



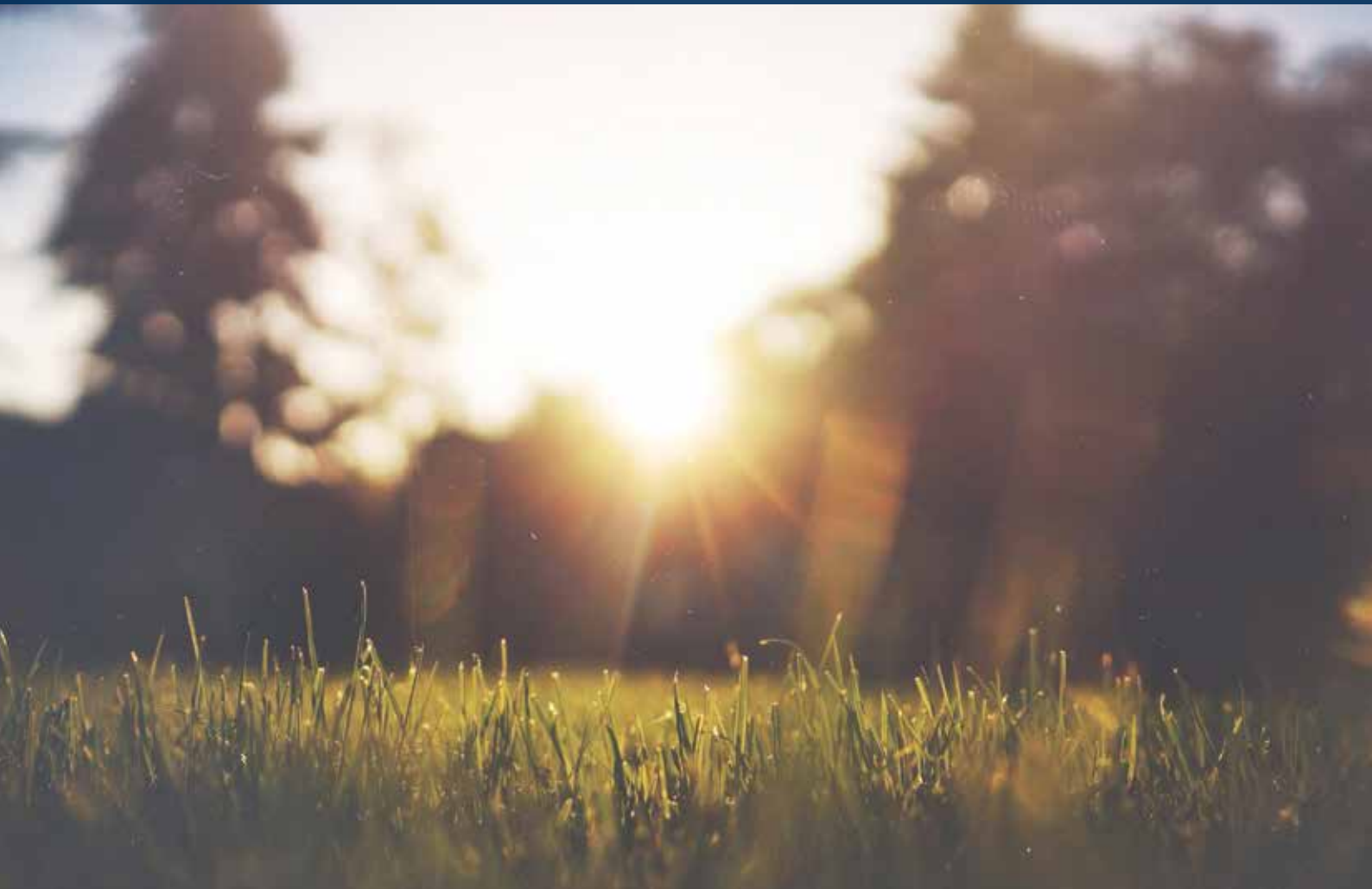
**CREST
NICHOLSON**

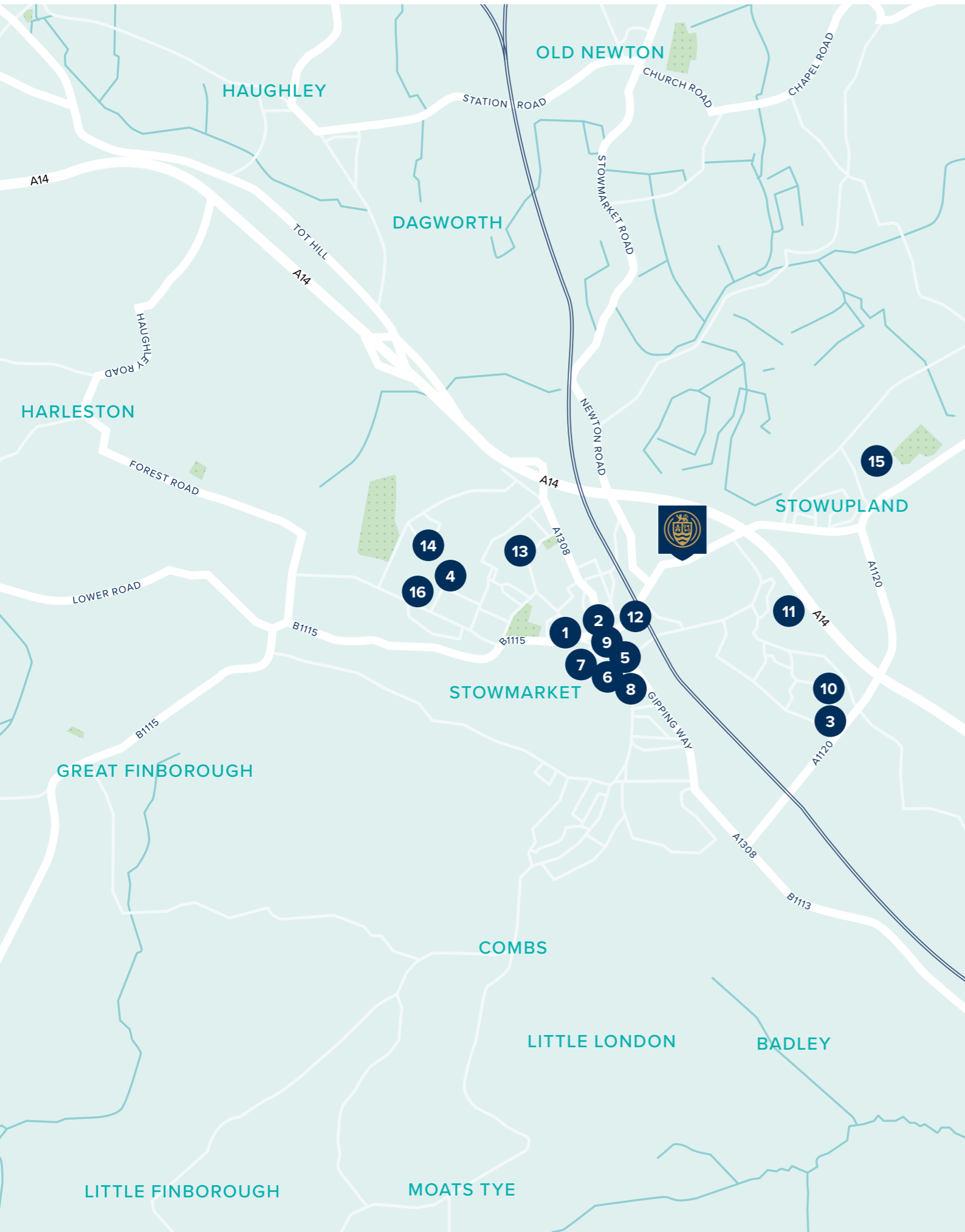
ASPEN GRANGE

STOWMARKET • SUFFOLK

Aspen Grange is an attractive new development of homes set in the market town of Stowmarket, Suffolk. Here you can enjoy the best of both worlds, with all the lifestyle benefits of living in the countryside and yet close to all the modern amenities you will ever need.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN STOWMARKET

Be part of a lively market town with a wealth of character and charm. Stowmarket really does tick all the boxes.

On your doorstep

You will find everything you need on your door step in Stowmarket. From big supermarkets to museums and a varied choice of shops, pubs, restaurants, and bars.

- 1 Asda Superstore
- 2 St Peter's & St Mary's Church
- 3 McDonald's
- 4 Mid Suffolk Leisure Centre
- 5 Prezzo Restaurant
- 6 Town Centre Shops
- 7 Museum of East Anglian Life
- 8 The Regal Theatre
- 9 The Old Fox Yard
- 10 Tesco Superstore









Education

Aspen Grange is close to a well-established network of educational establishments from pre-school to sixth form college.

- 11 Sunhill Nursery and Pre-school
- 12 Cedars Park Primary School
- 13 Chilton Community Primary School
- 14 Wood Ley Community Primary School
- 15 Stowupland High School
- 16 Stowmarket High School

Travel

With Stowmarket train station just a short walk away, you will have easy access to the main railway line between London and Norwich. The junction to join the A14 is only one mile away, providing easy access to both Bury St Edmunds and Ipswich in just over 20 minutes by car.

-  Stowmarket train station - 4 minutes
-  Bury St Edmunds - 22 minutes
-  Ipswich - 22 minutes
-  Stowmarket to Ipswich - 11 minutes
-  Stowmarket to Bury St Edmunds - 17 minutes
-  Stowmarket to London Liverpool Street - 1 hr 21 minutes
-  Stowmarket to Norwich - 29 minutes
-  London Stansted Airport - 1 hr 7 minute drive





ASPEN GRANGE

Stowupland Road,
Stowmarket, Suffolk, IP14 5JG

For all enquiries please call

01449 360 099

crestnicholson.com/aspengrange

CONNECTED AND CONVENIENT LIVING, WITH MODERN AMENITIES

