




BLOOR HOMES AT ELMSWELL
SUFFOLK

Creating Better Life Experiences.
One Home at a Time.


Bloor Homes at Elmswell Sales & Marketing Suite
Off School Road, Elmswell, Suffolk, IP30 9EG

 01359 490118





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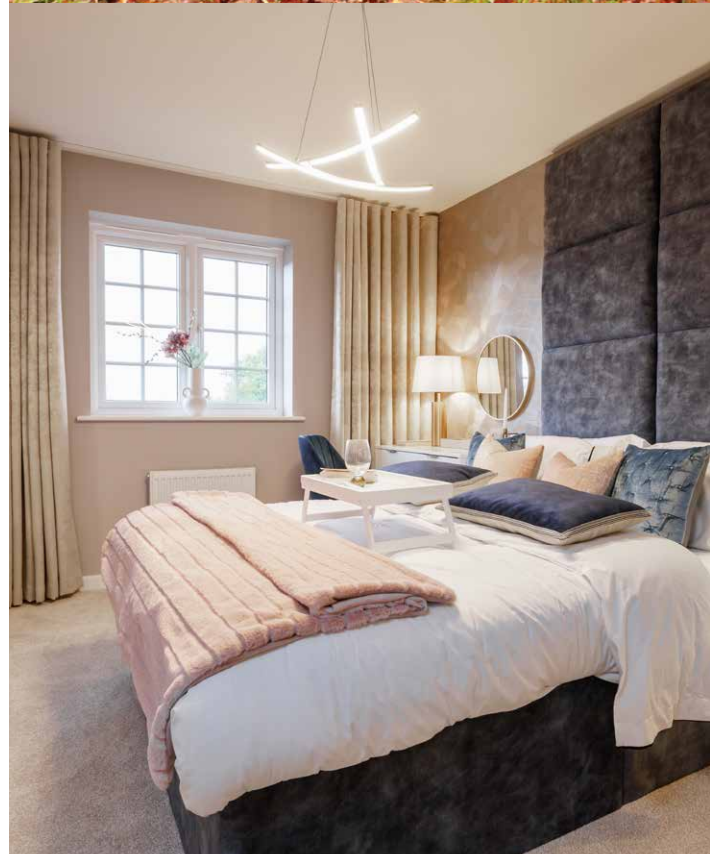
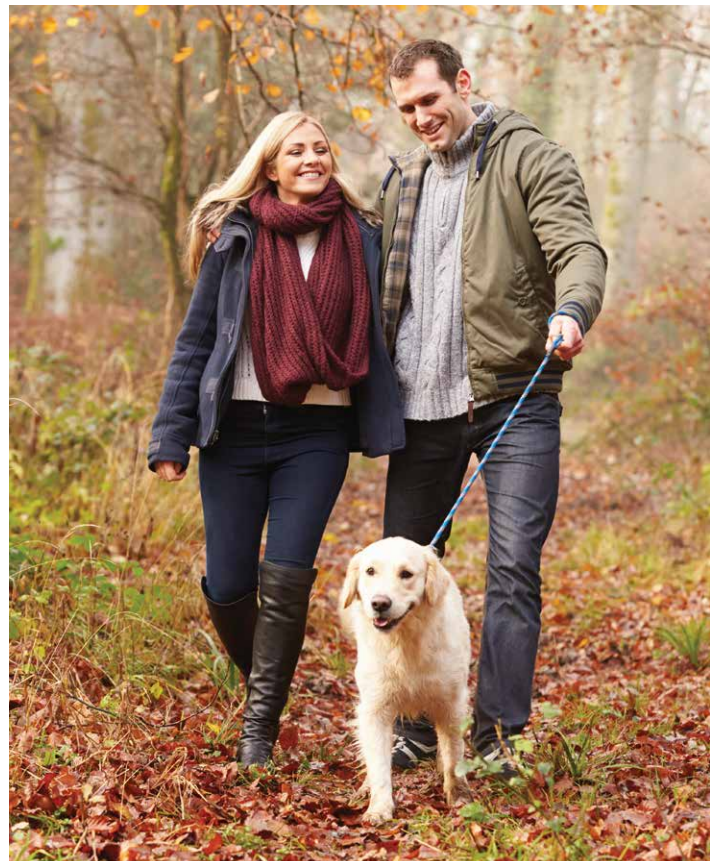
WELCOME HOME

A lot may have changed since the day that John Bloor built the first Bloor home in 1969, but one thing has remained the same. Our dedication to providing beautifully crafted homes in fantastic locations, so you and your family can enjoy life to the fullest.

