



ENTERPRISE
RESIDENTIAL
DEVELOPMENT

BRICKETTS

NEWPORT
SAFFRON WALDEN

RESIDENTIAL



Computer generated image showing Plot 5 in the foreground

BRICKETTS, NEWPORT

Bricketts is an exclusive collection of just 11 luxurious three and four bedroom homes, ideally positioned along a private road within the picturesque village of Newport. This desirable location is just a short walk from the station for direct links to London and Cambridge.

Here you can enjoy the relaxed pace of village living with swathes of open countryside on the doorstep, just a few miles from the quaint market town of Saffron Walden and within easy reach of excellent shopping, leisure, business and education options in renowned Cambridge.

VILLAGE LIVING WITH COMMUNITY SPIRIT

Newport offers a charming, historical setting with a warm community feel. Local amenities include two pubs, an Indian restaurant, beauty salon, convenience store, church and two highly regarded schools – Newport Primary School and Joyce Frankland Academy secondary school. The village hall is a social hub, hosting a range of regular groups and clubs, from art and amateur dramatics to karate and pilates.



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7

There are plenty of other opportunities to keep active, with tennis and hockey clubs and an abundance of beautiful open space to explore. Enjoy an energetic walk cross country to neighbouring Widdington, where you can refuel with a drink or lunch at the popular Fleur De Lys.

For something more cultural, the stunning English Heritage estate, Audley End House and Gardens, is just a few miles away, with a year-round programme of events and activities.

COLOURFUL MARKET TOWNS WITHIN REACH

Just a ten-minute drive away, picturesque Saffron Walden offers a selection of high street and independent shops, pubs, restaurants, tea rooms and cafés, as well as a golf course, museum and attractive gardens. Visit the twice-weekly market for an assortment of seafood, flowers, meats, bread and cheese and locally produced wines, or enjoy an eclectic choice of street food every Thursday evening.



Bustling Hertfordshire town Bishop's Stortford is less than ten miles away, with a wider choice of shopping and dining options, several gyms, a cinema and bowling alley. For a family day out, Stansted Mountfitchet is home to Mountfitchet Castle, you can play a round of adventure golf at nearby Golf World, or wildlife lovers can admire the impressive collection of animals at Shepreth Wildlife Park, just 30 minutes away.

1. Saffron Walden High Street
2. Saffron Walden market
3. Skew restaurant, Bishop's Stortford
4. Bishop's Stortford High Street
5. Barges along the River Stort

A WORLD-CLASS CITY FOR CULTURE, EDUCATION AND BUSINESS

For an unlimited offering of leisure, entertainment and culture, as well as a wealth of bioscience centres and education facilities, Cambridge is just over half an hour's drive from Bricketts or around 25 minutes by train from Newport station.

Marvel at the city's shimmering spires and spectacular architecture as you take a punt along the river. Wander the cobbled side streets in search of books and unique gifts, or sample the high-end shops of the Grand Arcade. There are museums and galleries covering a wide range of interests, and cafés, bars, pubs and restaurants to suit all tastes.

1. King's College
2. AstraZeneca Global Headquarters
3. Rose Crescent
4. Punting on the River Cam
5. Cambridge University Press
6. Mathematical Bridge
7. Trinity College