Aspen Grange is an exciting brand new collection of 2-5 bedroom homes. The historic and vibrant surrounding offers something for everyone.

On moving to Aspen Grange you will immediately want to become immersed in the life of Stowmarket. The quaint shops and cafés of Bury Street and the Old Fox Yard in the town centre are an easy 15 minute walk away. Your journey into town will take you past the train station and over the River Gipping, which eventually winds its way to the River Orwell at Ipswich.

Stowmarket can trace its roots all the way back to its listing in the Domesday Book and was an important market centre for the local villagers to meet. Now, due to recent expansion, the town offers all the modern conveniences you could wish for, set against a lovely backdrop of historic Georgian

architecture. For those who like a spot of shopping there are plenty of well-known brands and independent stores. When you're finished browsing the shops, there's a fine selection of pubs and restaurants to quench your thirst and satisfy your appetite.

The town features The Regal Theatre, which also doubles as a cinema, and the fabulous Museum of East Anglian Life. Spread across 75 acres of beautiful landscape the museum and park sit alongside the shopping district, and it is a wonderful place to wander around in the summer months.

One of the benefits of living in Stowmarket is its excellent position

for the road and rail networks. Ipswich and Bury St Edmunds can be accessed in just over 20 minutes. Ipswich is a fantastic place to visit and is the bustling and historic county town of Suffolk. Here you will find the Buttermarket Centre, with its big-name shops, and the marina district, which is now a trendy waterfront lined with bars and restaurants.

The nearby A14 allows quick and convenient road travel along with Stowmarket's location on the main train line is fantastic for commuters, and those who want to explore their local area. For example Norwich, which is the regional centre of Norfolk, can be accessed in just thirty minutes.





**CREST
NICHOLSON**

ASPEN GRANGE

DEVELOPMENT PLAN

An attractive collection of 2, 3, 4 & 5 bedroom homes set in the popular market town of Stowmarket, Suffolk.

