



# 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**

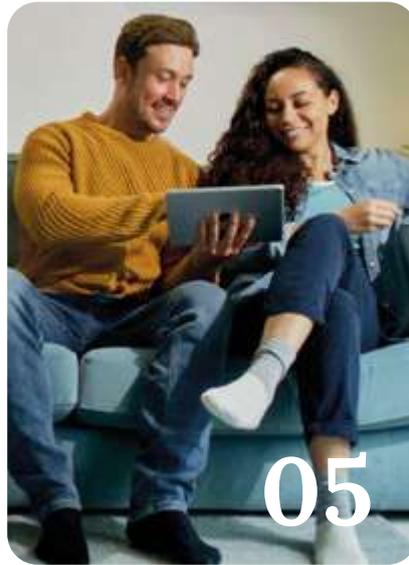
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# Welcome to Deben Park

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<sup>†</sup> 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.<sup>5</sup>



➔ Discover more about this home

➔ View our current availability

<sup>5</sup>Data taken from the House Builders Federation report, January 2025. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. The HBF 5 star award is awarded to homebuilders that achieve above 90% in the percentage of customers who would recommend Taylor Wimpey to a friend eight weeks after legal completion. Please visit HBF 5 star award Taylor Wimpey for more information. Taylor Wimpey has over 6,500 excellent reviews on Trustpilot as of 03/08/25. 62618 / December 2025.



Image handed to plans overleaf

# The Hartdale

2 BEDROOM COACH HOUSE



**GROUND FLOOR**



**FIRST FLOOR**

<b>Kitchen</b>	3.67m × 2.84m	12'0" × 9'4"
<b>Living/Dining Area</b>	3.67m × 3.23m	12'0" × 10'7"
<b>Bedroom 1</b>	4.48m max. × 3.21m	14'9" max. × 10'7"
<b>Bedroom 2</b>	4.38m max. × 2.85m	14'5" max. × 9'5"

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

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[→ Discover more about this home](#)

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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.**



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT OVER TIME IN A NEW-BUILD HOME.<sup>5</sup>



➔ Discover more about this home

➔ View our current availability

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# The Carrdale

3 BEDROOM HOME



## GROUND FLOOR

### Kitchen/Dining Area

5.52m × 3.21m      18'1" × 10'6"

### Living Room/Study

5.52m × 3.19m      18'1" × 10'6"



## FIRST FLOOR

### Bedroom 1 min.

3.36m × 2.75m      11'0" × 9'0"

### Bedroom 2

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

### Bedroom 3

2.80m × 2.68m      9'2" × 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.**



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT OVER TIME IN A NEW-BUILD HOME.<sup>5</sup>



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Image handed to plans overleaf

# The Ayleford

4 BEDROOM HOME



**GROUND FLOOR**

<b>Kitchen/Dining Area</b>	5.74m x 3.78m	18'10" x 12'5"
<b>Living Room</b>	4.84m max. x 3.42m	15'11" max. x 11'3"



**FIRST FLOOR**

<b>Bedroom 1</b>	3.29m x 3.25m	10'10" x 10'8"
<b>Bedroom 2</b>	3.30m x 3.18m	10'10" x 10'5"
<b>Bedroom 3</b>	2.40m x 2.15m	7'11" x 7'1"
<b>Bedroom 4</b>	2.35m x 2.12m	7'9" x 7'0"

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

**STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT OVER TIME IN A NEW-BUILD HOME.<sup>5</sup>**

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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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OVER TIME IN A NEW-BUILD HOME.<sup>5</sup>



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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

<b>Kitchen</b>	4.89m × 3.33m	16'1" × 10'11"
<b>Dining Room</b>	3.35m × 3.33m	11'0" × 10'11"
<b>Living Room</b>	4.45m × 3.21m	14'7" × 10'6"
<b>Study</b>	3.21m × 2.55m	10'6" × 8'5"



### FIRST FLOOR

<b>Bedroom 1</b>	3.38m × 3.22m min.	11'1" × 10'7" min.
<b>Bedroom 2</b>	3.27m × 3.15m min.	10'9" × 10'4" min.
<b>Bedroom 3</b>	3.80m max. × 3.27m	12'8" max. × 10'9"
<b>Bedroom 4</b>	3.21m × 2.87m min.	10'6" × 9'5" min.

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



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT OVER TIME IN A NEW-BUILD HOME.<sup>5</sup>



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<sup>5</sup>Data taken from the House Builders Federation report, January 2025. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. The HBF 5 star award is awarded to homebuilders that achieve above 90% in the percentage of customers who would recommend Taylor Wimpey to a friend eight weeks after legal completion. Please visit HBF 5 star award Taylor Wimpey for more information. Taylor Wimpey has over 6,500 excellent reviews on Trustpilot as of 03/08/25. 62618 / December 2025.



# 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 OVER TIME IN A NEW-BUILD HOME.<sup>5</sup>



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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.**



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT OVER TIME IN A NEW-BUILD HOME.<sup>5</sup>



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# The Thirlford

5 BEDROOM HOME



## GROUND FLOOR

### Kitchen/Dining Area

6.79m x 4.12m      22'3" x 13'6"

### Family Room

3.52m x 3.22m      11'7" x 10'7"

### Living Room

4.88m x 3.90m      16'0" x 12'10"

### Study

3.38m x 2.17m      11'1" x 7'2"



## FIRST FLOOR

### Bedroom 1

3.96m x 3.60m      13'0" x 11'10"

### Bedroom 2 min.

3.38m x 2.70m      11'1" x 8'10"

### Bedroom 3

3.66m x 2.89m      12'0" x 9'6"

### Bedroom 4 max.

3.85m x 2.52m      12'8" x 8'3"

### Bedroom 5

3.06m x 2.45m      10'1" x 8'1"

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



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# The Dunnerton

5 BEDROOM HOME



## GROUND FLOOR

<b>Kitchen</b>	4.28m × 3.24m	14'1" × 10'8"
<b>Dining Room</b>	3.24m × 3.14m	10'8" × 10'4"
<b>Living Room</b>	4.96m × 3.23m	16'3" × 10'7"
<b>Study</b>	3.23m × 2.47m	10'7" × 8'1"



## FIRST FLOOR

<b>Bedroom 2</b>	3.82m max. × 3.28m	12'6" max. × 10'9"
<b>Bedroom 3</b>	3.64m max. × 3.28m	11'11" max. × 10'9"
<b>Bedroom 4</b>	3.27m × 2.80m	10'9" × 9'2"
<b>Bedroom 5 max.</b>	3.91m × 2.37m	12'10" × 7'9"



## SECOND FLOOR

<b>Bedroom 1</b>	4.60m × 4.46m	15'1" × 14'8"
<b>Dressing Area</b>	3.26m × 2.26m	10'8" × 7'5"

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



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT OVER TIME IN A NEW-BUILD HOME.<sup>5</sup>



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→ Here's how we can help



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