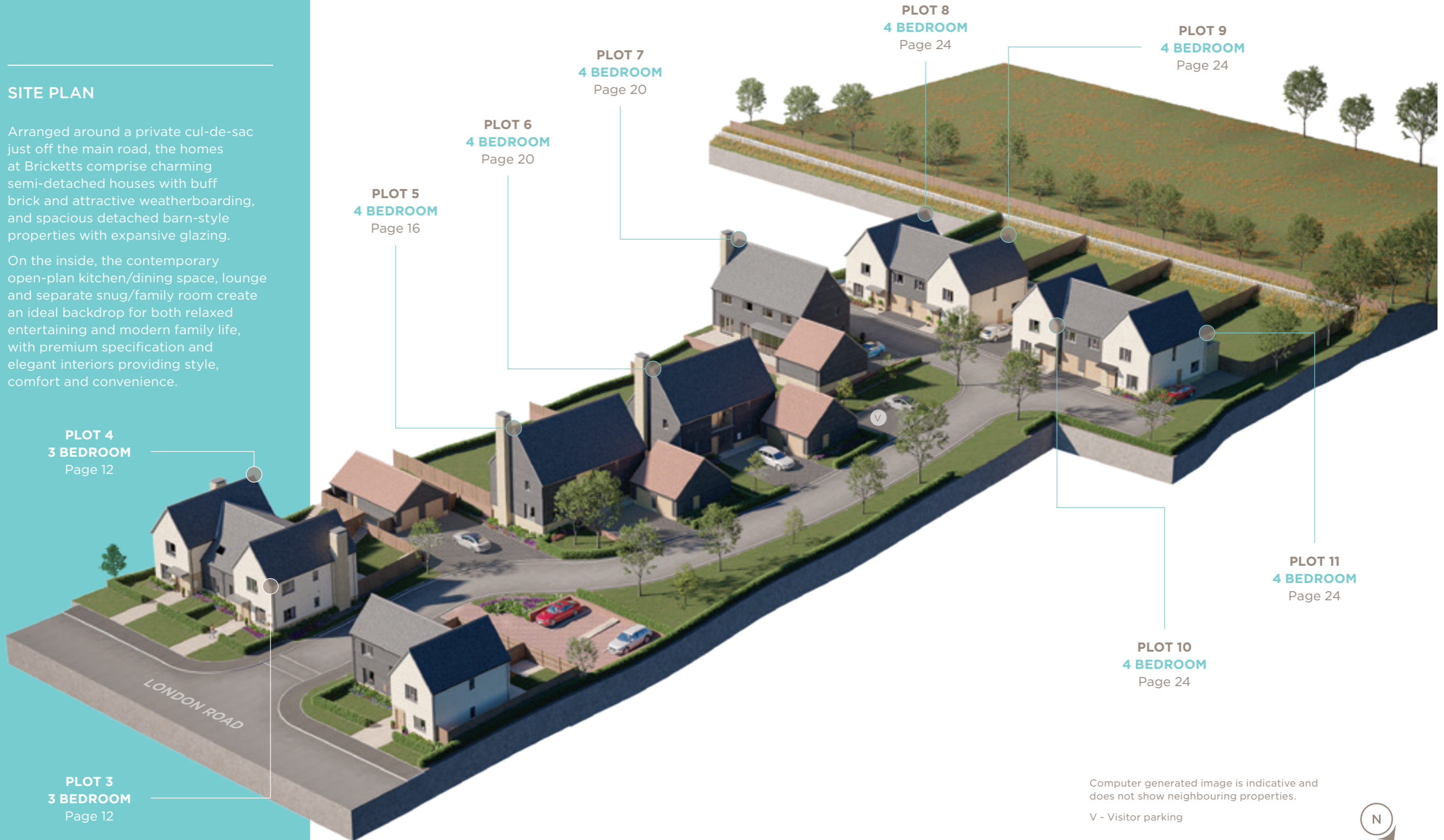
Renowned for being at the forefront of science, technology, business and medicine, the city is home to one of AstraZeneca's strategic global R&D centres, and the thriving Biomedical Campus - a global leader in medical science, research, education and patient care, and set to become one of the leading biomedical centres in the world.

Cambridge's famous university is ranked within the top five in the world and comprises 31 colleges with numerous and diverse departments, attracting more than 20,000 students from the UK and well beyond. The schools are also among the best in the country, with highlights including Abbey College and the Leys and Perse schools.

SITE PLAN

Arranged around a private cul-de-sac just off the main road, the homes at Bricketts comprise charming semi-detached houses with buff brick and attractive weatherboarding, and spacious detached barn-style properties with expansive glazing.

On the inside, the contemporary open-plan kitchen/dining space, lounge and separate snug/family room create an ideal backdrop for both relaxed entertaining and modern family life, with premium specification and elegant interiors providing style, comfort and convenience.



PLOT 4
3 BEDROOM
Page 12

PLOT 3
3 BEDROOM
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PLOT 5
4 BEDROOM
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PLOT 6
4 BEDROOM
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PLOT 7
4 BEDROOM
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PLOT 8
4 BEDROOM
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PLOT 9
4 BEDROOM
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PLOT 10
4 BEDROOM
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PLOT 11
4 BEDROOM
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Computer generated image is indicative and does not show neighbouring properties.

