

Grange Park

Thurston





Grange Park

Thurston

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Grange Park

This exciting new development is in the vibrant Suffolk village of Thurston which offers excellent transport links and is just eight miles from the historic market town of Bury St Edmunds.

Just a few minutes' walk from Grange Park you'll find grocery shops, a post office, pharmacy, butchers, coffee shop, library, petrol station and two pubs. The pretty St Peter's Church is grade 2 listed and the two community centres host clubs and classes from Zumba and Pilates, to bridge and gardening.

The village also has its own rugby and football clubs and in nearby Bury, 8 miles away, there are leisure centres, cinemas, as well as the Arc Shopping Centre, Tesco and Asda superstores.

Grange Park is perfectly placed for commuters. Train passengers have just a 12-minute walk to Thurston Railway station. From there trains run regularly to Stowmarket, taking 15 minutes, Ipswich, taking about 30 mins and to

Cambridge in around 45 minutes. Buses also run frequently to Stowmarket and Bury.

Junction 46 of the A14 is less than two miles by car, linking the village to Stowmarket, 11 miles and Ipswich 32 miles. Head west for Bury St Edmunds, 8 miles, Cambridge 35 miles and on to the A11 and M11 for London. Thetford is only 12 miles via the A143 and A134,

The peaceful Thetford Forest Park with more than 40,000 acres of walks, trails and paths, is only 17 miles away.

So if you're looking for a quality new home in this sought after location your search ends here!



The perfect position

Education for everyone

The village has two nurseries for pre-school age children and Thurston Church of England Primary Academy School for those aged up to 10. Thurston Community College provides secondary education and a sixth form for students aged from 11 to 18. In Bury St Edmunds St Benedict's

Catholic Upper School also caters for boys and girls aged between 11 and 18, while West Suffolk College offers a range of courses for all ages. There are two independent prep schools nearby, Moreton Hall and South Lee Schools.

Thurston Railway Station
0.6 mile | 12 mins walk

12 mins



Thurston Community College
0.6 mile | 12 mins walk

12 mins




Cineworld Bury St Edmunds
6.6 miles | 13 mins drive

13 mins




Convenience Store
0.4 miles | 7 mins walk

7 mins



Arc Shopping Centre, Bury
7.1 miles | 13 mins drive

13 mins



Thurston Primary School
1.4 miles | 5 mins drive

5 mins



Bury St Edmunds Leisure Centre
6.1 miles | 14 mins drive

14 mins



High Lodge, Thetford Forest
17.5 miles | 33 mins drive

33 mins



Grange Park



A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£2.1 million** in local schemes to support the community surrounding your new home in Thurston.

“Bovis Homes have invested more than **£2.1 million** towards community schemes”

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes



Enhance and personalise your new home with upgrades and extras from our **Select** range

Customise your kitchen with stylish worktops and the latest modern appliances, and personalise your bathrooms with stunning ceramics. Using the **Select** range, there are various options allowing you to create your perfect property which is truly unique to you.

We offer a range of appliances for your kitchen with various brands to choose from. You can personalise every space in your home from kitchen electrics to bedroom additions where we have lots of choices available.

If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- Quartz kitchen worktops
- Integrated fridge freezer
- Integrated dishwasher
- Flooring
- Built-in Symphony wardrobes
- Upgraded tiling in main bathroom and en suite



Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!

Armed Forces

TRINITY

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Grange Park

Thurston, Suffolk

IP31 3NT

01359 759003

From Thetford

- Take Nun's Bridge Road out of Thetford
- Continue for just under 1 mile
- Turn left onto A134
- Continue for 4 miles
- Turn left onto Green Lane
- Take the right turn for Great Livermere
- Continue for 7 miles
- From Barton Road turn right onto Grange Park

From Ipswich A14

- Take Norwich Road/Bury Road out of the city
- Continue for 2.8 miles
- Take the A14 slip road, Junction 53 for Bury
- Continue on the A14 for approx. 17 miles
- At junction 46 exit on Tostock Road
- Continue along Bury Road for approx. 1 mile
- Turn right into New Road
- At the roundabout, take the 1st exit into Barton Road
- After half a mile, turn left into Grange Park



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Cover photograph of Bury St Edmund Cathedral and Abbey Gardens. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, Eastern region
Eastwood House, Glebe Road, Chelmsford, Essex CM1 1RS. Telephone: 01245 343000