2, 3, 4 & 5 BEDROOM HOMES



FUTURE DEVELOPMENT BY OTHERS



- 1 BEDROOM HOMES**
 * Affordable Rent
- 2 BEDROOM HOMES**
 * The Ashtead
 * Affordable Rent
 * Shared Ownership
- 3 BEDROOM HOMES**
 * The Hatfield
 * The Leigh
 * The Chesham
 * The Seaton
 * Affordable Rent
 * Shared Ownership

- 4 BEDROOM HOMES**
 * The Fley
 * The Romsey
 * The Marlborough
 * The Winkfield
 * The Dartford
 * Affordable Rent
- 5 BEDROOM HOMES**
 * The Buckingham
 * The Windsor
- V Visitors Parking
 CS Cycle Store
 BS Bin Store
 SS Sub Station
 SSPS Sub Station Parking Space
 BCP Bin Collection Point



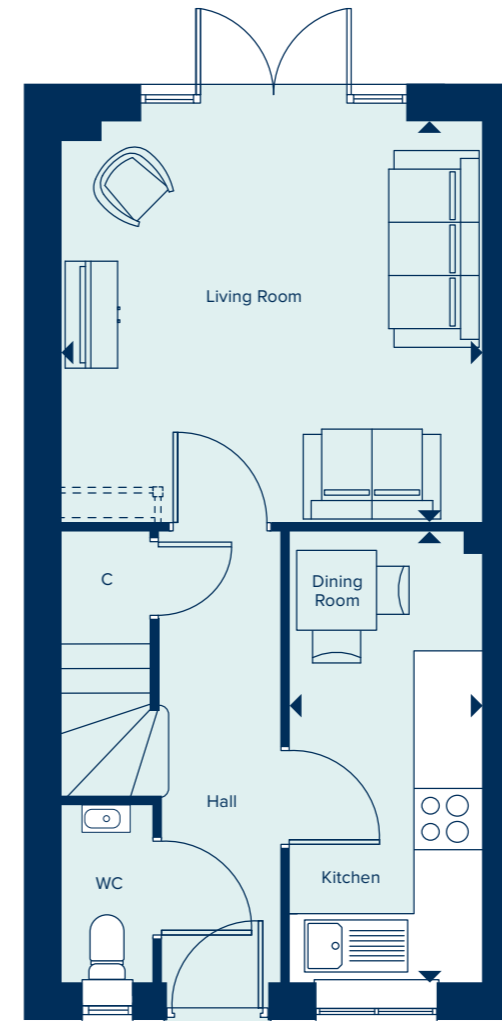
THE ASHTEAD
2 Bedroom Home

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THE ASHTEAD

The Ashtead is a generously sized two-storey house. This home comprises two double bedrooms with an ensuite and bathroom on the first floor. On the ground floor you'll find an open plan kitchen / dining room along with a separate living room benefitting from ample natural light supplied through French doors.

2 BEDROOM HOME



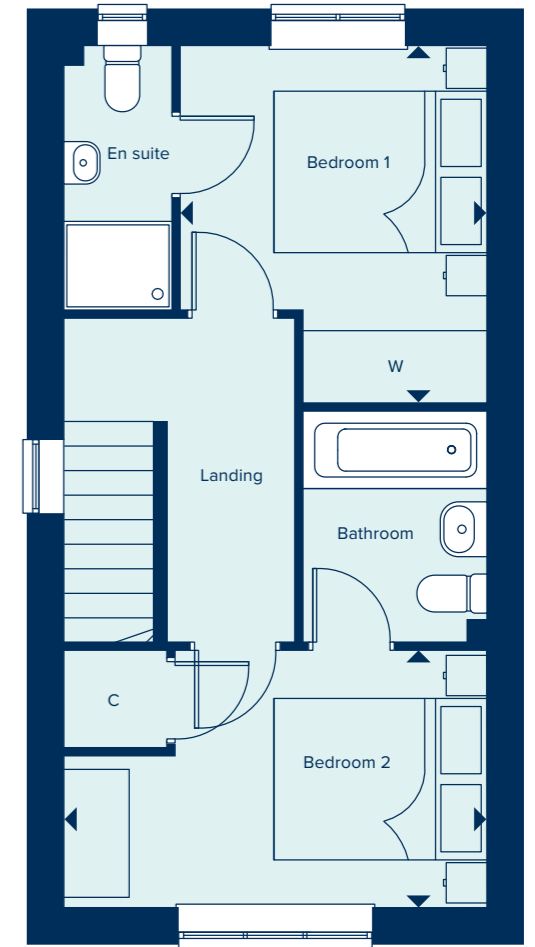
GROUND FLOOR

KITCHEN / DINING ROOM

4.21m x 1.81m 13'10" x 5'11"

LIVING ROOM

3.94m x 3.75m 12'11" x 12'3"



FIRST FLOOR

BEDROOM 1

3.33m x 2.86m 10'11" x 9'4"

BEDROOM 2

3.94m x 2.39m 12'11" x 7'10"

C Cupboard W Wardrobe ---- Reduced ceiling height

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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



THE CHESHAM
3 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING AREA		
5.58m x 2.94m	18'4" x 9'8"	
LIVING ROOM		
5.58m x 2.88m	18'4" x 9'5"	



FIRST FLOOR

BEDROOM 1		
4.31m x 2.94m	14'1" x 9'8"	
BEDROOM 2		
2.94m x 2.87m	9'8" x 9'5"	
BEDROOM 3		
2.94m x 2.62m	9'8" x 8'7"	