V - Visitor parking

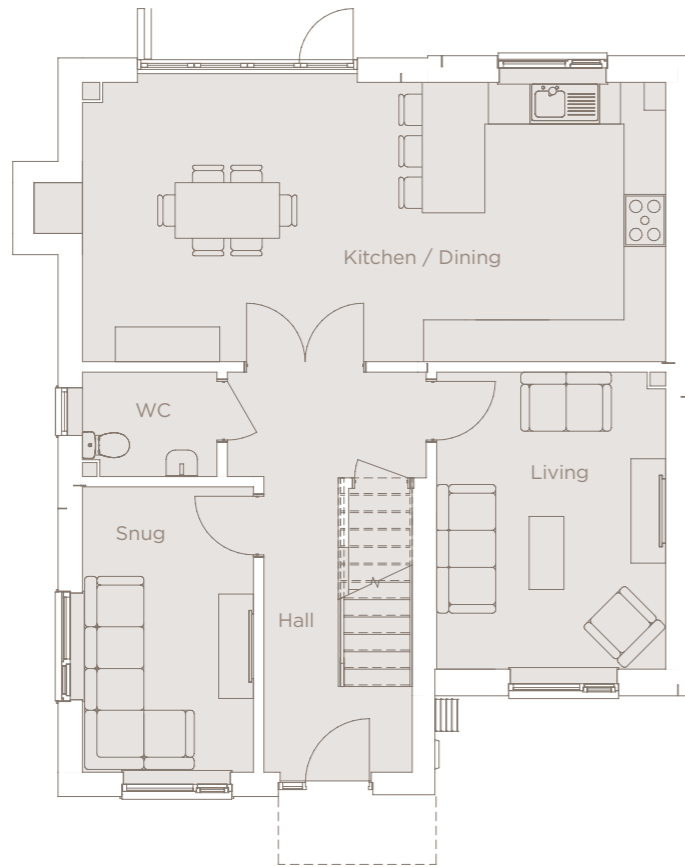




Computer generated image showing Plots 3 & 4

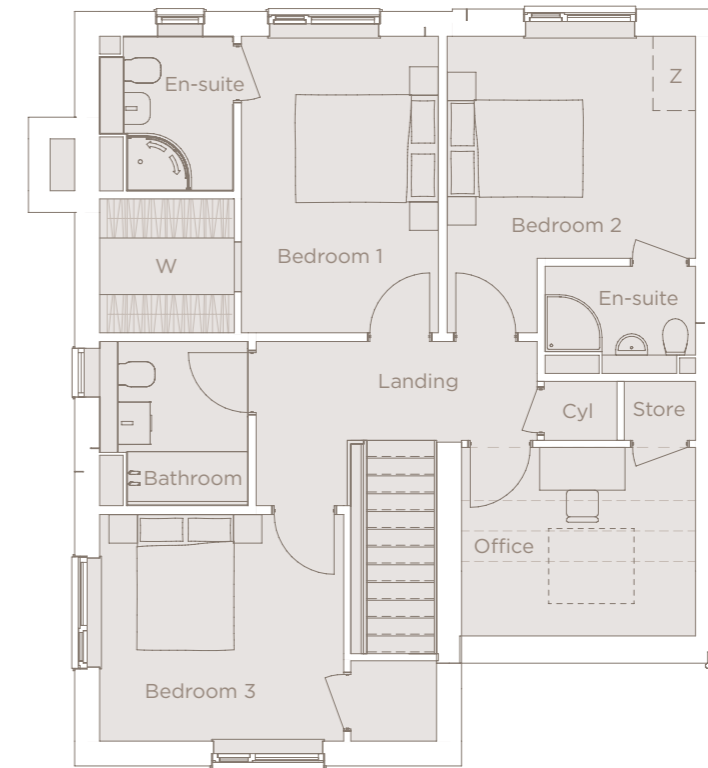
PLOTS 3 & 4* 152m² (1,631ft²)

Semi-detached 3 bedroom with office, garage and additional parking



Ground Floor

Ground Floor	Kitchen / Dining	8.3m x 4m	27'3" x 13'1"
	Living	4.2m x 3.3m	13'9" x 10'10"
	Snug	4.1m x 2.4m	13'5" x 7'10"
	Garage	3.1m x 7.3m	10'2" x 23'11" [†]



First Floor

First Floor	Bedroom 1	4.2m x 2.7m	13'9" x 8'10"
	En-suite	2.1m x 1.8m	6'10" x 5'10"
	Bedroom 2	4.2m x 3.5m	13'9" x 11'6"
	En-suite	2.1m x 1.5m	6'10" x 4'11"
	Bedroom 3	3.4m x 3.1m	11'2" x 10'2"
	Office	3.2m x 2.6m	10'6" x 8'6"
	Bathroom	2.3m x 2m	7'6" x 6'7"

