



Crest
NICHOLSON

THE
VILLAGE
SQUARE

at Kings Warren

WELCOME

HOME





VILLAGE CHARM AT KINGS WARREN

Introducing The Village Square, the latest collection of traditionally-inspired 2 & 3 bedroom homes to take their place in Crest Nicholson's sought-after Kings Warren community.

Nestled on the edge of the bustling market town of Newmarket, residents living here will be able to enjoy the best of town and countryside living. Surrounded by ample green open space to explore, with the convenience of the thriving village centre on the doorstep for an array of modern neighbourhood facilities and amenities. All whilst being within commuter distance to important centres of work, education and recreation, including Cambridge and Bury St Edmunds.





THOUGHTFULLY DESIGNED



Homes at The Village Square beautifully reflect the classic architecture of this rural corner of Suffolk, combining thoughtfully crafted traditional exteriors with simple, contemporary design.

With seven different house styles to choose from and a variety of terraced, semi-detached and detached homes on offer, you'll be sure to find the perfect place to put down roots. From perfectly proportioned two bedroom cottages ideal for first time buyers and those looking to downsize to three bedroom houses that will make for welcoming and spacious family homes to grow into.



Typical Crest Nicholson show home interiors

Offering an abundance of charm, homes at The Village Square have been built to stand the test of time. From the well-designed layouts to the look and feel of the properties themselves, right down to the smallest specification details, we have carefully crafted each aspect of your new home to ensure you will be surrounded in style for years to come. And with stylish neutral décor used throughout, you'll have plenty of opportunity to add a splash of your own personality.

SPECIFICATION

KITCHEN

- The contemporary kitchens have been designed for modern living, featuring soft close doors and drawers.
- The LED lighting to the underside of the wall units shine a spotlight on the sleek worktops and creates the perfect atmosphere for hosting vibrant dinner parties.
- There is a glass splashback to the hob, giving the space a clean and stylish finish, whilst the integrated single or double oven* and three speed integrated extractor are all provided by Bosch.
- The kitchen also has a Bosch integrated fridge freezer, 1½ bowl stainless steel sink with drainer and Hansgrohe mixer tap, plumbing for a dishwasher and space allocated for a washer/dryer.

HEATING & HOT WATER

- Each home has modern insulation and is heated by an efficient gas-fired condensing boiler with thermostatically controlled radiators, which means you can adjust each room to your ideal temperature.

ELECTRICAL

- There are power sockets fitted exactly where you need them, as well as TV/FM and Sky+ points to the living room and master bedroom.
- The BT points are fitted to the hall, living room and master bedroom and for peace of mind, there are mains operated, interconnected smoke/heat detectors with battery back-up.

BATHROOM & EN SUITE

- The pristine white sanitaryware in the bathroom and en suite creates a calming environment.
- Both are sleek and contemporary in style and feature the Roca Gap range with chrome taps and fittings by Hansgrohe. The flooring is by Amtico to ensure a quality finish throughout.
- To promote water efficiency and to reduce your water bills, all taps are aerated for a softer flow of water, whilst toilets are concealed and all fitted with a dual flush facility.

INTERNAL FINISHES

- Internal doors are finished in white satin with chrome ironmongery, whilst the front doors also have chrome accessories.
- Ceilings, bathrooms, en suites and cloakroom walls are all finished in pure brilliant white with all other walls in a soft natural tone, providing you with a blank canvas that you can finish in your own style.

EXTERNAL FINISHES

- The windows and French doors are of white PVCu for easy maintenance and these, along with steel front door, all have multi point locking.
- The rear garden is top soiled and rotovated whilst front gardens are landscaped.

*Please ask your Sales Advisor for details



EXPLORE THE THRIVING COMMUNITY

The neighbourhood facilities of Kings Warren are now well established with a number of shops and amenities right on the door step including a convenience shop, pharmacy, lettings agent and takeaway service – making this a highly convenient part of the wider development to set up home.

Those with young children will be well catered for with St Christopher's Primary School nearby at the heart of the development, accepting children aged four to eleven.

The sports complex is a fantastic place that residents can come together to use, whether it's a friendly competition on the football and cricket pitches or a game of tennis or hockey on the floodlit games area.

And if you want to 'grow your own' you can register your interest for one of the Kings Warren allotments. There are also play areas for younger and older children up to their teens.





Typical Crest Nicholson show home interiors



TOWN & COUNTRY LIVING

Kings Warren is surrounded by some of the most beautiful countryside in Suffolk, and is also conveniently close to Bury St Edmunds and Cambridge.

Newmarket is the nearest town, situated approximately seven miles away. As well as being the heart of the British horse racing world, it is also a picturesque medieval market town with a wide range of independent shops, cafés and restaurants along its High Street, as well as a Waitrose. In addition, it has a twice weekly market and regular farmers markets where you can pick up fresh, local fruit and vegetables.

Cambridge boasts a number of attractions including The River Cam, a selection of traditional pubs and award winning restaurants as well as being home to one of the world's oldest and most successful universities.

Bury St Edmunds is another market town even older than Newmarket. Home to Suffolk's only cathedral, the last remaining Regency theatre in England and tranquil green gardens, it's a truly fascinating place to visit.