C Cupboard W Wardrobe

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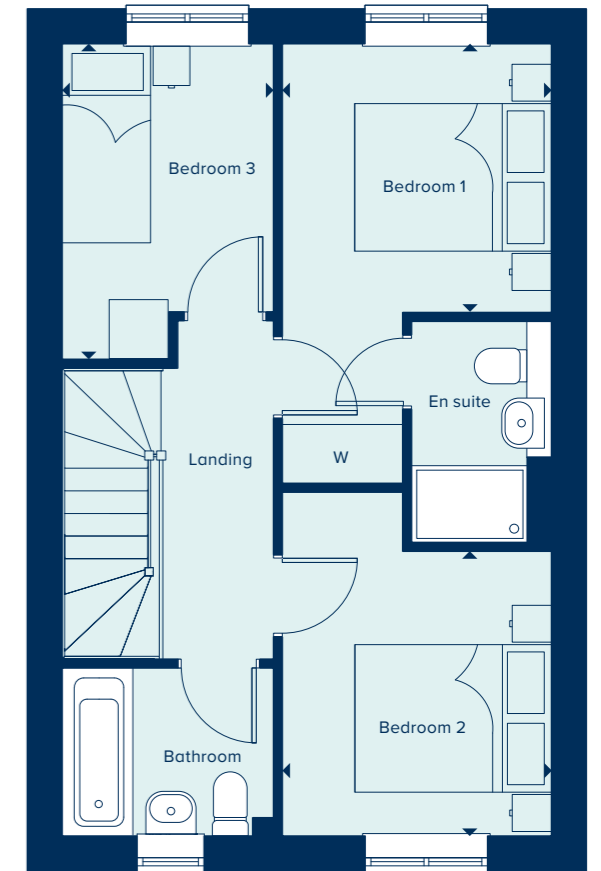
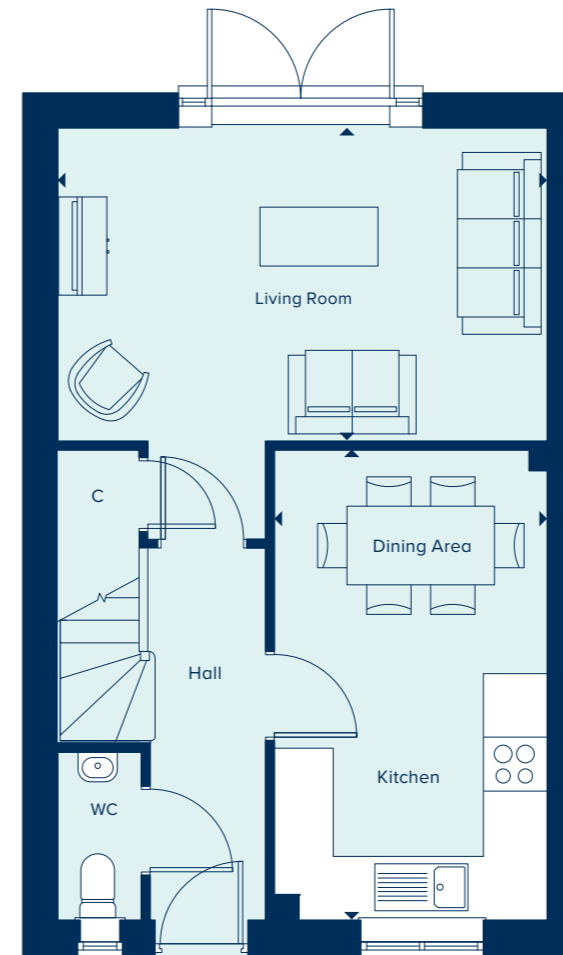
THE HATFIELD
3 Bedroom Home

crestnicholson.com

THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite and two further bedrooms share a family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"

FIRST FLOOR

BEDROOM 1

2.73m x 2.73m 9'0" x 8'11"

BEDROOM 2

2.89m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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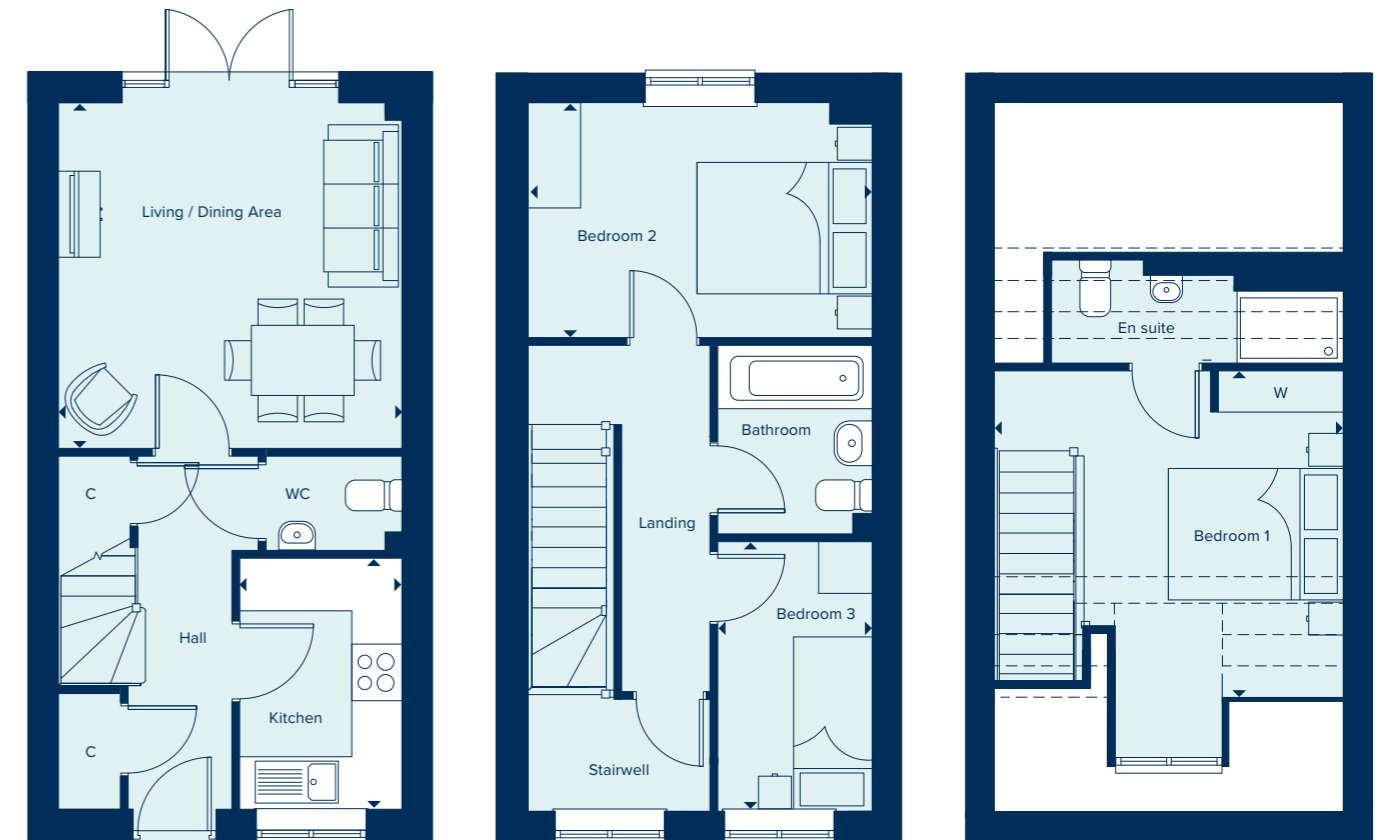
THE LEIGH
3 Bedroom Home

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THE LEIGH

The Leigh is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite. While the two bedrooms on the first floor share a family bathroom. The downstairs, provides a kitchen and separate living-dining area that can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN

2.86m x 1.86m 9'4" x 6'1"

LIVING / DINING AREA

3.93m x 3.92m 12'11" x 12'10"

