which could be used alternatively as a study, plus a guest cloakroom downstairs.

Upstairs, the landing leads to the master bedroom with en suite shower room, three further double bedrooms and a main bathroom.



Ground Floor

Kitchen	4.79m x 3.32m	15'9" x 10'11"
Family Room	3.91m x 3.26m	12'10" x 10'8"
Living Room	4.74m x 3.91m	15'7" x 12'10"
Dining Room	3.04m x 2.66m	10'0" x 8'9"



First Floor

Master Bedroom	4.68m* x 3.28m*	15'4"* x 10'9"*
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.72m* x 3.36m*	15'6"* x 11'0"*
Bedroom 4	3.81m x 2.53m	12'6" x 8'4"

Total Net Area:
145.1 sq m – 1562 sq ft



A traditional double fronted property with three floors of living accommodation, the 5 bedroom Wilton is ideal for flexible family living.

The central entrance hallway leads to a separate living room and a study at the front of the property, as well as the open-plan kitchen/dining area, which opens through double doors to the rear garden. A guest cloakroom and useful storage cupboard complete the ground floor.

The master bedroom with separate dressing area and en suite shower room is found on the first floor, plus two double bedrooms and a main bathroom. Two flexible double bedrooms and a shower room are located on the top floor, providing a luxurious guest suite.



Ground Floor

Kitchen	4.37m x 3.24m	14'4" x 10'8"
Dining Area	3.73m x 2.86m	12'3" x 9'5"
Living Room	4.59m x 3.58m	15'1" x 11'9"
Study	2.46m x 2.40m	8'1" x 7'11"



First Floor

Master Bedroom	3.56m [†] x 3.37m*	11'8" [†] x 11'11" [*]
Bedroom 2	4.02m* x 2.45m*	13'2" ^{**} x 8'1" ^{**}
Bedroom 3	3.48m* x 2.91m*	11'5" ^{**} x 9'7" ^{**}



Second Floor

Bedroom 4	4.80m x 3.58m*	15'9" x 11'9" ^{**}
Bedroom 5	4.80m x 3.37m*	15'9" x 11'1" ^{**}
Total Net Area:	163.4 sq m – 1759 sq ft	





The Bisham is a home for those looking for stylish living and excellent convenience.

The fully-fitted kitchen with door to the back garden and living room with ample space for dining are perfect for relaxing or entertaining family and friends.

A central bathroom and handy storage cupboard together with two double bedrooms with space for furniture make the Bisham an excellent home for couples or families alike.



Ground Floor

Kitchen	3.66m x 2.75m	12'0" x 9'0"
Living/Dining Area	4.97m x 3.37m	16'4" x 11'1"
Master Bedroom	3.96m* x 3.52m*	13'0"* x 11'7"*
Bedroom 2	3.50m x 3.21m	11'6" x 10'7"

Total Net Area:
67.5 sq m – 727 sq ft



The 4 bedroom Langdale has been designed to offer extra space for growing families.

A dual aspect living room and the kitchen/breakfast/family area both open through double doors to the rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout.

The master bedroom with en suite shower room is found on the first floor, along with three further double bedrooms and a family bathroom.



Ground Floor

Kitchen/Breakfast/Family Area
6.82m x 3.44m 22'7" x 11'3"

Dining Room
3.41m x 3.05m 11'2" x 10'0"

Living Room
4.56m x 4.49m 15'0" x 14'9"



First Floor

Master Bedroom
6.07m* x 3.44m* 19'11"* x 11'3"*

Bedroom 2
4.56m x 3.08m 15'0" x 10'1"

Bedroom 3
3.48m* x 2.68m* 11'5"* x 8'10"*

Bedroom 4
3.05m x 2.94m 10'0" x 9'8"

Total Net Area:
142.1 sq m – 1530 sq ft



“Trust Taylor Wimpey to not only build stylish homes but to invest in the things that make you and your family happy. We know that there is no better recommendation than one that comes from the people who actually live in our new homes.”

Of course, there are plenty of other reasons to choose a Taylor Wimpey home such as a range of schemes to help you move, the peace of mind of a 10-year NHBC warranty, excellent customer care, reduced energy costs and low maintenance.



*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).

Buy now, buy new

As an award-winning house builder, we know that everything we do affects the quality of the homes and developments we build and ultimately the well-being of both our customers and the communities in which we work. We are proud of what we build and how we approach every stage of the home-building process.

Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Information correct at time of going to print. Please speak to our Sales Executives regarding the tenure of our new homes. 29096/May 2017.

Rest assured... we'll hold your hand every step of the way. From choosing your new home through to the day you move in and beyond, we will be there to help you.

We hope you like what you've seen and look forward to seeing you again soon.



Taylor Wimpey

facebook.com/taylorwimpey
www.taylorwimpey.co.uk

How to find us

From the A14

From east or west leave the A14 at junction 47 and follow the signs for Elmswell. These lead to a roundabout where you can follow the sign to Elmswell using Church Road. After 0.3 mile turn left into School Road. Follow the road for 0.6 mile then turn left into Station Road. After 0.2 mile, and over the level crossing, Kingsbrook Place will be found on your left.

Kingsbrook Place

Elmswell,
Suffolk,
IP30 9HA

SatNav postcode: IP30 9HA

Sales hotline

01359 300759

Taylor Wimpey East Anglia

Castle House
Kempson Way
Bury St Edmunds
Suffolk, IP32 7AR

Regional Office: 01284 773800