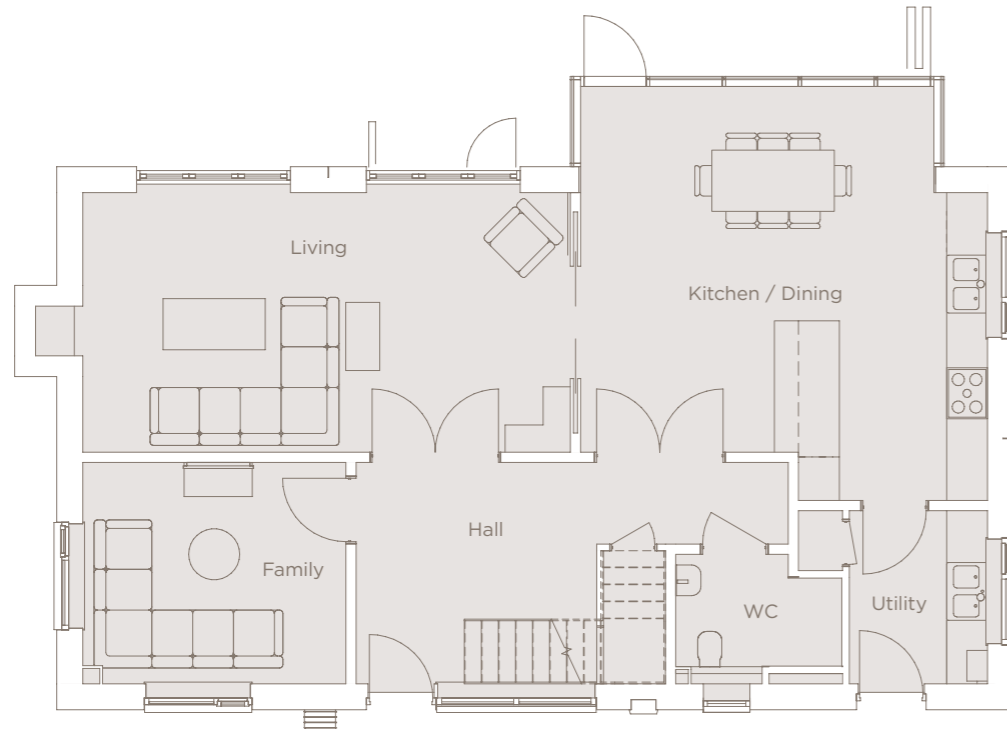
*Handed [†]Not including bin store area



Computer generated image showing Plots 3 & 4 kitchen space

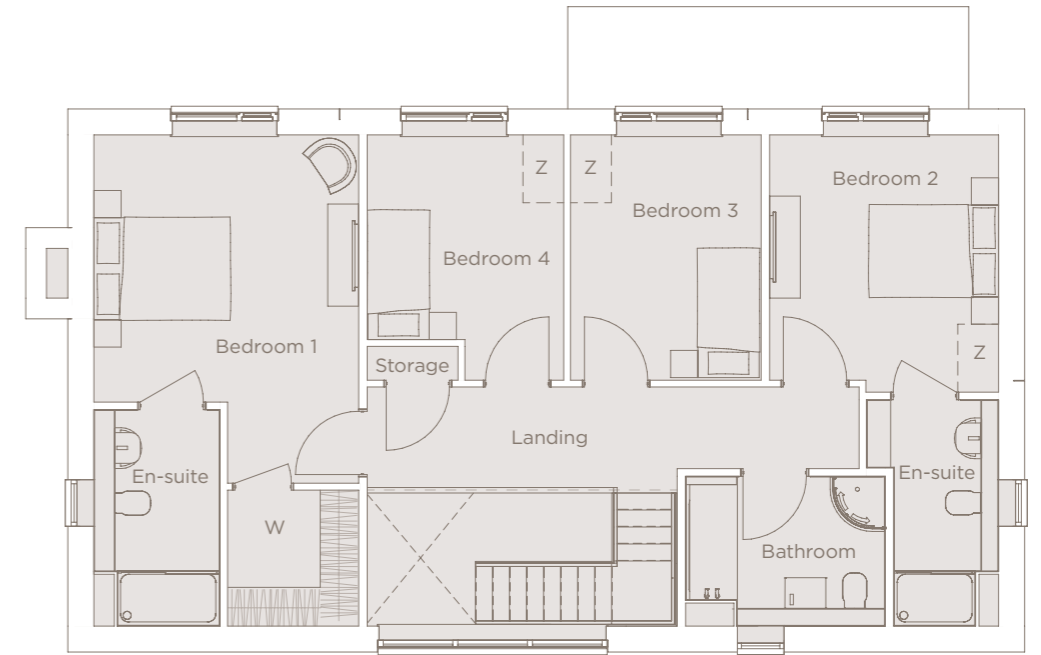
PLOT 5 200m² (2,151ft²)

Detached 4 bedroom with double garage and additional parking



Ground Floor

Ground Floor	Kitchen / Dining	6m x 5.9m	19'8" x 19'4"
	Living	7.2m x 3.8m	23'6" x 12'6"
	Family	3.9m x 3.25m	12'8" x 10'8"
	Utility	2m x 2.5m	6'7" x 8'2"
	Garage	7.2m x 6.1m	23'7" x 20'