FIRST FLOOR

BEDROOM 2

3.93m x 2.66m 12'11" x 8'8"

BEDROOM 3

3.07m x 1.76m 10'1" x 5'9"

SECOND FLOOR

BEDROOM 1

3.93m x 3.36m 12'11" x 11'0"

C Cupboard W Wardrobe ---- Reduced Ceiling Height

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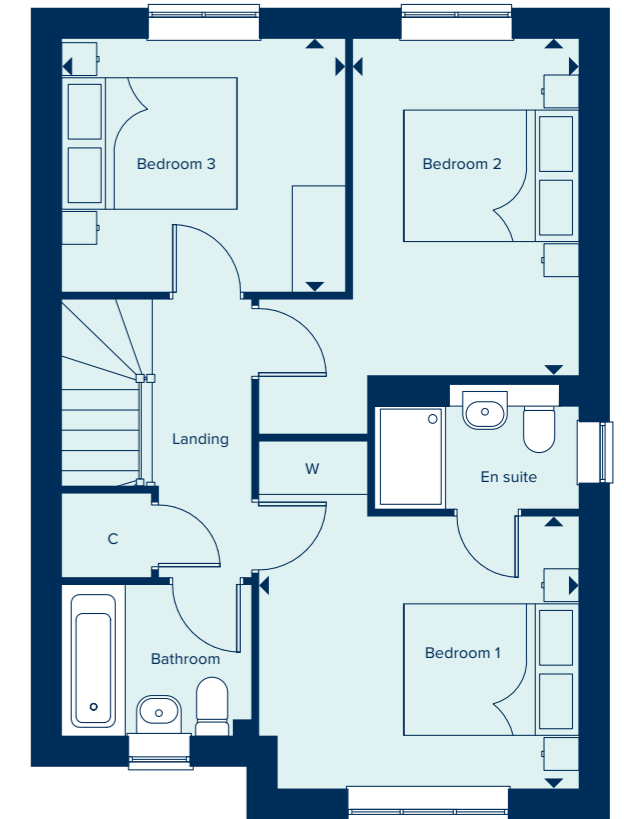
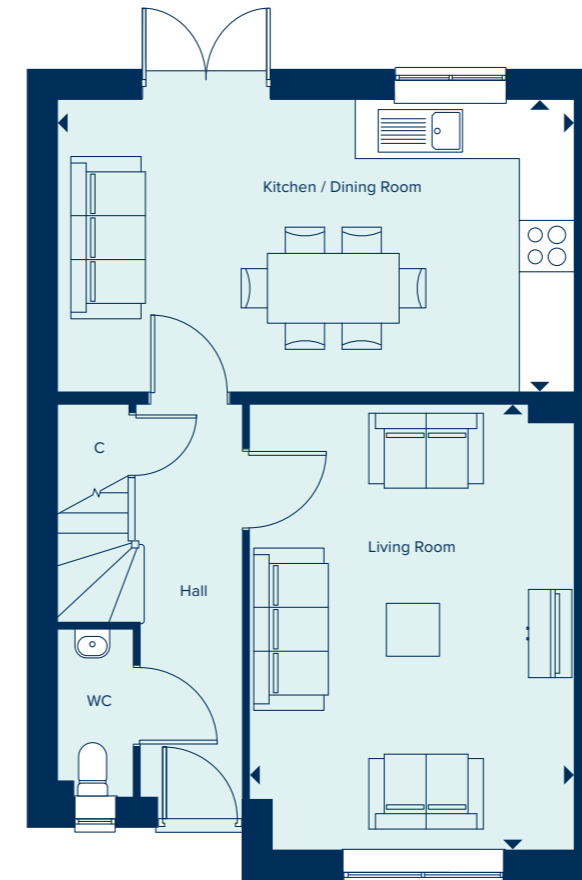
THE SEATON
3 Bedroom Home

crestnicholson.com

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 are generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



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 3.07m 11'11" x 10'1"