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FB4070 DS03879 / 10.22



Grange Park

Thurston

2 bedroom home

- The Hornbeam
- The Elm

3 bedroom home

- The Cypress
- The Hazel

4 bedroom home

- The Aspen
- The Juniper
- The Alder
- The Blackthorn

5 bedroom home

- The Birch



Pre-sold homes

- 1 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes

- ss substation
- ps pumping station

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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FB4070 DS10527 / 05.24



The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.55 x 3.71	14' 11" x 12' 2"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study	3.41 x 3.00	11' 2" x 9' 10"

First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.05 x 2.75	10' 0" x 9' 0"
Bedroom 4	3.31 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.68	9' 3" x 8' 9"

The Birch | X518 (IF) 01 FB4070 |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

* Window omitted to plots 100 and 117 only. Please see sales consultant for further details.

ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	w	wardrobe
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	<>	measuring points

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

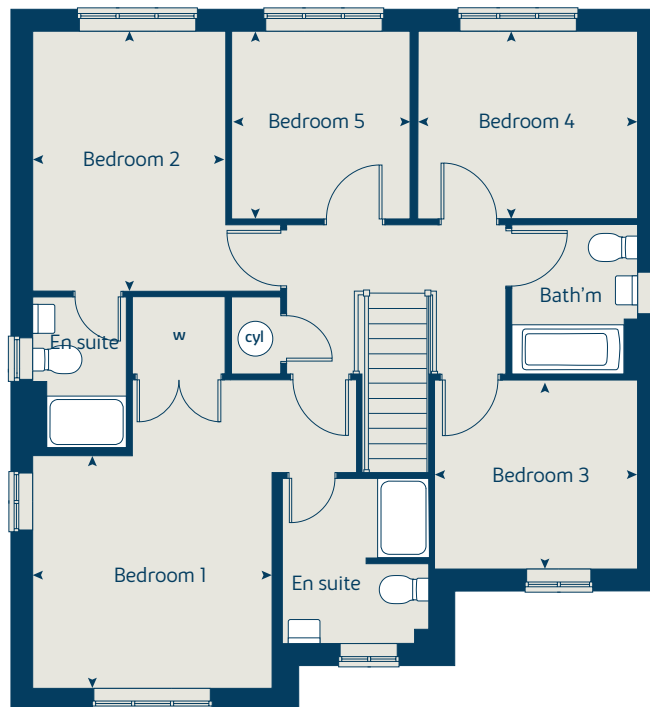
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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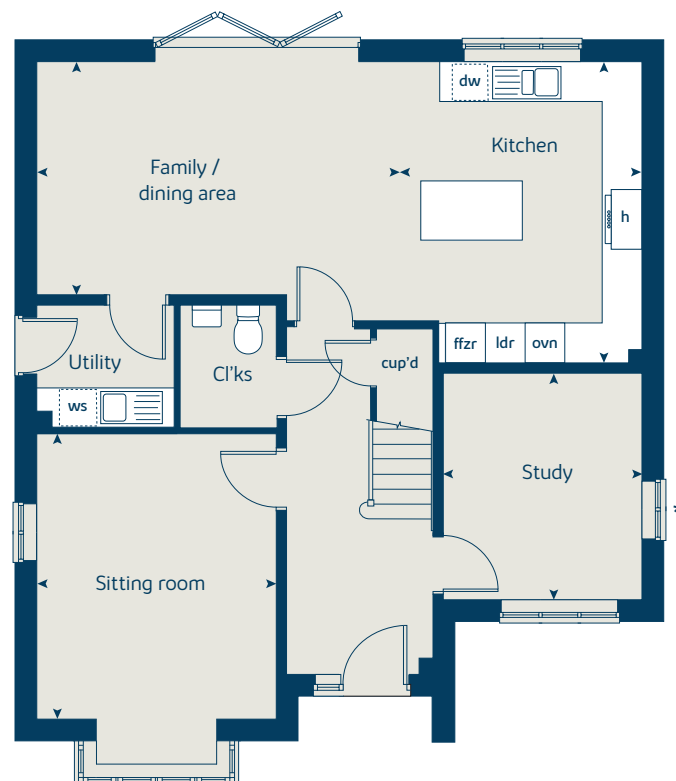
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FB4070 GD57118 / 05.21

First floor



Ground floor





The Elm

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Elm

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	3.66 x 2.46	12' 0" x 8' 1"
Sitting room	4.63 x 3.81	15' 2" x 12' 6"
Bedroom 1	4.10 x 2.68	13' 6" x 8' 10"
Bedroom 2	3.84 x 2.21	12' 7" x 7' 3"