First Floor

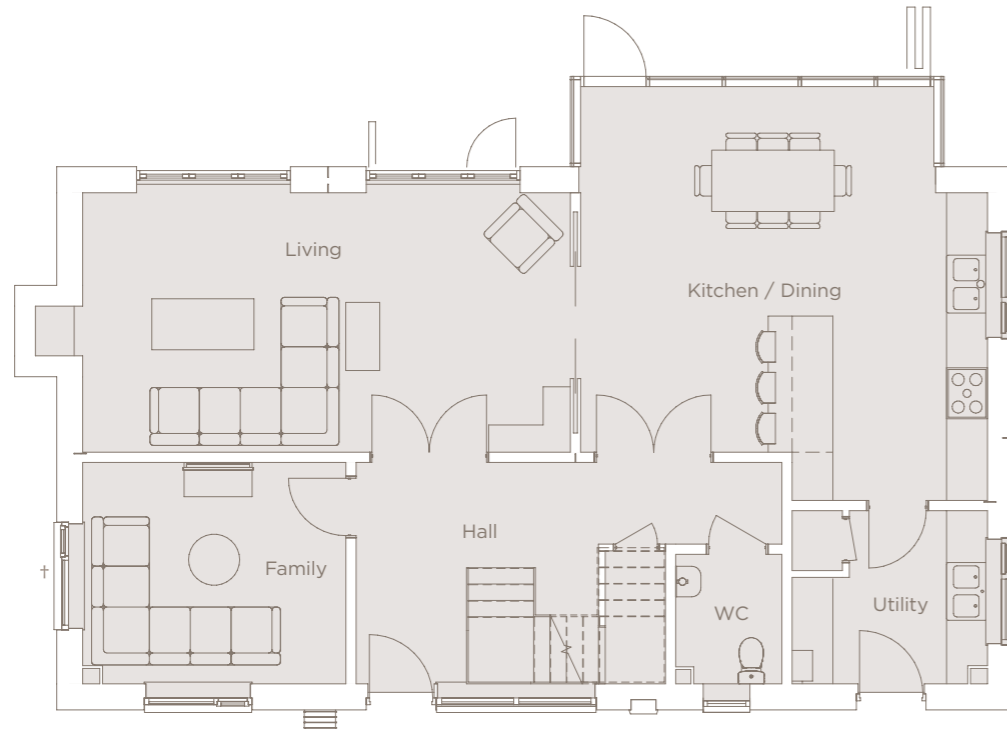
First Floor	Bedroom 1	5.1m x 3.9m	16'9" x 12'9"
	En-suite	3.1m x 1.8m	10'2" x 5'11"
	Bedroom 2	3.8m x 3.4m	12'5" x 11'
	En-suite	3.3m x 1.9m	10'10" x 6'3"
	Bedroom 3	3.6m x 2.8m	11'10" x 9'2"
	Bedroom 4	3.6m x 2.9m	11'10" x 9'6"
	Bathroom	2.9m x 2.2m	9'6" x 7'3"



Computer generated image showing Plot 7

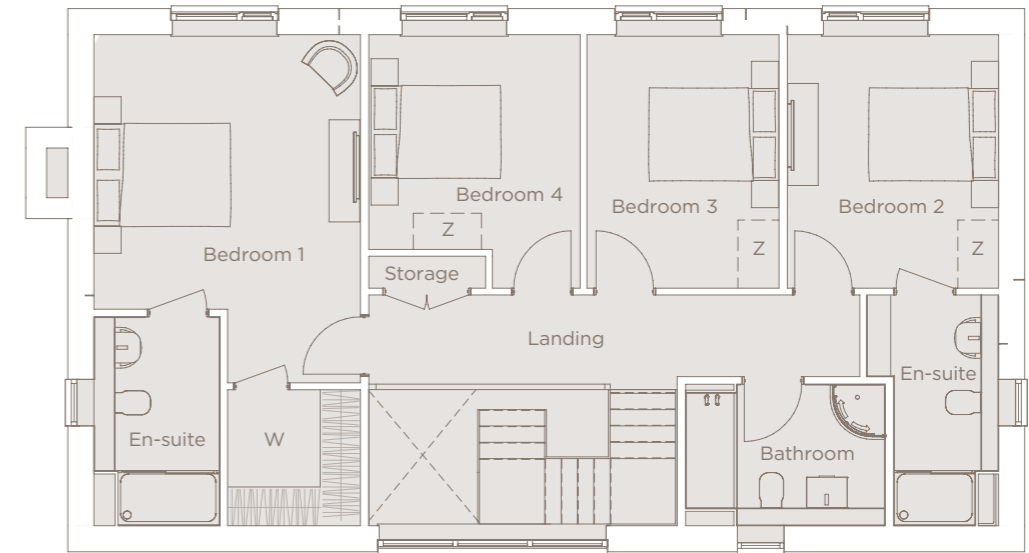
PLOTS 6 & 7* 200m² (2,151ft²)

Detached 4 bedroom with double garage and additional parking



Ground Floor

Ground Floor	Kitchen / Dining	6m x 5.9m	19'8" x 19'4"
	Living	7.2m x 3.8m	23'6" x 12'6"
	Family	3.9m x 3.25m	12'8" x 10'8"
	Utility	2.8m x 2.5m	9'2" x 8'2"
	Garage	7.2m x 6.1m	23'7" x 20'



