# Lark Grange

BURY ST EDMUNDS, SUFFOLK

A beautiful collection of two, three, four and five bedroom homes nestled in the sought after town of Bury St Edmunds, Suffolk.



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Included as standard



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Take your next step

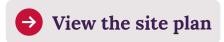


# Welcome to Lark Grange

Perfectly placed on the outskirts of the thriving market town of Bury St Edmunds, Lark Grange is the ideal place for those looking to get the best of both worlds.

The development is set close to rolling countryside, while still offering local shops and amenities all within a short walking distance.







All essentials are within minutes of your front door, including supermarkets, gyms and schools, along with play areas and green spaces to explore.

St Edmundsbury Cathedral







# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.







Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



#### **Kitchens**

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

### Utility rooms\*

If your home has a utility room, units will be fitted to match your chosen kitchen style.



### Bathrooms, en suites\* and shower rooms\*

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose† from to make your bathroom and en suite stand out from the crowd.

#### Garden\*

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden. The back garden includes a slabbed area and your privacy is protected by a garden fence.



# Our homes

2 bedroom homes







4 bedroom homes

5 bedroom homes





**→** View the site plan



# The Canford

2 BEDROOM HOME, TOTAL 676 sq ft / 62.80m<sup>2</sup>



#### **GROUND FLOOR**

Kitchen

3.02m × 1.85m 9'11" × 6'1"

Living/Dining Area max.

4.73m × 3.98m 15'6" × 13'1"



#### FIRST FLOOR

Bedroom 1

3.08m × 2.97m 10'1" × 9'9"

**Bedroom 2** 

3.29m max. × 2.56m 10'10" max. × 8'5"



### Discover more about this home





# The Dovedale

2 BEDROOM HOME, TOTAL 641 sq ft / 59.50m<sup>2</sup>







### FIRST FLOOR

Kitchen/Living/Dining Area

5.35m × 3.80m 17'7" × 12'6"

Bedroom 1 min.

3.24m × 3.05m 10'8" × 10'0"

Bedroom 2 min.

3.25m × 1.93m 10'8" × 6'4"



# Discover more about this development





# The Gosford

3 BEDROOM HOME, TOTAL 852 sq ft / 79.10m<sup>2</sup>



### **GROUND FLOOR**

Kitchen/Dining Area

4.72m × 2.87m 15'6" × 9'5"

**Living Room** max.

4.26m × 3.69m 14'0" × 12'1"



### FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m 9'9" × 9'4"

**Bedroom 2** 

3.30m × 2.63m 10'10" × 8'8"

**Bedroom 3** 

3.55m × 2.00m 11'8" × 6'7"



Discover more about this home





# The Tildale

3 BEDROOM HOME, TOTAL 1,108 sq ft / 102.90m<sup>2</sup>



### **GROUND FLOOR**

Kitchen

4.74m × 3.60m 15'7" × 11'10"

**Living/Dining Area** 

5.36m × 3.60m 17'7" × 11'10"



#### FIRST FLOOR

**Bedroom 1** 

3.60m × 3.41m 11'10" × 11'2"

**Bedroom 2** 

3.60m × 2.63m 11'10" × 8'8"

**Bedroom 3** 

2.64m × 2.25m 8'8" × 7'5"



# Discover more about this development





# The Easedale

3 BEDROOM HOME, TOTAL 917 sq ft / 85.10m<sup>2</sup>



### **GROUND FLOOR**

Kitchen/Dining Area

5.10m × 2.95m 16'9" × 9'8"

**Living Room** 

5.10m × 3.02m 16'9" × 9'11"



### FIRST FLOOR

**Bedroom 1** 

3.83m × 3.08m 12'7" × 10'1"

Bedroom 2

2.95m × 2.86m 9'8" × 9'5"

**Bedroom 3** 

2.95m × 2.15m 9'8" × 7'1"



# Discover more about this home





# The Yewdale

3 BEDROOM HOME, TOTAL 917 sq ft / 85.10m<sup>2</sup>



### **GROUND FLOOR**

Kitchen/Dining Area

5.10m × 2.95m 16'9" × 9'8"

**Living Room** 

5.10m × 3.02m 16'9" × 9'11"



#### FIRST FLOOR

**Bedroom 1** 

3.83m × 3.08m 12'7" × 10'1"

Bedroom 2

2.95m × 2.86m 9'8" × 9'5"

**Bedroom 3** 

2.95m × 2.15m 9'8" × 7'1"



# Discover more about this home





# The Crofton

3 BEDROOM HOME, TOTAL 1,132 sq ft / 105.10m<sup>2</sup>



#### **GROUND FLOOR**

Kitchen

3.43m × 2.72m max. 11'3" × 8'11" max.

**Living/Dining Area** 

4.78m × 3.70m 15'8" × 12'2"



#### FIRST FLOOR

**Bedroom 2** 

4.78m × 3.37m 15'8" × 11'1"

**Bedroom 3** 

2.90m × 2.55m 9'6" × 8'5"



#### SECOND FLOOR

**Bedroom 1** 

max. excl. dormer window

6.20m × 3.66m 20'4" × 12'0"



# Discover more about this home





# The Langdale

4 BEDROOM HOME, TOTAL 1,507 sq ft / 140.00m<sup>2</sup>



#### **GROUND FLOOR**

Kitchen/Breakfast/Family Area

6.82m × 3.44m 22'5" × 11'3" **Living Room**4.56m × 4.52m 15'0" × 14'10" **Dining Room** 

3.41m × 3.05m 11'2" × 10'0"



#### FIRST FLOOR

**Bedroom 1** 

3.77m min. × 3.44m max. 12'5" min. × 11'3" max.