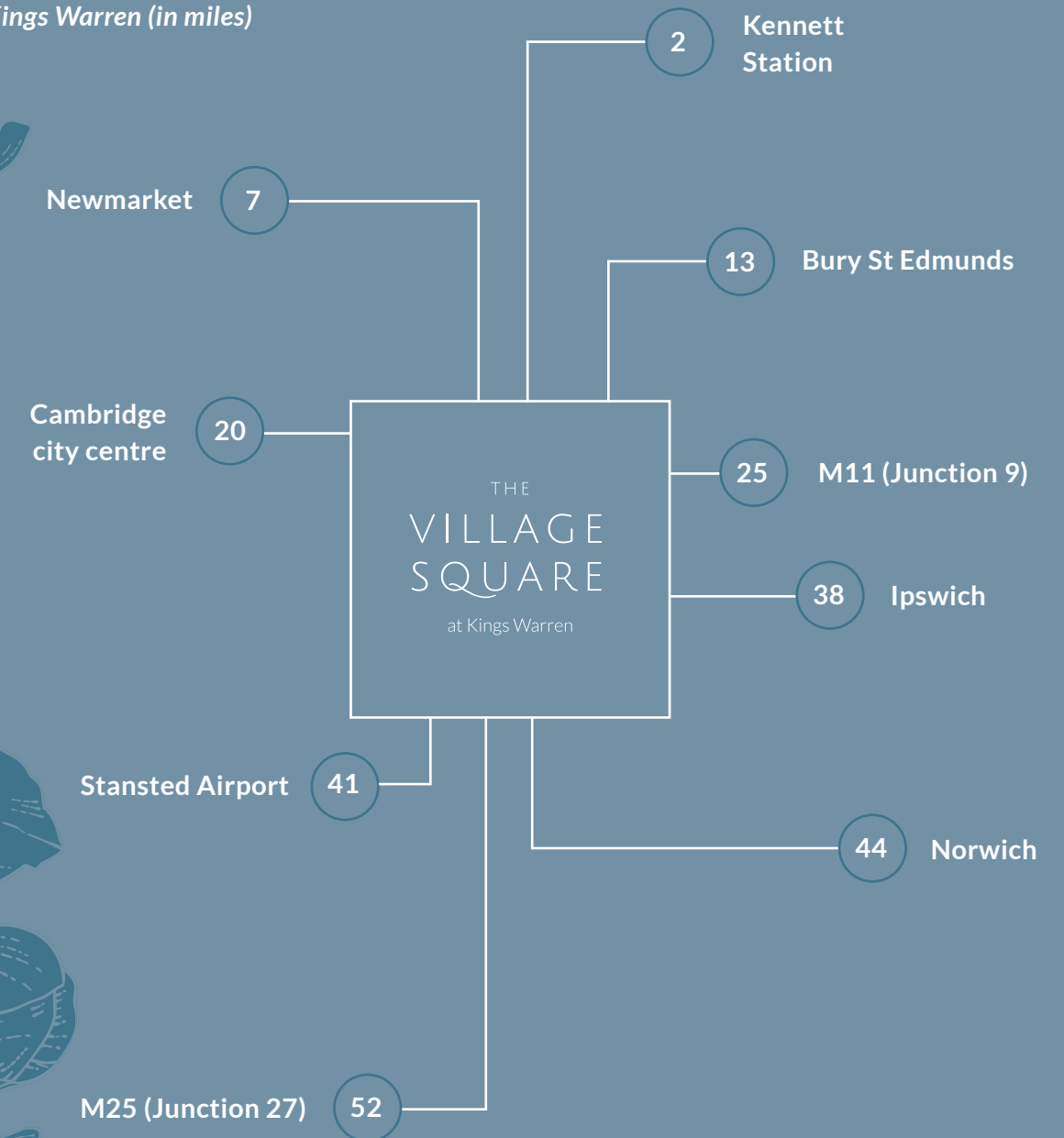


STAY CONNECTED

The Village Square is conveniently located for commuters, with good road and rail links on the doorstep. Nearby Newmarket sits between Cambridge and Bury St Edmunds, two of the major centres in the east of England.

Kennett station is two miles away and offers regular direct rail services to Cambridge, with journey times of just under 30 minutes. By car, Cambridge city centre is just 20 miles away via the A11 and The Village Square is also within easy reach of the A14, linking it to the ports of Felixstowe and Harwich in the east, the M1/M6 in the west and the M11 and Stansted Airport to the south.

Distance by road from
Kings Warren (in miles)





THE SEAL OF EXCELLENCE

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABE Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Survey.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk





Kings Warren, Red Lodge, Suffolk, IP28 8YL
thevillagesquare@crestnicholson.com
01638 501584

Get to know us – search Crest Nicholson



www.crestnicholson.com/thevillagesquare
Crest Nicholson Eastern, a division of Crest Nicholson Operations Limited,
Academy Place, 1-9 Brook Street, Brentwood, Essex CM14 5NQ T: 01277 693 230

All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative guide only and Crest Nicholson reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease. Photography taken at similar Crest Nicholson developments and computer generated images are indicative only. February 2018.



Crest
NICHOLSON

www.crestnicholson.com/thevillagesquare