First Floor

First Floor	Bedroom 1	5.1m x 3.9m	16'9" x 12'9"
	En-suite	3.1m x 1.8m	10'2" x 5'11"
	Bedroom 2	3.7m x 3.1m	12'2" x 10'2"
	En-suite	3.3m x 1.9m	10'10" x 6'3"
	Bedroom 3	3.7m x 2.8m	12'2" x 9'2"
	Bedroom 4	3.7m x 3.1m	12'2" x 10'2"
	Bathroom	2.9m x 2.1m	9'6" x 6'11"

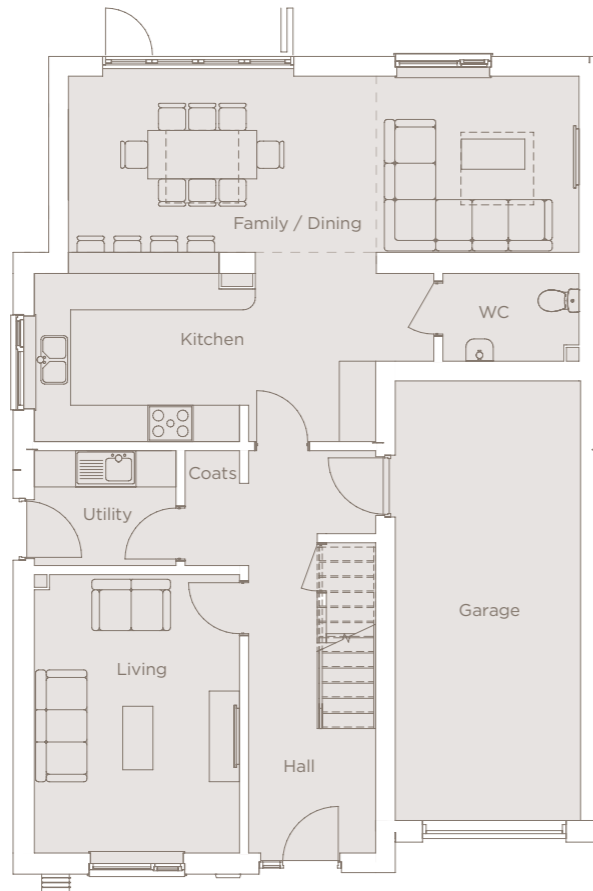
*Handed *Window to Plot 7 only



Computer generated image showing Plots 8 & 9

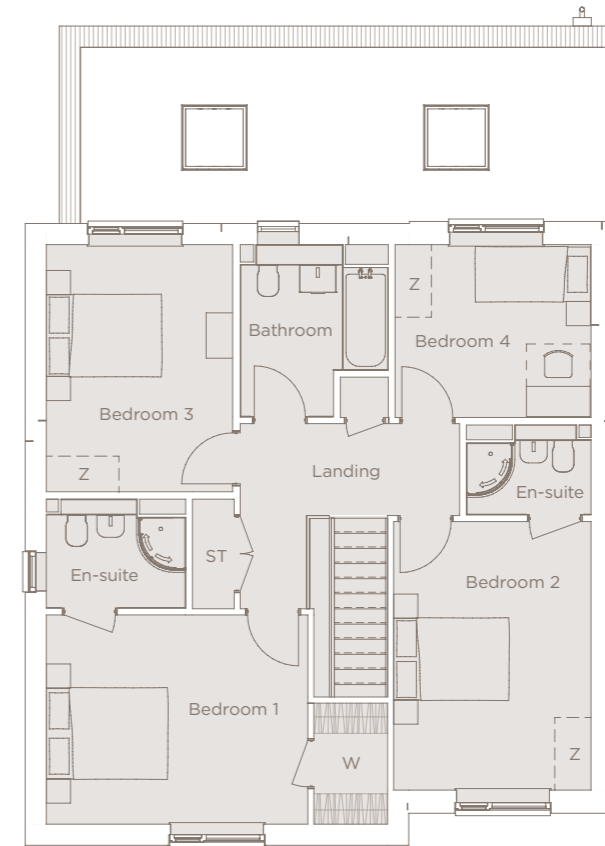
PLOTS 8, 9, 10 & 11* 171m² (1,837ft²)

Semi-detached 4 bedroom with integral garage and additional parking



Ground Floor

Ground Floor	Kitchen	5.6m x 2.8m	18'4" x 9'1"
	Family / Dining	8.4m x 3m	27'7" x 9'10"
	Living	4.6m x 3.4m	15'1" x 11'1"
	Utility	2.3m x 1.9m	7'6" x 6'2"
	Garage	7.2m x 3.1m	23'7" x 10'2"