Bedroom 2

 $4.56m \times 3.08m \text{ min.}$   $15'0" \times 10'1" \text{ min.}$ 

**Bedroom 3** 

3.05m × 2.94m 10'0" × 9'8"

Bedroom 4 max.

3.48m × 2.68m 11'5" × 8'10"



# Discover more about this home





# The Midford

4 BEDROOM HOME, TOTAL 1,153 sq ft / 107.10m<sup>2</sup>



#### **GROUND FLOOR**

**Kitchen/Dining Area** 

5.71m × 3.38m 18'9" × 11'1"

**Living Room** 

4.38m × 3.62m 14'5" × 11'11"



#### FIRST FLOOR

Bedroom 1

3.61m × 3.27m 11'10" × 10'9"

Bedroom 2

3.53m × 2.81m 11'7" × 9'3"

Bedroom 3

2.81m × 2.52m min. 9'3" × 8'3" min.

**Bedroom 4** 

2.35m × 2.23m 7'9" × 7'4"



# Discover more about this home





# The Shelford

4 BEDROOM HOME, TOTAL 1,360 sq ft / 126.30m<sup>2</sup>



#### **GROUND FLOOR**

Kitchen/Dining Area

8.10m × 3.24m max. 26'7" × 10'8" max.

**Living Room** 

4.74m × 3.88m 15'7" × 12'9"

Study

2.61m × 2.10m 8'7" × 6'11"



#### FIRST FLOOR

Bedroom 1 max.

3.88m × 3.76m 12'9" × 12'4"

Bedroom 2 max.

4.22m × 3.07m 13'10" × 10'1"

Bedroom 3 max.

3.43m × 3.09m 11'3" × 10'2"

Bedroom 4 max.

3.89m × 2.75m 12'9" × 9'0"



# Discover more about this home





# The Thornford

4 BEDROOM HOME, TOTAL 1,543 sq ft / 143.30m<sup>2</sup>



#### **GROUND FLOOR**

Kitchen

4.79m × 3.32m 15'9" × 10'11"

**Dining Room** 

3.91m × 3.26m 12'10" × 10'8"

**Living Room** 

4.74m × 3.91m 15'7" × 12'10"

**Study/Family Room** 

3.04m × 2.66m 10'0" × 8'9"



#### FIRST FLOOR

Bedroom 1

4.90m × 3.11m min. 16'1" × 10'3" min.

Bedroom 2

4.00m × 3.32m 13'2" × 10'11"

Bedroom 3 max.

4.72m × 3.36m 15'6" × 11'0"

**Bedroom 4** 

3.81m × 2.53m 12'6" × 8'4"



### Discover more about this home





# The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft / 167.50m<sup>2</sup>







#### **GROUND FLOOR**

**Kitchen/Dining Area** 8.34m × 3.46m max. 27'4" × 11'4" max.

Living Room

4.74m × 3.34m 15'7" × 11'0"

Study

2.73m × 2.31m 9'0" × 7'7"

#### FIRST FLOOR

**Bedroom 1** excl. dressing room 3.98m × 3.34m 13'1" × 11'0"

**Bedroom 4** 

3.62m × 2.75m 11'11" × 9'0"

**Bedroom 5** 

2.98m × 2.54m 9'9" × 8'4"

#### **SECOND FLOOR**

**Bedroom 2** excl. dormer window 4.66m × 3.36m 15'4" × 11'1"

**Bedroom 3** excl. dormer window  $3.65m \times 2.84m$   $12'0" \times 9'4"$ 



# Discover more about this home





# The Sawston

5 BEDROOM HOME, TOTAL 2,018 sq ft / 187.50m<sup>2</sup>



### **GROUND FLOOR**

Kitchen/Breakfast/Dining Area

8.84m × 3.55m max. 29'0" × 11'8" max.

**Living Room** 4.64m × 3.61m

54m × 3.61m 15'3" × 11'10"

Study 2.96m

2.96m × 2.11m 9'9" × 6'11"

**Utility Room** 

1.92m x 1.84m 6'4" x 6'1"



#### FIRST FLOOR

**Bedroom 2** 

3.74m × 3.67m 12'4" × 12'1"

Bedroom 3 max.

3.80m × 2.96m 12'6" × 9'9"

Bedroom 4 max.

3.93m × 2.59m 12'11" × 8'6"

Bedroom 5 max.

3.67m × 2.47m 12'1" × 8'2"



#### SECOND FLOOR

Bedroom 1

4.67m × 3.78m 15'4" × 12'4"

**Dressing Room** 

5.27m × 2.72m 17'3" × 8'11"



# Discover more about this development



# Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



# First time buyer?

Here's how we can help

# Existing home owner?

Here's how we can help



Please speak to your Sales Executive for further details.

# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



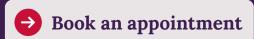
Take a virtual tour of our homes from the comfort of your sofa.

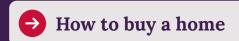


Have your questions answered by calling our sales executives on **01284 530 288.** 



Find out how we can get you moving with our buying schemes.











LARK GRANGE Mount Road, Bury St Edmunds, Suffolk, IP32 7FB

CONTACT US ON 01284 530 288