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 DARTFORD

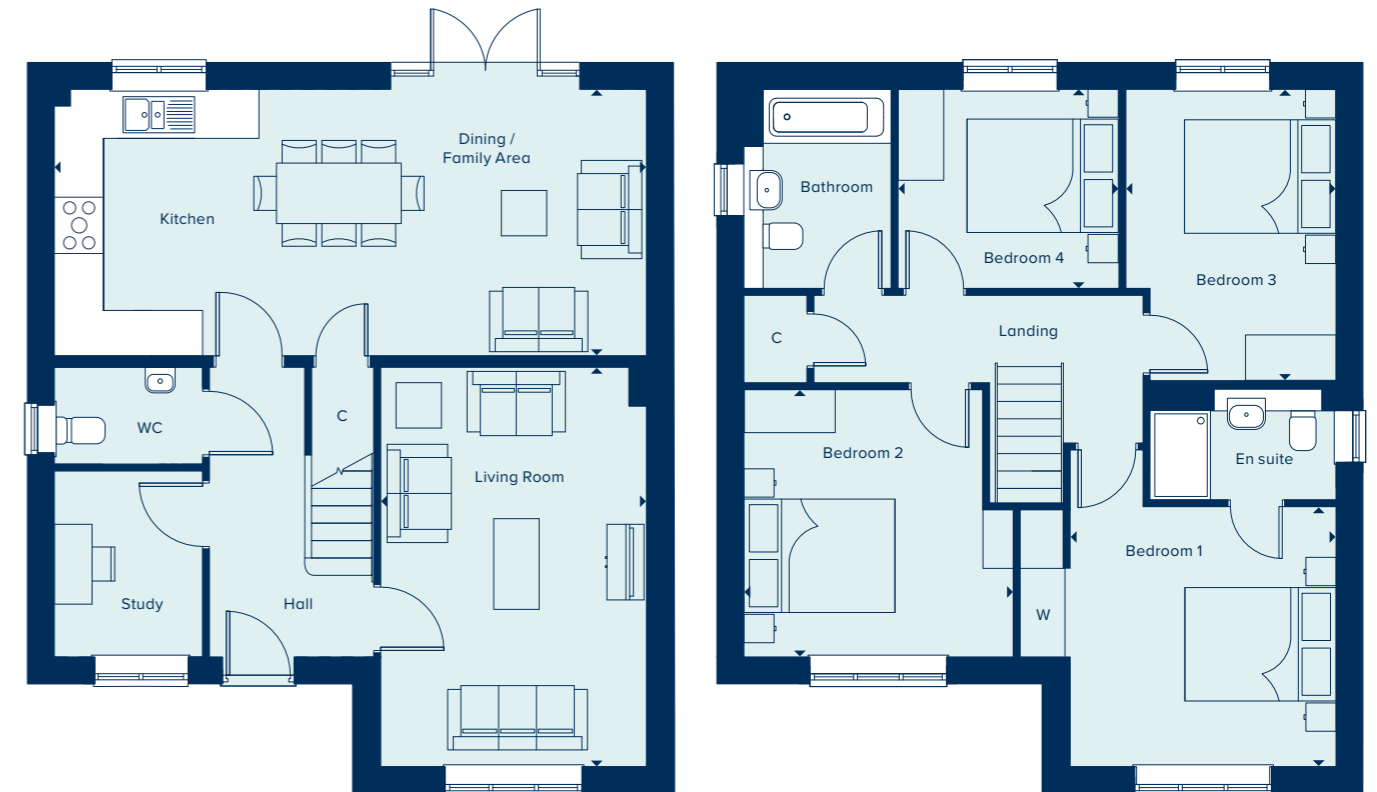
4 Bedroom Home

crestnicholson.com

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. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



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

3.51m x 3.44m 11'6" x 11'3"

BEDROOM 2

3.56m x 3.53m 11'8" x 11'7"

BEDROOM 3

3.85m x 2.78m 12'8" 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 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 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



GROUND FLOOR

LIVING ROOM

4.96m x 3.19m 16'3" x 10'5"

KITCHEN / DINING AREA

4.78m x 2.79m 15'8" 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

5.22m x 3.85m 17'1" x 12'7"

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

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THE MARLBOROUGH

4 Bedroom Home

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite.

4 BEDROOM HOME



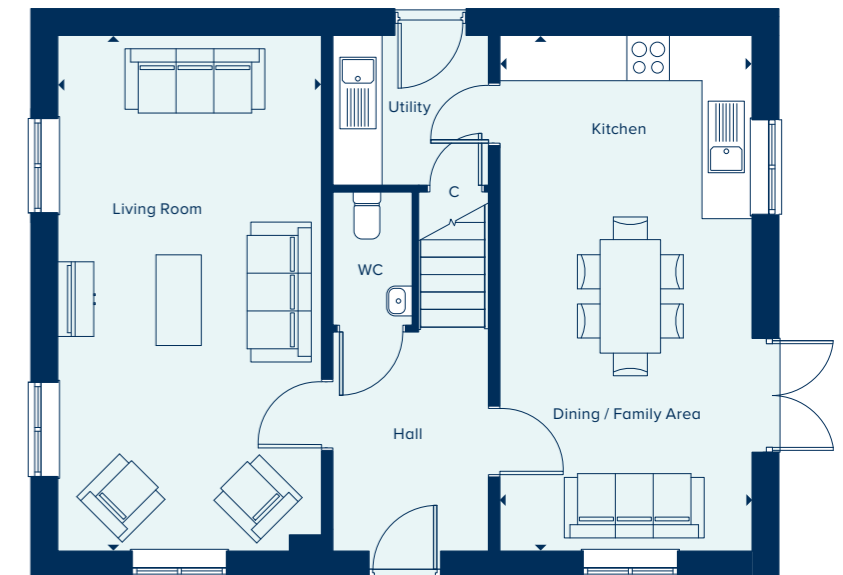
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'6" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.63m x 3.05m 11'11" x 10'0"

BEDROOM 2

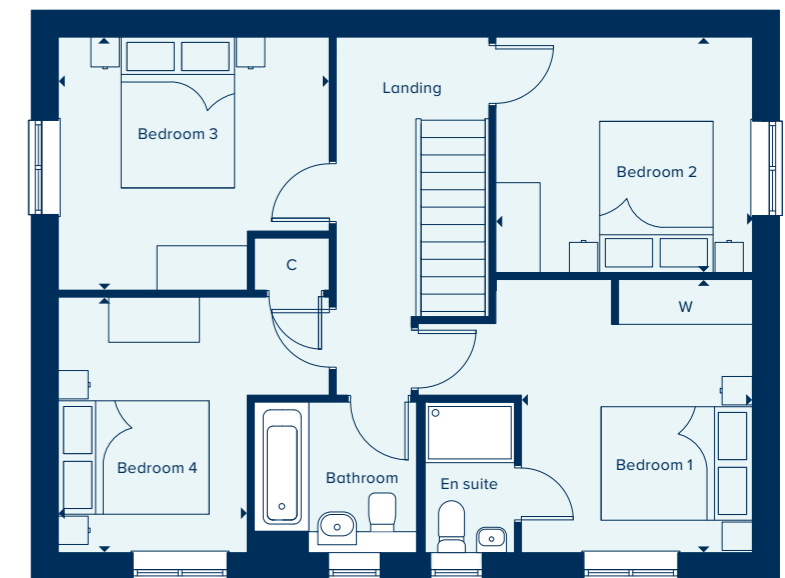
3.39m x 3.09m 11'2" x 10'2"

BEDROOM 3

3.58m x 3.35m 11'9" x 11'0"

BEDROOM 4

3.38m x 2.50m 11'1" x 8'2"