First Floor

First Floor	Bedroom 1	4.3m x 3.45m	14'1" x 11'4"
	En-suite	2.3m x 1.8m	7'6" x 5'10"
	Bedroom 2	4.4m x 3.3m	14'6" x 10'8"
	En-suite	2m x 1.5m	6'7" x 4'11"
	Bedroom 3	4m x 3m	13'1" x 9'10"
	Bedroom 4	3.2m x 2.85m	10'7" x 9'4"
	Bathroom	2.85m x 2.45m	9'4" x 8'

*Handed



Computer generated image showing an indicative partial view of Plots 5, 6 & 7 living room

SPECIFICATION

KITCHEN & UTILITY

- Dawson shaker doors with T-bar handles*
- Silestone kitchen worktop and splashback*
- Premium laminate utility worktop (Plots 5, 6, 7, 8, 9, 10 & 11)
- Blanco chrome tap and sink
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated Bosch single oven
- Integrated Bosch combination microwave
- Bosch induction hob with integrated extractor
- Freestanding Bosch washing machine and tumble dryer in utility room (Plots 5, 6, 7, 8, 9, 10 & 11)
- Integrated Indesit washer/dryer (Plots 3 & 4)
- Lighting to underside of wall units

BATHROOM & EN-SUITE

- White Roca sanitaryware
- Chrome Vado brassware
- Basin with vanity unit to main bathroom
- Sliding door shower enclosures
- Over-bath shower with glass screen (where no separate shower)

- Thermostatic shower
- Contemporary dual fuel heated towel rail
- Full-height wall and floor tiling

INTERNAL FINISHES

- Oak veneer internal doors
- Fitted sliding wardrobe to bedroom 1 with zones (as shown on plans) in other bedrooms
- Satin chrome door ironmongery

ELECTRICAL FITTINGS

- White switches and sockets throughout with USB ports to key locations
- LED recessed downlighters and pendants
- External lighting, tap and power
- Car charging point

HOME ENTERTAINMENT

- Digital TV aerial and sockets
- Openreach fibre broadband
- CAT6 wiring throughout

HEATING

- Gas-fired central heating and hot water
- Log burner to Plots 5, 6 & 7 (flue only to Plots 3 & 4)
- Underfloor heating to ground floor and bathrooms

- Flat panel radiators to upper floors

SECURITY & PEACE OF MIND

- Intruder alarm
- Mains powered heat and smoke alarms
- NHBC 10-year warranty
- CO₂ detectors
- Multipoint locking front door
- Two year ERDL aftersales service

FINISHING TOUCHES

- Turf and patio to rear garden
- Block-paved driveways
- Timber windows and electric operated garage doors
- Composite cladding and through colour render
- Bollard communal lighting

OTHER

- All properties are freehold
- The development has a private road and communal areas which are subject to a service charge (details available on request)
- Predicted energy ratings: B (details available on request)

*Colour choices available subject to build status. Specification details may be subject to variation. All specification photographs are from previous developments and are indicative only. Please note: the plans on the previous pages are not shown to scale; all dimensions are approximate and given at their maximum; dimensions may vary from plot to plot. In addition, some bedroom ceilings may not be completely full-height; -- indicates head-height restrictions; 'Z' indicates wardrobe or storage zone (not provided).



