



Deben Park at Brightwell Lakes

MARTLESHAM, SUFFOLK

A beautiful collection of two, three and four bedroom homes
just a stone's throw from the historic town of Martlesham.

Taylor
Wimpey

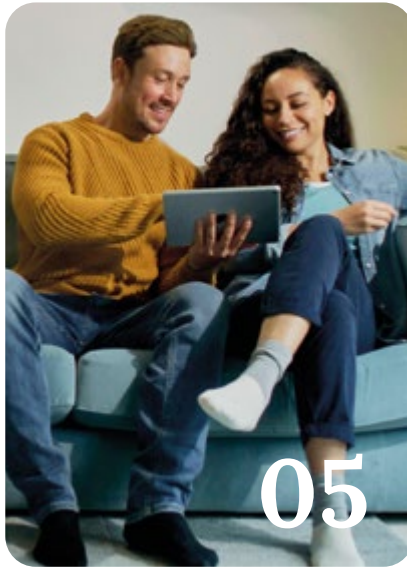
Contents



**Welcome to
Deben Park**



**Personalise
your home**



**Included
as standard**



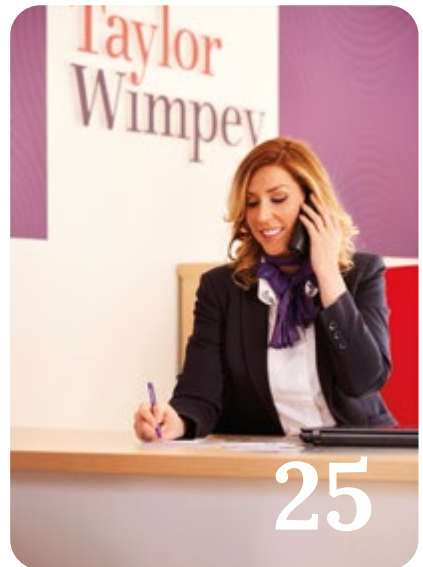
Our homes



Ways to buy



**Take your
next step**



Welcome to Deben Park

A brand-new community in the heart of Martlesham, Deben Park is the perfect place to put down roots. Deben Park boasts plenty of open green space around the development, nearby amenities, and homes that are suited to a range of lifestyles.



[View the site plan](#)

Love village life

Adjacent to the A12 and with the A14 less than 2 miles away*, Brightwell Lakes is ideal for those commuting.

The market town of Deben Park is just 5 miles away*, offering a range of shops, pubs, restaurants and recreational activities.

Suffolk countryside



Woodbridge, Suffolk



Ipswich waterfront



Watch development video

*Distances taken from google.co.uk/maps.



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.

[→ Find out more](#)



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 oven with built-in gas hob, an 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.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of broadcast, but are subject to change without notice. Please contact the Sales Executive for further information.

* = Where applicable. † = Options, upgrades and colour choices are available subject to stage of construction.

Specification of our houses

General	
Double-glazed PVCu windows with multi-point locking	✓
Double-glazed PVCu multi-point locking double doors†	✓
Multi-locking GRP external door	✓
PVCu fascia and soffit to suit external materials schedule	✓
White emulsion to walls	✓
Doorbell	✓
Front outdoor light	✓
Double electric sockets throughout	✓
Chrome door furniture	✓
White internal doors	✓
Ground floor concrete finish (no latex or screed)	✓
Combination / condensing gas boiler and heating system to radiators	✓
Kitchen	
'Symphony' kitchen with a selection of doors and worktop choices from our 'Standard Range'*	✓
1.5 bowl composite inset sink (finish to be confirmed by Sales Executive)	✓
Zanussi 'A Rated' built-in double oven (single under counter oven for 2 bedroom homes)	✓
Integrated cooker hood	✓
Zanussi 4 burner stainless steel gas hob	✓
Stainless steel splashback	✓
Under cupboard lights to kitchen	✓
Utility† with 'Symphony' base unit and worktop choices from our 'Standard Range' and plumbing for appliances (plot specific)	✓
Living room	
TV socket and Telecom point	✓
Family room/study†	
Telecom point†	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Bedroom	
TV socket to bedroom 1	✓
Bathroom	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Splashback tiles to bath and half-height tiling to sanitaryware walls	✓
En suite and shower room†	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Full-height tiling to shower enclosure and half-height tiling to sanitaryware walls	✓
Shower tray & 'Roman' chrome finish glass shower cubicle	✓
Thermostatic shower	✓
Gardens, paths and drives	
Riven buff slabs (for area refer to Landscaping/External Works layout)	✓
Turf to rear	✓
Power to garage within the curtilage of the property†	✓
Outside tap to the rear of the property†	✓
Fencing to garden (refer to Landscaping/External Works layout)	✓
Other features	
NHBC warranty against structural defects for a 10-year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

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Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ View the site plan



The Beaford

2 BEDROOM HOME



GROUND FLOOR

Kitchen

3.15m × 2.96m 10'3" × 9'9"

Living/Dining Area

4.06m × 3.76m 13'4" × 12'4"



FIRST FLOOR

Bedroom 1

4.06m max. × 3.82m 13'4" max. × 12'7"

Bedroom 2

3.02m max. × 2.96m 9'11" max. × 8'10"

TOTAL INTERNAL AREA TOTAL 778 sq. ft. / 72.30 sq. m.



**STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT
OVER TIME IN A NEW-BUILD HOME.[§]**



Discover more about this home



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Image handed to plans overleaf

The Hartdale

2 BEDROOM COACH HOUSE



GROUND FLOOR



FIRST FLOOR

Kitchen

3.67m x 2.84m 12'0" x 9'4"

Living/Dining Area

3.67m x 3.23m 12'0" x 10'7"

Bedroom 1

4.48m max. x 3.21m 14'9" max. x 10'7"

Bedroom 2

4.38m max. x 2.85m 14'5" max. x 9'5"

TOTAL INTERNAL AREA 777 sq. ft. / 72.20 sq. m.



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The Aynesdale

3 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

5.52m x 3.21m 18'1" x 10'6"

Living Room/Study

5.52m x 3.19m 18'1" x 10'6"



FIRST FLOOR

Bedroom 1

3.36m min. x 2.76m 11'10" min. x 9'1"

Bedroom 2

3.27m x 3.23m 10'9" x 10'7"

Bedroom 3

2.80m x 2.66m 9'2" x 8'9"

TOTAL INTERNAL AREA 1,058 sq. ft. / 98.30 sq. m.



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The Carrdale

3 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

5.52m x 3.21m 18'1" x 10'6"

Living Room/Study

5.52m x 3.19m 18'1" x 10'6"



FIRST FLOOR

Bedroom 1 min.

3.36m x 2.75m 11'0" x 9'0"

Bedroom 2

3.27m x 3.23m min. 10'9" x 10'7" min.

Bedroom 3

2.80m x 2.68m 9'2" x 8'10"

TOTAL INTERNAL AREA 1,058 sq. ft. / 98.30 sq. m.



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The Eynsford

3 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

5.07m x 3.80m max. 16'8" x 12'6" max.

Living Room

4.17m max. x 3.43m 13'8" max. x 11'3"



FIRST FLOOR

Bedroom 1 min.

3.48m x 3.01m 11'5" x 9'11"

Bedroom 2

3.47m x 2.15m 11'5" x 7'1"

Bedroom 3

2.83m x 2.41m 9'4" x 7'11"

TOTAL INTERNAL AREA 972 sq. ft. / 90.30 sq. m.



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The Harrton

3 BEDROOM HOME



GROUND FLOOR

Kitchen

3.37m x 3.17m 11'1" x 10'5"

Living/Dining Area

4.39m x 3.52m min. 14'5" x 11'7" min.



FIRST FLOOR

Bedroom 2

4.39m max. x 3.16m 14'5" max. x 10'5"

Bedroom 3

3.31m x 2.40m 10'11" x 7'10"



SECOND FLOOR

Bedroom 1

3.41m min. x 3.34m 11'2" min. x 11'0"

Dressing Area

2.81m min. x 2.22m 9'3" min. x 7'4"

TOTAL INTERNAL AREA 1,143 sq. ft. / 106 sq. m.



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Image handed to plans overleaf

The Ayleford

4 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

5.74m x 3.78m 18'10" x 12'5"

Living Room

4.84m max. x 3.42m 15'11" max. x 11'3"



FIRST FLOOR

Bedroom 1

3.29m x 3.25m 10'10" x 10'8"

Bedroom 2

3.30m x 3.18m 10'10" x 10'5"

Bedroom 3

2.40m x 2.15m 7'11" x 7'1"

Bedroom 4

2.35m x 2.12m 7'9" x 7'0"

TOTAL INTERNAL AREA 1,101 sq. ft. / 102.30 sq. m.



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The Plumdale

4 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

6.53m x 3.29m 21'5" x 10'10"

Living Room/Study

6.53m x 3.25m 21'5" x 10'8"



FIRST FLOOR

Bedroom 1

3.40m x 3.28m min. 11'2" x 10'9" min.

Bedroom 2

3.31m min. x 2.95m 10'10" min. x 9'8"

Bedroom 3

3.49m x 2.15m 11'6" x 7'1"

Bedroom 4

3.04m x 2.15m 10'0" x 7'1"

TOTAL INTERNAL AREA 1,252 sq. ft. / 116.30 sq. m.