C Cupboard W Wardrobe ● Specification

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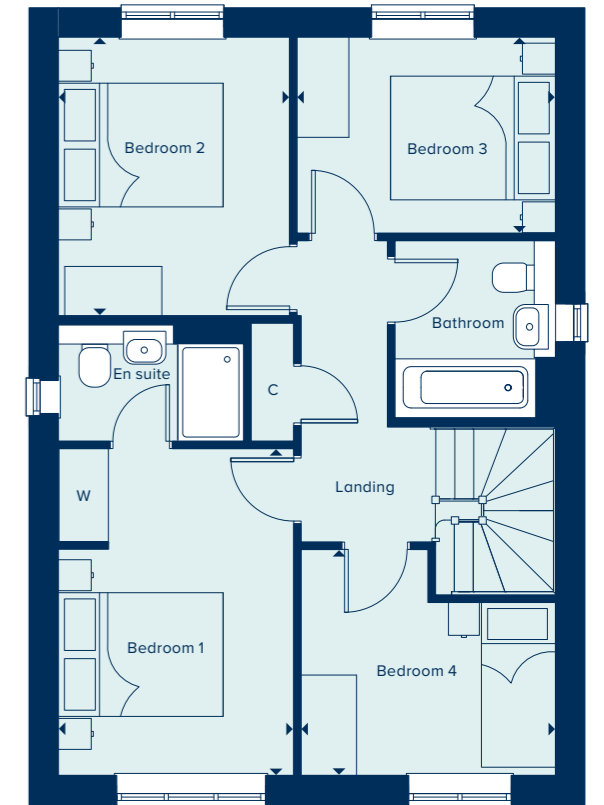
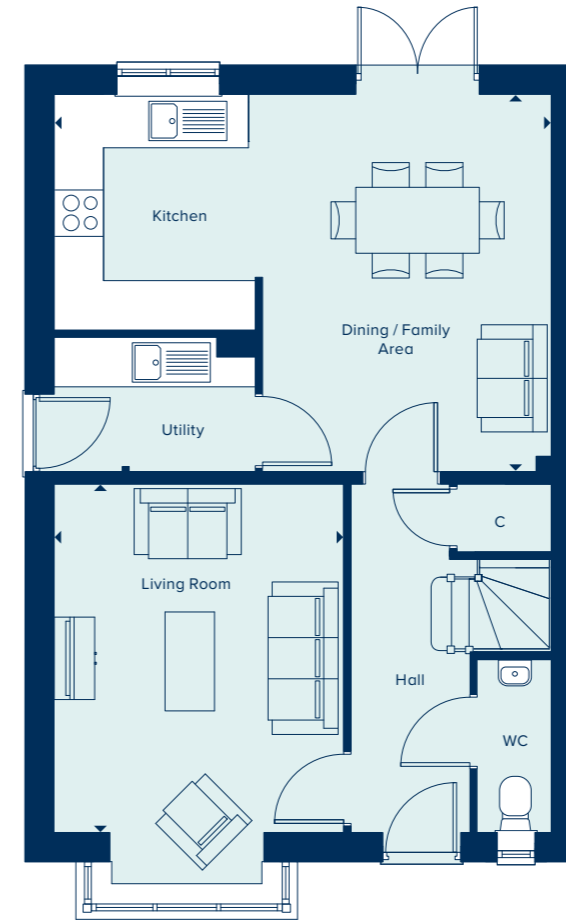
THE ROMSEY
4 Bedroom Home

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 en suite to the main bedroom and an additional family bathroom. All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



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 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.13m x 2.38m 10'3" x 7'9"

BEDROOM 4

3.04m x 2.80m 10'0" x 9'2"

C Cupboard W Wardrobe ● 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 homeworking. 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

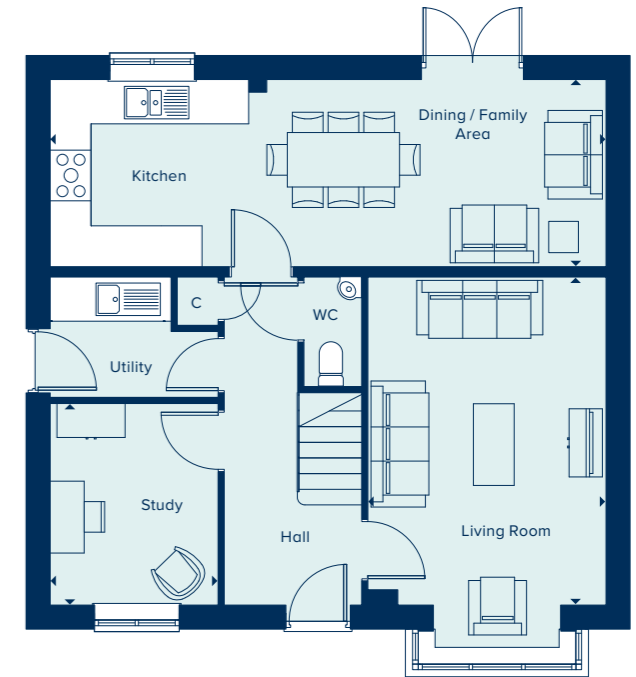


THE WINKFIELD
4 Bedroom Home

crestnicholson.com

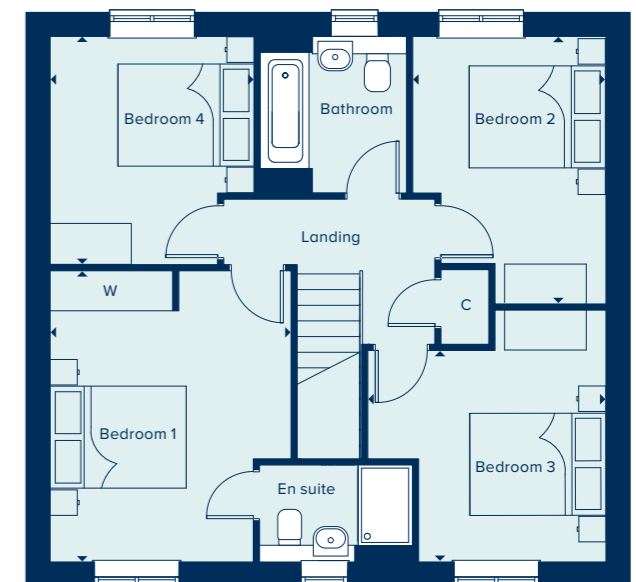
GROUND FLOOR

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 3.48m	14'0" x 11'5"
BEDROOM 2	
3.93m x 2.84m	12'11" x 9'4"
BEDROOM 3	
3.50m x 3.10m	11'6" x 10'2"
BEDROOM 4	
3.35m x 2.99m	11'0" x 9'10"



C Cupboard W Wardrobe ● Specification

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THE BUCKINGHAM
5 Bedroom Home