We're still owned by the Bloor family, and today, that same dedication is clearly present throughout our careful consideration of the development layout, and each home we've chosen to build here at Bloor Homes at Elmswell.

We understand that buying a new home is a big commitment, so we want your Bloor home here in Elmswell to be ready to accompany you throughout your life – no questions asked. That's why it's important each one of our homes appreciates your need for space and growth.

Plus, when you reserve your new Bloor home in the early stages of construction, you can have the freedom to choose your internal fixtures and fittings for your kitchen, bathroom and en suite facilities. Our comprehensive 'Your Choice' brochure can help with choosing those extra details for your new home, should you wish to upgrade from our chosen specification here at Bloor Homes at Elmswell.





①



②

① ↳ Artists impression of Bloor Homes at Elmswell streetscene ② ↳ Typical Interior



SAT NAV

Development
Bloor Homes at Elmswell

Find Us Here
Off School Road, Elmswell, Suffolk
IP30 9EG.

Start your journey to a stunning new Bloor home in the village of Elmswell, Suffolk.

EXCEPTIONAL MODERN LIVING

Discover this beautiful collection of carefully crafted 2 and 3 bedroom bungalows and 2, 3 and 4 bedroom houses, located on the outskirts of the rural Suffolk village of Elmswell.

Here, Bloor Homes is creating a range of beautiful new homes, with something to suit everyone. Singles and couples, families, commuters and downsizers. With our focus on energy-efficient design, traditional craftsmanship, attention to detail and, above all, excellent customer service.

The development provides a perfect combination of semi-rural living with transport and employment links to the nearby towns and cities. Lying just north of the A14, Elmswell is conveniently situated approximately 10 minutes to Stowmarket and 16 minutes to Bury St Edmunds via road. As well as excellent road networks, Elmswell has had a railway station since 1846, and is well connected to Bury St Edmunds, Cambridge,

Norwich and Ipswich. There are also daily train services to London Liverpool Street.

There are plenty of convenient village amenities too, such as a family butchers, a well-stocked supermarket, various takeaway's, a library, a primary school, a village hall and a community centre which has many sports clubs and activities. Larger amenities and shops are easily accessible in the nearby towns of Stowmarket and Bury St Edmunds which welcomes a regular market as well as the annual Christmas market.

On your doorstep is a gateway to some of Mid-Suffolk's most breath-taking countryside. There is a wildlife and hiking area at Kiln Meadow where three types of orchids grow, and the pond is a magnet for wildlife. There is also a nature reserve known as Luke's Wood and a children's play area located on Hall Lane.

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1



2



3

1 ↳ Bloor Homes at Feering, Essex 2 3 ↳ Typical Interiors of lounge & kitchen

BUILT WITH FAMILIES IN MIND



You'll have many tick boxes for your new home... fantastic nearby schools could be one of them.

We always go that extra mile to ensure we build in locations close to good schools, amenities and transport links, and Bloor Homes at Elmswell is no different.

Families moving to Bloor Homes at Elmswell will appreciate the wide choice of schools for all ages in the surrounding area.

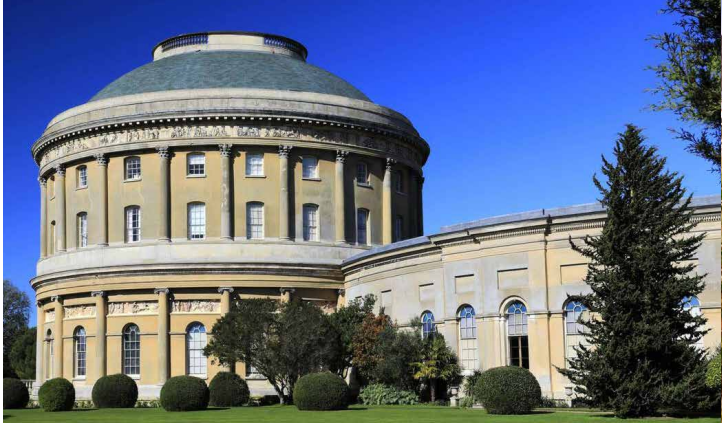
There are a number of infant, nursery and primary school options nearby including Elmswell Community Primary School and Woolpit Primary Academy, both rated Ofsted 'Good' schools*. For older students, secondary schools and colleges include the Thurston Community College and Stowmarket High School.

