



# Blakenham Fields



The best  
of both worlds





## I WANT SPACE TO BREATHE AND A CONVENIENT LOCATION

As life gets busier, it's important to have space to get together with family and friends, or just have a place where you can unwind.

Blakenham Fields is a superb new development of 2, 3 and 4 bedroom homes ideal for young families, couples and people who simply enjoy the feeling of space and tranquility.

Just five miles from the bustling centre of Ipswich, yet surrounded by beautiful countryside and close to the beautiful Suffolk coastline, the development offers an enviable lifestyle for those fortunate enough to live there.

## I'D REALLY LOVE THE TRANQUILLITY OF A QUIET COUNTRY LIFE

Located in the quiet village of Great Blakenham and adjacent to Claydon, there is plenty to do for those who love country sports or walks. The Gipping River valley is surrounded by meadows and farmland and home to herons, kingfishers and otters. Only three miles away at Bramford there are five fishing lakes and the Bramford Golf Club with another golf club, eight miles away at Witnesham.

For those who love the seaside, Aldeburgh is approximately an hour away by car. A picturesque fishing village once renowned for ship-building. Its sweeping shingle beach has a charming ramshackled array of fishing huts that sell freshly caught fish.

On the south side of Ipswich is Jimmy's Farm; the subject of a recent TV documentary. The farm comes complete with a Woodland Trail, Animal Paddocks and Adventure Playground – educational and fun for all the family.



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## I WANT TO BE IDEALLY PLACED FOR COMMUTING

With the A14 junction only a few minutes away you have direct links to Ipswich to the south, home to banking and finance companies, five prominent industrial estates and over 40 growing businesses. Ipswich is also well connected with rail link to London in approximately 70 minutes. To the north is Needham Market, Stowmarket and, approximately 30 minutes away, the lovely medieval market town of Bury St Edmunds.

## I WANT TO BE REALLY CLOSE TO AMENITIES AND THE CITY CENTRE

Only a few minutes away, on the outskirts of Ipswich, is the Anglia Retail Park and major supermarkets. The thriving city centre is host to museums, theatres, innumerable restaurants, a vibrant night life and the redeveloped Ipswich Marina, so you are never far away from entertainment and fun.



## I WANT AN ENERGY-EFFICIENT HOME

With ever-increasing energy prices, all homes have been built with energy-efficiency in mind, helping to reduce your energy bills and reduce your impact on the environment. With a modern central heating system combined with homes built to the latest Building Regulations, your home will be more energy-efficient than older homes and emit less carbon. Water usage is also kept to a minimum by using water-efficient fittings.

## ORBIT HOMES

As the sales and development arm of the Orbit Group, Orbit Homes is committed to building beautiful homes designed with our customers in mind.

Our developments range from small sites of two or three homes in rural villages through to sites of hundreds of homes in towns and cities, from greenfield developments to urban regeneration projects. We build a variety of homes from one bedroom apartments through to large family homes and Independent Living homes for the over 55s. Our developments include a mix of tenures from Shared Ownership and Shared Equity to Outright Sale, helping you to find a home that suits you.

With extensive experience and a long history in the housing sector, you're in safe hands with us. Our experienced Sales Consultants will support you through your purchase and are dedicated to providing excellent customer service.





## GENERAL SPECIFICATION

### Kitchen

- Stylish and modern fitted wall and base units
- Choice of kitchen unit door fronts\*
- Choice of worktops and upstands\*
- Stainless steel splashback behind hob
- Stainless steel gas hob and electric oven
- Stainless steel extractor hood
- Stainless steel sink with chrome mixer tap
- Energy-efficient appliances
- Fridge/freezer
- Plumbing for washing machine
- Plumbing for dishwasher

### Bathroom

- Contemporary white sanitary ware
- Chrome mixer taps
- Choice of wall tiles\*

### Doors & Windows

- High performance white UPVC double glazed lockable windows
- Insulated front doors fitted with a multi-point locking system

### Heating & Water

- Gas-fired with thermostatically controlled radiators

### Electrical

- TV points to living room and bedroom one
- BT points to living room and bedroom one
- Wired smoke detectors

### General

- Landscaping to front garden (subject to planning)\*
- 10 year warranty

\*Some individual choices are available subject to the stage of construction. See our Sales Consultant for details.



Images shown are from Blakenham Fields



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## THE SMALL PRINT

### **Safety on site**

We want you to be safe on site and enjoy your visit, so the following has been issued to comply with Health and Safety Legislation. Please use the designated car park and visit our Marketing Suite first. An Orbit Homes employee must always accompany you anywhere on the development outside of the show home area. Please supervise any children with you (children are not allowed in construction areas). Hard hats and appropriate footwear should be worn at all times. There is no access to areas where scaffolding is erected and please ensure you are clearly visible to all construction vehicles in all areas.

### **Surrounding area**

Our site plan shows general information of the surrounding area, details of which are beyond the control of Orbit Homes. For more up-to-date information, please contact the relevant local planning authority.

### **Site plan**

This was drawn up before construction began. Boundaries and layouts can change during development, so please check details with the Sales Consultant at reservation. The deed plan will be sent directly to your solicitors and should be inspected by you when you visit.

### **Elevations**

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer generated images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation.

### **Dimensions**

Floor plans show approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually and the precise internal finishes may not always be the same.

### **Specification**

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard.

In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

building brighter futures...  
for people and communities

### Directions and maps

Blakenham Fields, Gipping Road, Great Blakenham, Suffolk IP6 0JZ

Easily reached from the A14. Take the junction for Claydon, at the roundabout take the Ipswich Road towards Claydon and then turn in to Station Road (towards Great Blakenham). Once under the A14 the road becomes Gipping Road, cross over the railway line and the entrance to Blakenham Fields is on the left hand side.

### Head office

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Orbit Homes reserve the right to alter plans, specification, elevational treatments and positions of doors and windows without prior notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or containing any representation of fact upon which any party is entitled to rely. Details correct at time of going to print in October 2012.