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THE BUCKINGHAM

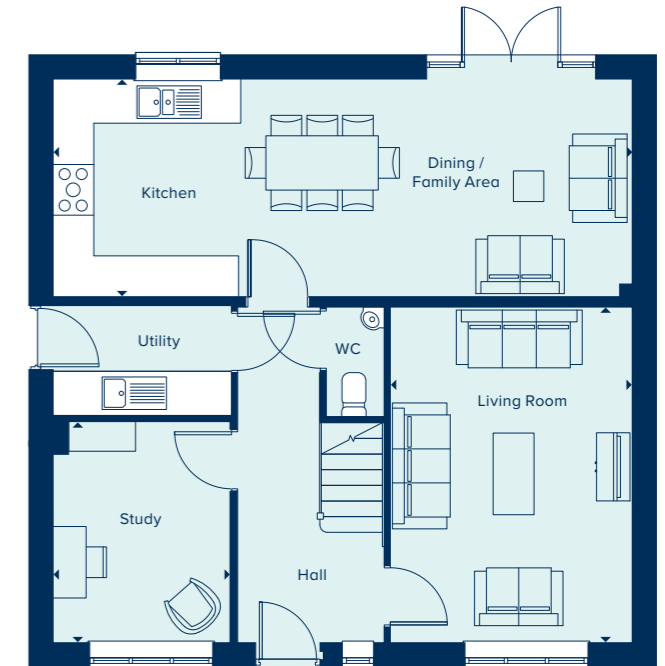
The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the first floor also benefits from a separate living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

5 BEDROOM HOME



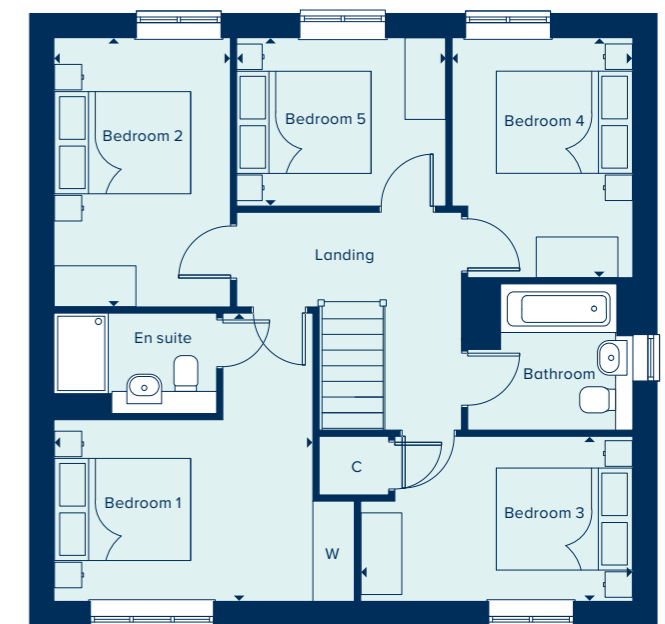
GROUND FLOOR

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



FIRST FLOOR

BEDROOM 1		
4.23m x 3.77m	13'11" x 12'4"	
BEDROOM 2		
3.95m x 2.59m	13'0" x 8'6"	
BEDROOM 3		
4.00m x 2.42m	13'1" x 7'11"	
BEDROOM 4		
3.52m x 2.66m	11'7" x 8'8"	
BEDROOM 5		
3.07m x 2.47m	10'1" x 8'1"	



C Cupboard W Wardrobe

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THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, a study, a utility room and substantial living spaces. The bay window provides elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite and dressing room, runs the full depth of the house. Two further bedrooms and a family bathroom are situated on the first floor and on the top floor of this spacious property the two bedrooms share a shower room.

5 BEDROOM HOME

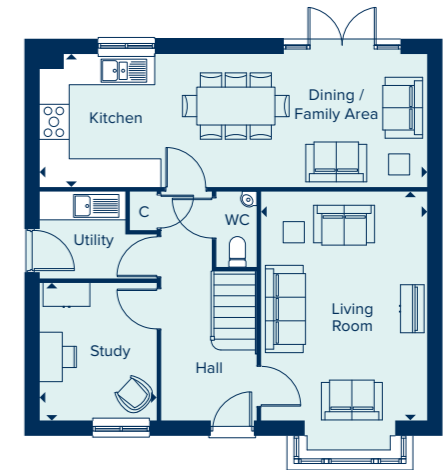


THE WINDSOR
5 Bedroom Home

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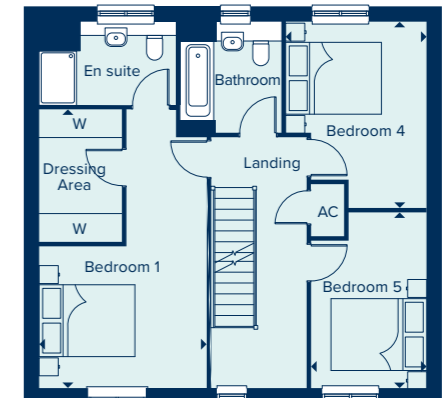
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA	
8.16m x 2.74m	26'9" x 9'0"
LIVING ROOM	
4.83m x 3.50m	15'10" x 11'6"
STUDY	
2.89m x 2.47m	9'6" x 8'1"



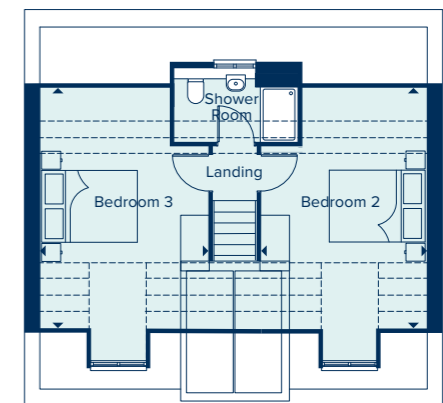
FIRST FLOOR

BEDROOM 1	
5.89m x 3.53m	19'3" x 11'7"
BEDROOM 4	
3.92m x 2.95m	12'10" x 9'8"
BEDROOM 5	
3.70m x 2.43m	12'2" x 7'11"



SECOND FLOOR

BEDROOM 2	
5.13m x 3.50m	16'10" x 11'6"
BEDROOM 3	
5.18m x 3.53m	17'0" x 11'7"



AC Airing Cupboard C Cupboard W Wardrobe --- Reduced ceiling height

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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
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface 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	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome thermostatic bath shower mixer with shower kit and screen	•	•	•	•
Full height tiling to bath with shower and folding bath screen	•	•	•	•
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	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.

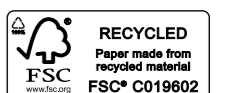


	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master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

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows warranty provider guidelines 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. 1011725/May 2024





**CREST
NICHOLSON**

ASPEN GRANGE

Stowupland Road,
Stowmarket, Suffolk, IP14 5JG

For all enquiries please call

01449 360 099

crestnicholson.com/aspengrange



House Type Illustration

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Development Map/Site Plan

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