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*Ofsted ratings correct at time of production





↳ Images for illustration purposes only.

JUST AROUND THE CORNER

Distances and journey times calculated using maps.google.com

0.5 MILE

A14

You are just minutes from the A14 trunk road, connecting you to nearby towns such as Bury St. Edmunds, Ipswich and Cambridge.

0.3 MILE

Elmswell Station

The station is just a short walk or drive from home, with regular services to Ipswich, Bury St. Edmunds, Cambridge, Norwich and London Liverpool Street.

6 MILES

Stowmarket Town Centre

Stowmarket is a market town and centre of trade for the surrounding area, providing a full range of shopping, banking facilities and more.

6.5 MILES

The Regal Cinema, Theatre & Cafe

The Regal is an independent 3 auditorium cinema and theatre. The venue is owned and run by Stowmarket Town Council and is a real cornerstone of the town, much loved by the local community.

11 MILES

Bury St. Edmunds

Known as the jewel in the Crown of Suffolk, Bury St. Edmunds boasts 1,000 years of history to explore, with award winning restaurants, fantastic shopping, annual festivals and stunning parks.

4.1 MILES

Stowmarket Golf Club

Founded in 1902, Stowmarket Golf Club is a pretty parkland course set in the quiet and peaceful Suffolk countryside.

12.4 MILES

Ickworth National Trust

Ickworth House is a country house at Ickworth, near Bury St. Edmunds, Suffolk, England. It is a neoclassical building set in miles of parkland with rolling landscape, ancient woodlands and working farmland.

0.4 MILES

The Fox Elmswell

Situated in the centre of the village. As well as a popular restaurant serving Thai food, there is a sports bar and outdoor patio area to enjoy refreshments during the summer months.

0.7 MILES

Blackbourne Community Centre

The Community Centre is a hive of activity during the week, hosting various sports activities as well as groups and events that the local community can enjoy.

↳ All details correct at the time of production.

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SAVE UP TO £183 ON YOUR MONTHLY BILLS*

In fact, a new Bloor home could save you up to £183 per month on your utility bills compared to a smaller second hand home*.

From the little things like energy efficient lightbulbs and appliances fitted as standard, to noise reducing internal walls and floors, we've carefully considered every aspect of your new home to ensure its quality and energy efficiency. In fact, even the open plan layout of your home can assist with air ventilation!



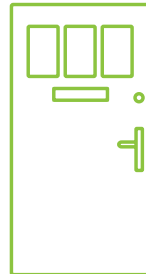
Effective Insulation

To maximise heat reduction we thermally insulate our cavity walls and concrete floors that also help with noise reduction.



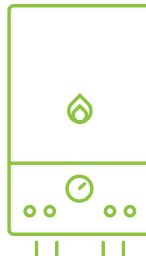
Thermal Double Glazing

Our variation of characterful double glazed windows use modern technology to ensure heat loss is kept to a minimum.



Warmer & Stronger

Our composite front doors are made from strong hardwood that are thermal efficient, extra secure and are low maintenance.



Efficient Insulation

We only install energy efficient boilers with radiators that have thermostatic valves to help you regulate room temperatures.



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*Source - <https://www.hbf.co.uk/news/hbf-report-watt-save>



Buying an energy efficient home can give you peace of mind that your property is helping to keep your utility bills low

We're committed to building our new homes to maximise energy efficiency, with the latest central heating systems and excellent insulation solutions.

Find out what makes our homes energy efficient





YOU'RE IN CAPABLE HANDS

Choosing to buy a new Bloor home eliminates many of your worries. With no repairs or renovations to do, you will be able to enjoy spending more quality time with your friends and family.

We hope you will never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year build warranty from the NHBC or LABC.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand to ensure your buying journey is as seamless as possible.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on our new home before we hand over the keys, ensuring that it's built to the high quality standards we pride ourselves on.

Simply follow our step by step "New Home Guide" and know that we'll be here to answer all of your questions.

And what's more, we'll keep on looking after you and your Bloor home long after you've moved in. After all, we have been doing this for over fifty years.

Plus, we know that most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But with Bloor Homes, it really isn't as scary as you might think. We'll be here to hold your hand through the entire buying process.



↳ Typical Interiors



Bloor Homes Eastern,
Bloor Homes at Elmswell,
Off School Road,
Elmswell,
Suffolk,
IP30 9EG

elmswell@bloorhomes.com
www.bloorhomes.com