The Elm | Bungalow B FB4070 |

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ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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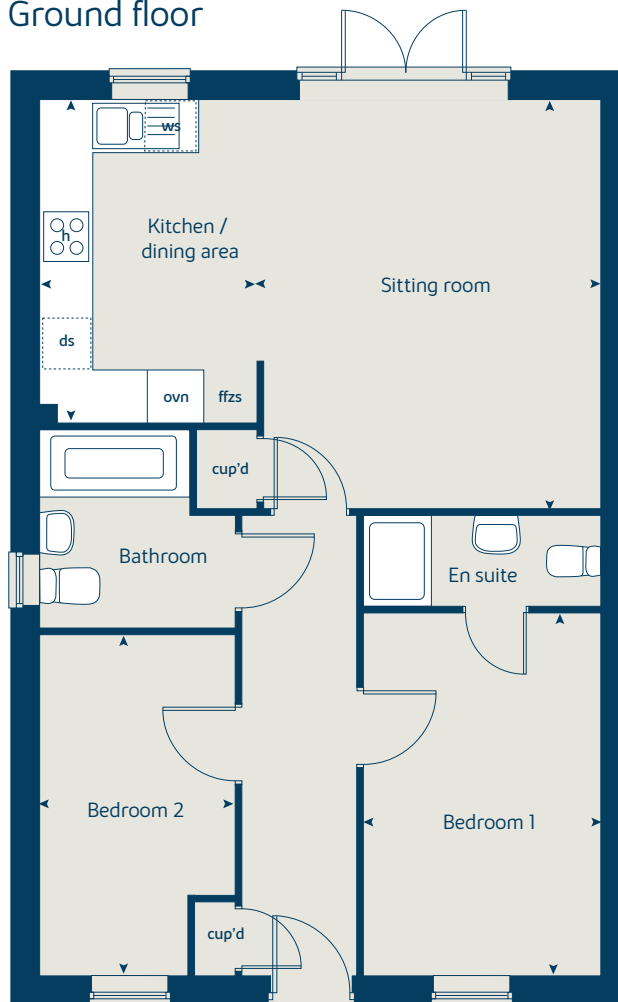
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Ground floor





The Aspen

4 bedroom home

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**Bovis
Homes** 

The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.52 x 4.09	14' 10" x 13' 5"
Bedroom 2	3.60 x 3.11	11' 10" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

The Aspen | X414 (IF) FB4070 |

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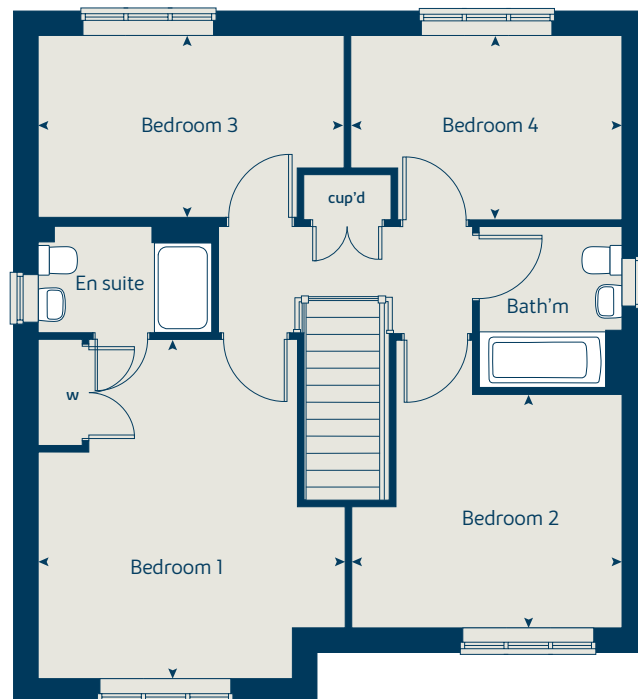
* Window omitted to plot 51 only.
Please see sales consultant for further details.