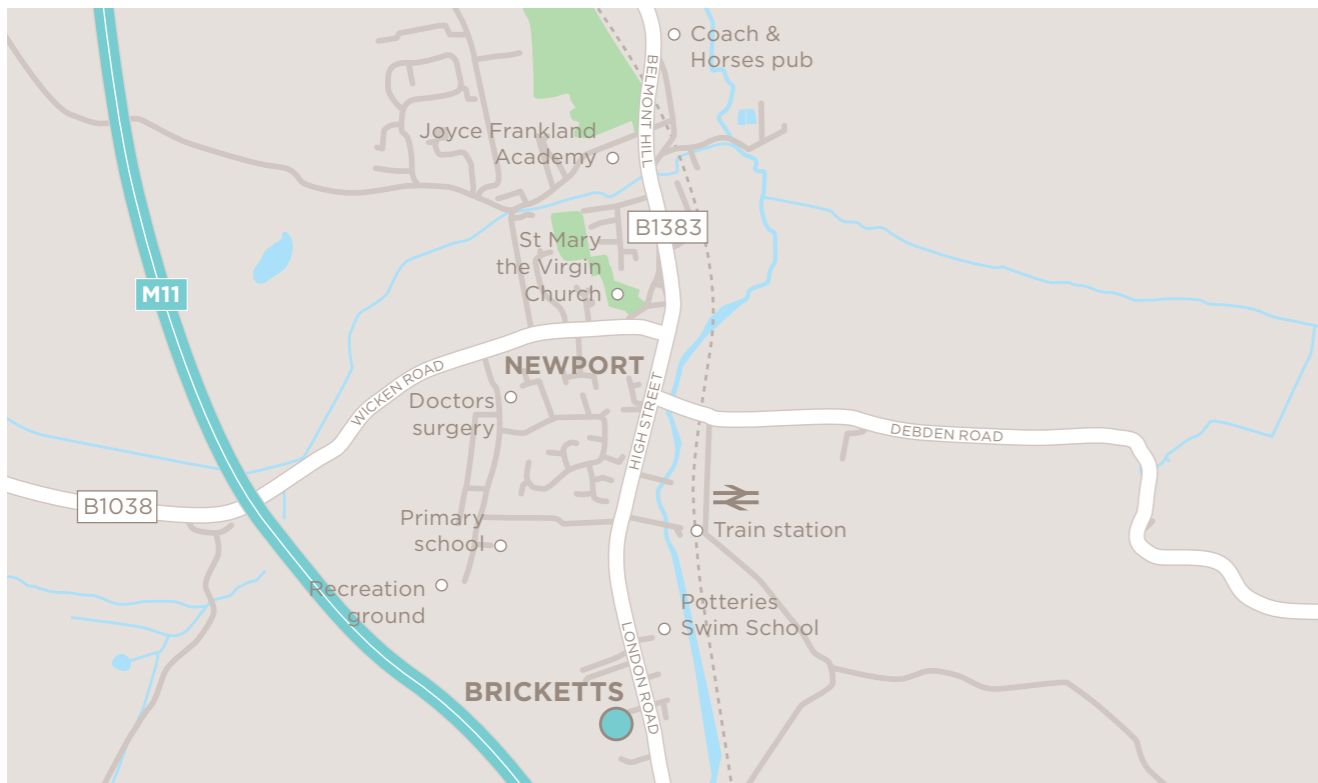
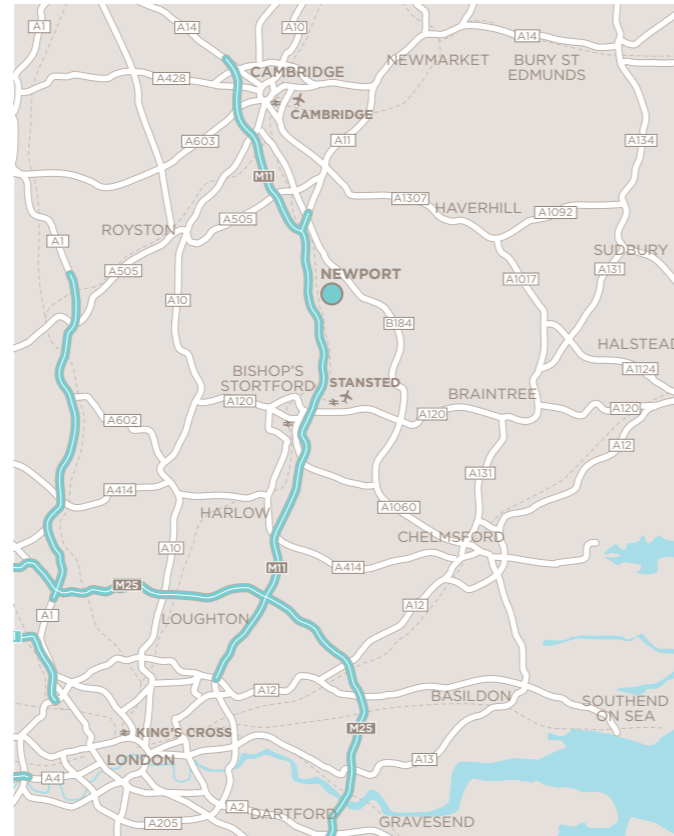
Cedar Close, Linton



Glebe Close, Cambridge

CONVENIENT CONNECTIONS

Bricketts is perfectly placed for commutability for business and leisure. Newport station is less than half a mile away for direct links to Cambridge in 25 minutes, Tottenham Hale in 45 minutes, and London Liverpool Street in around one hour. Stansted Airport is just over half an hour by train or 20 minutes by car, and there is easy access to the M11 for Cambridge and London.



Woodland Rise,
Great Chesterford



Thorpe Lea,
Great Chesterford

ENTERPRISE RESIDENTIAL DEVELOPMENT LIMITED

Enterprise Residential Development Limited (ERDL) is an expanding regional developer, applying established principles of intelligent design and quality construction through its wholly owned subsidiary, Enterprise Heritage.

The bespoke nature of all ERDL developments allows its homes to be designed for modern living and today's busy lifestyles, whether they are conversion schemes preserving the heritage and character of the past, or new-build projects with stunning design and layout. The company has a huge depth of knowledge and experience of the technical nuances of "non-standard" development and construction, earning an enviable reputation upon which it is well placed to continue building.

The many awards the company has won are an acknowledgement of the attention to detail that ERDL sees as an important part of the whole process. The company has a strong commitment to delivering sustainable homes by incorporating energy-saving features and using renewable resources, and is proud of its expertise in this area.

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