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The Rightford

4 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

8.33m x 3.31m 27'4" x 10'10"

Living Room

4.19m x 3.19m 13'9" x 10'6"

Study

2.81m x 2.13m 9'3" x 7'0"



FIRST FLOOR

Bedroom 1

3.13m min. x 3.00m 10'3" min. x 9'10"

Bedroom 2

3.53m max. x 3.19m 11'7" max. x 10'6"

Bedroom 3

4.04m max. x 2.93m 13'3" max. x 9'8"

Bedroom 4

3.00m x 2.22m min. 9'10" x 7'3" min.

TOTAL INTERNAL AREA 1,374 sq. ft. / 127.70 sq. m.



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Image handed to plans overleaf

The Shilford

4 BEDROOM HOME



GROUND FLOOR

Kitchen

4.89m x 3.33m 16'1" x 10'11"

Dining Room

3.35m x 3.33m 11'0" x 10'11"

Living Room

4.45m x 3.21m 14'7" x 10'6"

Study

3.21m x 2.55m 10'6" x 8'5"



FIRST FLOOR

Bedroom 1

3.38m x 3.22m min. 11'1" x 10'7" min.

Bedroom 2

3.27m x 3.15m min. 10'9" x 10'4" min.

Bedroom 3

3.80m max. x 3.27m 12'8" max. x 10'9"

Bedroom 4

3.21m x 2.87m min. 10'6" x 9'5" min.

TOTAL INTERNAL AREA 1,449 sq. ft. / 134.60 sq. m.



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The Tewksdale

4 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

6.53m x 3.29m 21'5" x 10'10"

Living Room/Study

6.53m x 3.25m 21'5" x 10'8"



FIRST FLOOR

Bedroom 1

3.38m x 3.31m min. 11'1" x 10'11" min.

Bedroom 2

4.32m max. x 2.95m 14'2" max. x 9'8"

Bedroom 3

3.44m x 2.15m 11'4" x 7'1"

Bedroom 4

3.06m x 2.16m 10'1" x 7'1"

TOTAL INTERNAL AREA 1,252 sq. ft. / 116.30 sq. m.



**STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT
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The Warkford

4 BEDROOM HOME



GROUND FLOOR

Kitchen

4.30m x 2.85m

14'2" x 9'4"

Dining Room

3.38m x 3.13m

11'1" x 10'4"

Living Room

4.93m x 3.27m

16'2" x 10'9"

Study

3.27m x 2.50m

10'9" x 8'2"



FIRST FLOOR

Bedroom 1

3.89m x 3.33m

12'9" x 10'11"

Bedroom 2

3.56m x 3.33m

11'8" x 10'11"

Bedroom 3

3.35m min. x 2.90m

11'0" min. x 9'6"

Bedroom 4

3.31m x 2.27m

10'11" x 7'5"

TOTAL INTERNAL AREA 1,464 sq. ft. / 137.00 sq. m.



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The Thirlford

5 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

6.79m × 4.12m 22'3" × 13'6"

Family Room

3.52m × 3.22m 11'7" × 10'7"

Living Room

4.88m × 3.90m 16'0" × 12'10"

Study

3.38m × 2.17m 11'1" × 7'2"



FIRST FLOOR

Bedroom 1

3.96m × 3.60m 13'0" × 11'10"

Bedroom 2 min.

3.38m × 2.70m 11'1" × 8'10"

Bedroom 3

3.66m × 2.89m 12'0" × 9'6"

Bedroom 4 max.

3.85m × 2.52m 12'8" × 8'3"

Bedroom 5

3.06m × 2.45m 10'1" × 8'1"

TOTAL INTERNAL AREA 1,831 sq. ft. / 170.10 sq. m.



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The Dunnerton

5 BEDROOM HOME



GROUND FLOOR

Kitchen

4.28m x 3.24m 14'1" x 10'8"

Dining Room

3.24m x 3.14m 10'8" x 10'4"

Living Room

4.96m x 3.23m 16'3" x 10'7"

Study

3.23m x 2.47m 10'7" x 8'1"



FIRST FLOOR

Bedroom 2

3.82m max. x 3.28m 12'6" max. x 10'9"

Bedroom 3

3.64m max. x 3.28m 11'11" max. x 10'9"

Bedroom 4

3.27m x 2.80m 10'9" x 9'2"

Bedroom 5 max.

3.91m x 2.37m 12'10" x 7'9"



SECOND FLOOR

Bedroom 1

4.60m x 4.46m 15'1" x 14'8"

Dressing Area

3.26m x 2.26m 10'8" x 7'5"

TOTAL INTERNAL AREA 1,959 sq. ft. / 182.00 sq. m.



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