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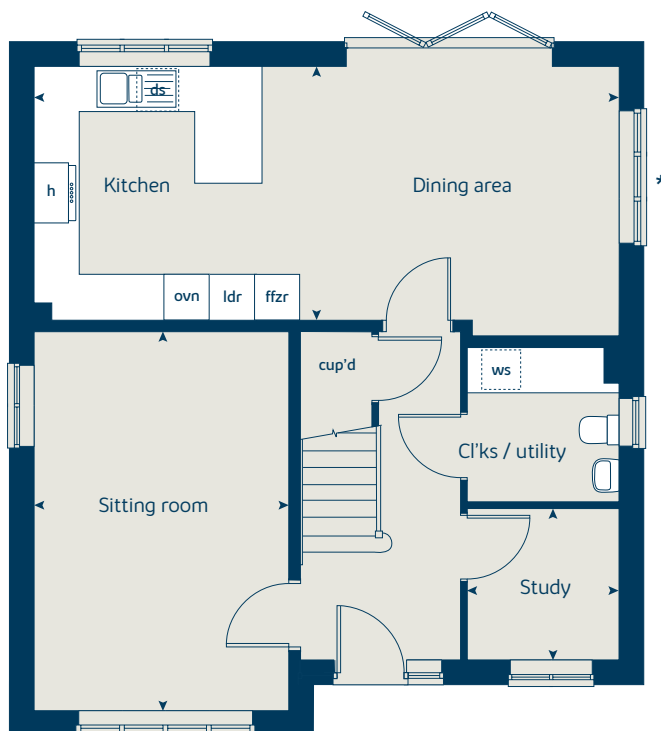
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FB4070 DS08772 / 02.24

First floor



Ground floor





The Juniper

4 bedroom home

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**Bovis
Homes** 

The Juniper

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.51	23' 7" x 11' 6"
Sitting room	4.55 x 3.05	14' 11" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

First floor

Bedroom 1	3.47 x 2.85	11' 5" x 9' 4"
Bedroom 2	3.65 x 2.84	12' 0" x 9' 3"
Bedroom 3	3.60 x 2.38	11' 9" x 7' 9"
Bedroom 4	3.51 x 2.38	11' 6" x 7' 9"

The Juniper | X412 01 FB4070 |

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* Window omitted to plot 94 only. Please see sales consultant for further details.

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	<>	measuring points
ldr	larder		

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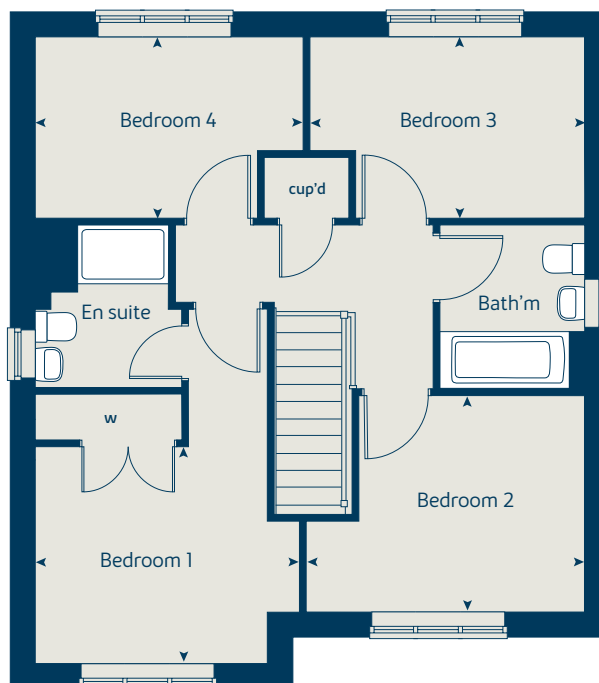
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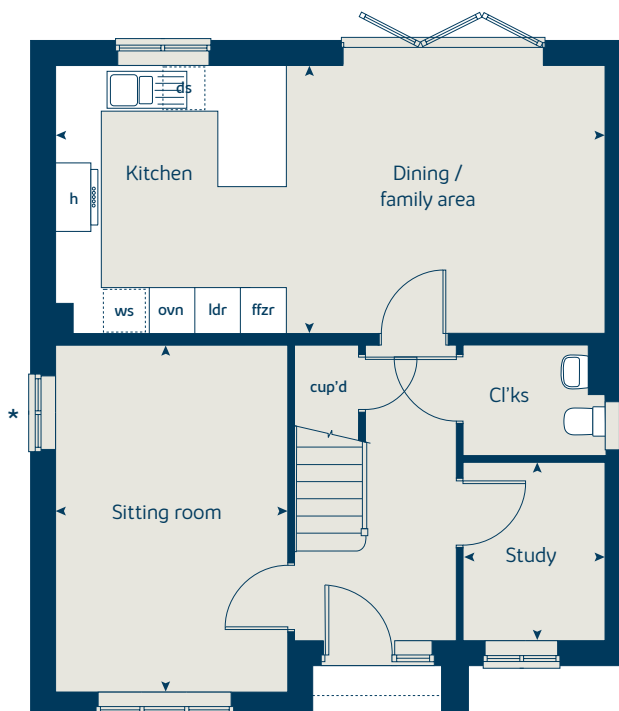
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FB4070 GD57118 / 07.21

First floor



Ground floor





The Alder

4 bedroom home

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**Bovis
Homes** 

The Alder

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.43 x 3.24	11' 3" x 10' 6"
Dining / family area	5.35 x 3.24	17' 6" x 10' 6"
Sitting room	4.29 x 3.38	14' 1" x 11' 1"

First floor

Bedroom 1	3.88 x 3.38	12' 8" x 11' 1"
Bedroom 2	4.34 x 3.03	14' 3" x 9' 11"
Bedroom 3	3.79 x 3.03	12' 5" x 9' 11"
Bedroom 4	3.35 x 3.13	10' 11" x 10' 3"

ovn	oven	cyl	hot water cylinder
h	hob	ldr	larder
ds	dishwasher space	w	wardrobe
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points

The Alder | X415 01 FB4070 |

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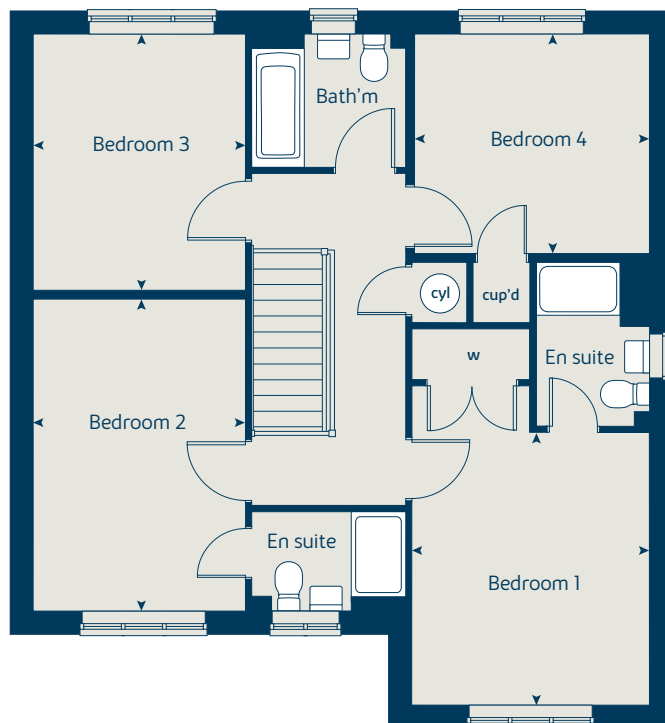
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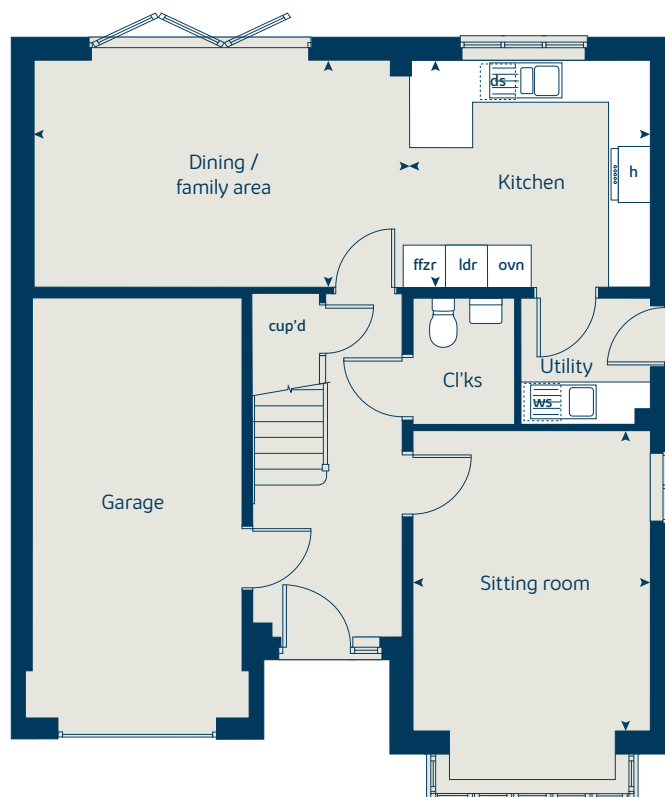
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FB4070 DS08772 / 02.24

First floor



Ground floor





The Birch

5 bedroom home

bovishomes.co.uk



The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.55 x 3.71	14' 11" x 12' 2"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study	3.41 x 3.00	11' 2" x 9' 10"

First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.05 x 2.75	10' 0" x 9' 0"
Bedroom 4	3.31 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.68	9' 3" x 8' 9"

The Birch | X518 (IF) 01 FB4070 |

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h	hob	cyl	hot water cylinder
dw	dishwasher	w	wardrobe
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	<>	measuring points

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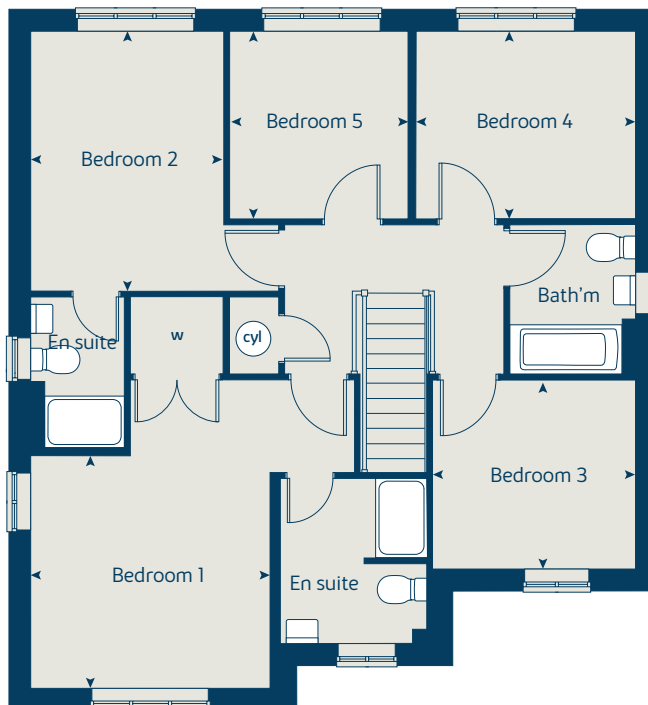
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FB4070 GD57118 / 07.21

First floor



Ground floor



So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



Grange Park Thurston



When you have finished with this leaflet please recycle it.

The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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FB4070 DS01292 / 02.22



Specification

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Grange Park

Thurston

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



Kitchen

	2 bedroom The Hornbeam The Elm	3 bedroom The Hazel The Cypress	4 bedroom The Blackthorn The Juniper The Aspen The Alder	5 bedroom The Birch
Choice of Standard fitted kitchen (doors and worktops)*	■	■	■	■
Choice of Premium fitted kitchen (doors and worktops)*				■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■		■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■		
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood			■	■
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood				■
Downlights in white finish	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■
LED under-unit flexible strip lighting				■
Fridge / freezer space	■	■		
Integrated (Indesit) 50 / 50 fridge-freezer			■	■
Space for integrated dishwasher with plumbing and electrics (with removable base unit)		■	■	
Integrated (Indesit) dishwasher				■
Space for washing machine with plumbing and electrics in utility		■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■

Bathrooms and en suite(s)

Ideal Standard contemporary white Studio Echo sanitary ware suite (cloakroom basin only)	■	■		
Ideal Standard contemporary white Concept Air sanitary ware suite with Aqua blade WC technology			■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure	■	■	■	■
Handheld hair wash attachment	■	■	■	■
Walk in shower in en suite to selected bedrooms				■
Choice of Standard range Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■
Choice of Standard range Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*				■
Shaver socket / toothbrush charger to main en suite	■	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■
White radiator in bathroom / en suite	■	■		
Chrome towel warmer in bathroom and en suite(s)			■	■

Bedrooms

Built-in wardrobe(s) to bedroom 1 (with shelf and rail)			■	■	■	■	■
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■
Chrome front door numbers	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■					
Powder coated aluminium double glazed bi-fold doors			■	■	■	■	■
Internal doors to be Cottage style pre-primed with polished chrome finish handles	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)							■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■	■
Mains operated doorbell (push), satin chrome finish	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction