

# Cavendish View

Thurston



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## Cavendish View Thurston

A wonderful selection of 2, 3, 4 and 5 bedroom houses set within the Suffolk village of Thurston.

Cavendish View is a brand new development, well located within the thriving Suffolk village of Thurston. Set in the heart of open countryside, Thurston is a friendly, well served community, in a safe, attractive setting and enjoys excellent amenities, including a village church, shops, pubs, pharmacy and library. Perfect for families, a primary school and secondary community college are both close to Cavendish View, while a community centre, village hall, open spaces and sports facilities are valuable local assets.

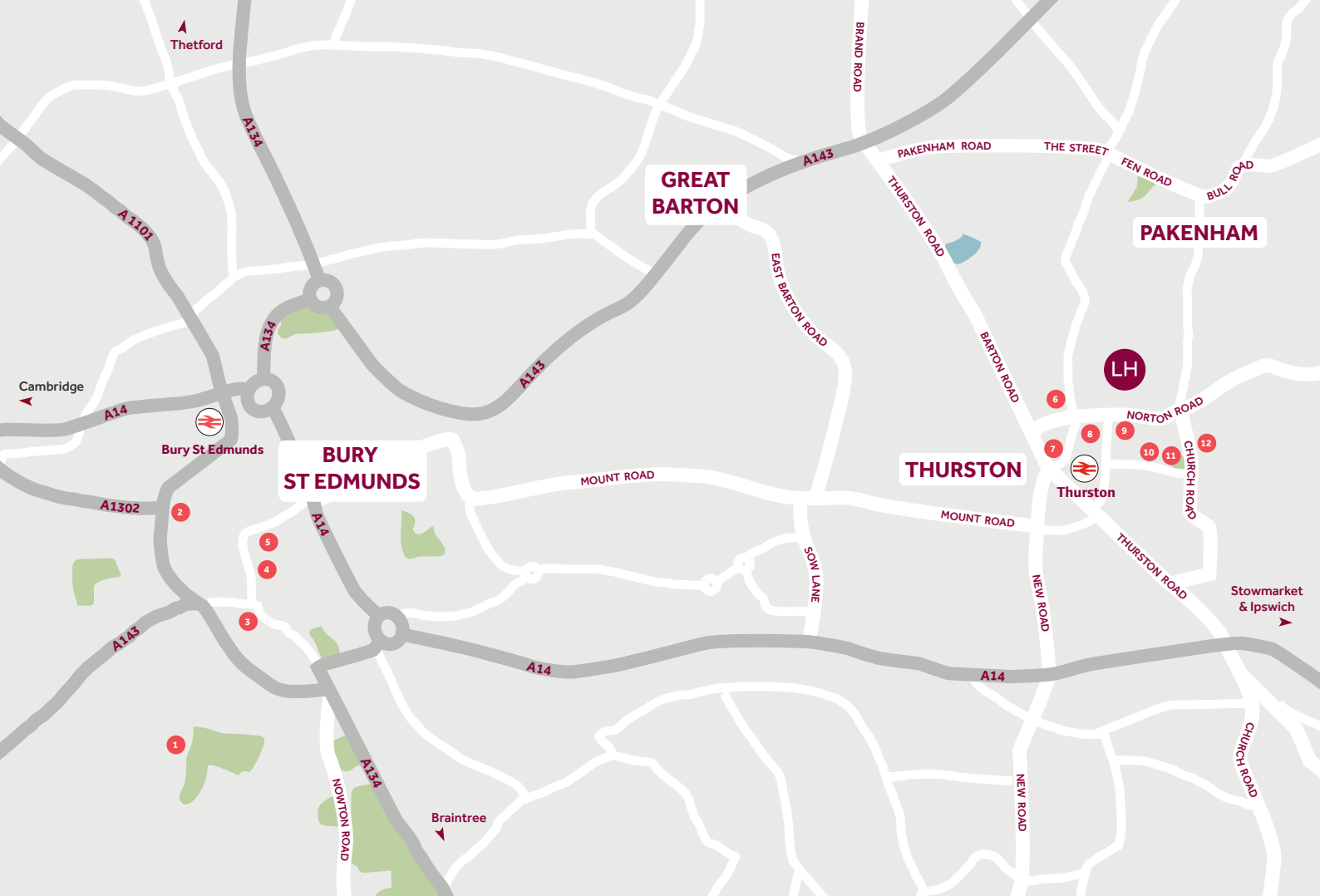
The jewel in Suffolk's crown, the market town of Bury St Edmunds is just 5 miles away and offers shopping, leisure opportunities and a host of heritage attractions, while the historic towns of Cambridge, Ipswich and Colchester are each within easy reach. With stunning countryside, idyllic villages and charming seaside resorts nearby, and with excellent road links, plus rail services from Thurston station (103 mins to London Liverpool Street), living at Cavendish View provides a great opportunity to enjoy a wonderful new lifestyle.

**Cavendish View**

Thurston IP31 3QH | 01359 758632

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## Around the local neighbourhood

1 West Suffolk Hospital

2 The Arc  
(Shopping Centre)

3 Theatre Royal

4 St Edmundsbury  
Cathedral

5 Abbey Gardens

6 Thurston Community  
College

7 Fox & Hounds  
(Public House)

8 New Green Centre

9 The Victoria  
(Public House)

10 Thurston Primary School

11 Cavendish Hall

12 St Peter's Church

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
July 2024.

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# Specification

**Cavendish View**

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# Cavendish View

## Thurston

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

	2 bedroom The Cartwright	3 bedroom The Becket Executive	4 bedroom The Myne	The Leverton	The Pembroke	The Kempthorne	The Cottingham
<b>Kitchen</b>							
Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■		■	■	■	■
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■					
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood			■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility		■		■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■		■				
<b>Bathrooms and ensuite(s)</b>							
Ideal Standard contemporary white Tempo sanitaryware suite. Tempo Arc for baths	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■
Just Trays Fusion shower tray with glass enclosure in ensuite		■	■	■	■	■	■
Handheld hair wash attachment in bathroom		■	■	■	■	■	■
Shower with glass screen over the bath	■						
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■
Full height tiling to shower over bath area	■						
White batten light holder	■	■	■	■	■	■	■
Radiator in bathroom / ensuite	■	■	■	■	■	■	■
Waste Water Heat Recovery to ensuite / bathroom	■	■	■	■	■	■	■

■ Fitted as standard - included in the property

\* Subject to stage of construction



- 2 bedroom**  
The Cartwright
- 3 bedroom**  
The Becket Executive
- 4 bedroom**  
The Mylne  
The Leverton  
The Pembroke  
The Kempthorne  
The Cottingham

### Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with Satin finish handles	■	■	■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■	■	■	■
Internal window guarding to bedrooms / habitable rooms on the first floor (where applicable)	■	■	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■
Media plate to lounge and family room (where applicable)	■	■	■	■	■	■
Master telephone socket to understairs cupboard	■	■	■	■	■	■
Ideal combi-boiler with honeywell heating control and room thermostat(s)	■	■	■	■	■	■
Ideal system boiler and separate hot water cylinder, with honeywell heating control and room thermostat(s)						■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted next to boiler)	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■
Car charging point available on all homes	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■
Photovoltaic panels to the roof	■	■	■	■	■	■

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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Future Linden Homes Development (Phase 3)

Linden Homes (Phase 1)

Woodland

The Green

POS

POS

POS

POS

POS

TYRELL VIEW

CHINERY WAY

TYRELL VIEW

TYRELL VIEW

CHINERY WAY

POND FIELD ROAD

HALL BITTERN ROAD

LADY ROAD



# Development layout



## 5 bedroom home

- The Fletcher

## 4 bedroom home

- The Kempthorne
- The Pembroke
- The Leverton
- The Mylne
- The Cottingham

## 3 bedroom home

- The Becket
- The Becket Executive
- The Elmslie

## 2 bedroom home

- The Cartwright

## Pre-sold homes

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

BCP	Bin Collection Point	■	Grasscrete
▶	Garage Entrance	●	Bat Tube
⊕	Car Charging Point	■	Sparrow Terrace

The site plan which can be found on this page, 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.

# Development layout



## 5 bedroom home

- The Fletcher

## 4 bedroom home

- The Kempthorne
- The Pembroke
- The Leverton
- The Mylne
- The Cottingham

## 3 bedroom home

- The Becket
- The Becket Executive
- The Elmslie

## 2 bedroom home

- The Cartwright

## Pre-sold homes

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

- |     |                      |   |                 |
|-----|----------------------|---|-----------------|
| BCP | Bin Collection Point | ■ | Grasscrete      |
| ▶   | Garage Entrance      | ● | Bat Tube        |
| ⊕   | Car Charging Point   | ■ | Sparrow Terrace |

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# The Cartwright 2 bedroom home

Homes 141, 142, 147 & 148

**Cavendish View**

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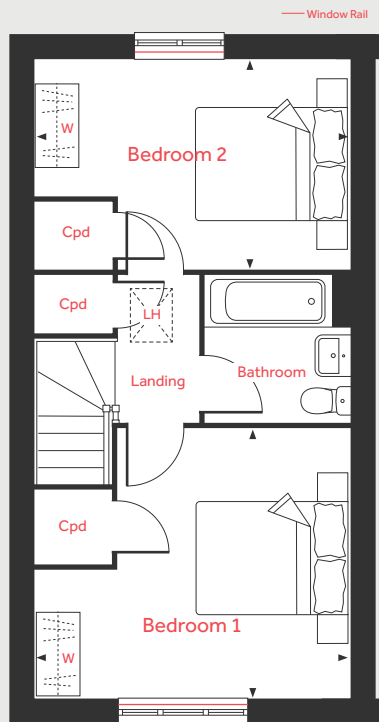
# The Cartwright

2 bedroom home

Homes 141\*, 142, 147\* & 148

\*Handed/Mirror image

## First Floor



## Ground Floor

### Living Room

4.19m x 3.60m 13'9" x 11'9"

### Kitchen/Dining Area

4.84m x 2.12m 15'10" x 7'0"

## First Floor

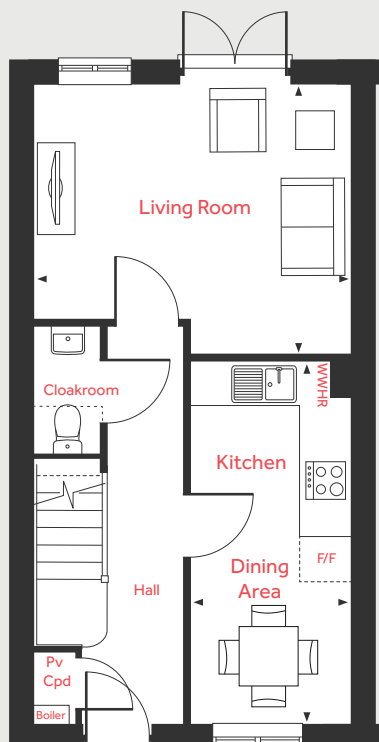
### Bedroom 1

4.19m x 3.58m 13'9" x 11'9"

### Bedroom 2

4.19m x 2.76m 13'9" x 9'1"

## Ground Floor



F/F	Space for fridge freezer	Cpd	Cupboard
LH	Loft hatch	W	Space for wardrobe
Pv	Photovoltaic solar panel equipment cupboard		
WWHR	Waste water heat recovery		

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# The Becket Executive 3 bedroom home

Homes 124 & 135

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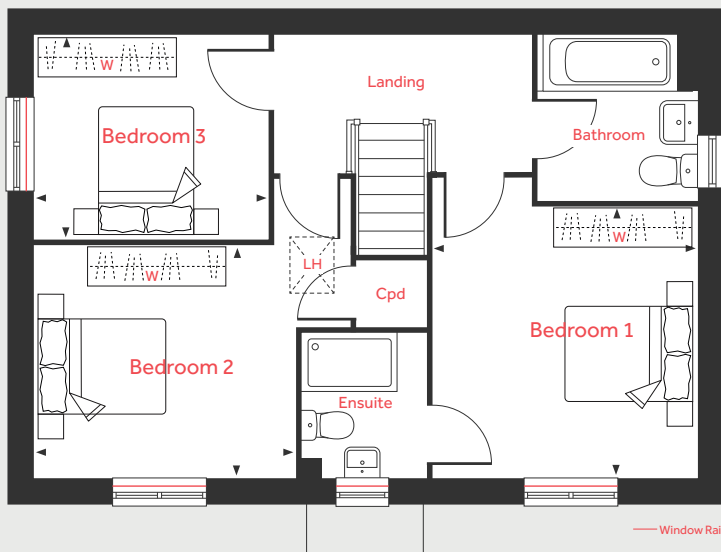
# The Becket Executive

3 bedroom home

Homes 124\* & 135

\*Handed/Mirror image

## First Floor



## Ground Floor

Living Room  
5.59m x 3.33m 18'4" x 10'11"

Kitchen/Dining Area  
5.59m x 2.94m 18'4" x 9'8"

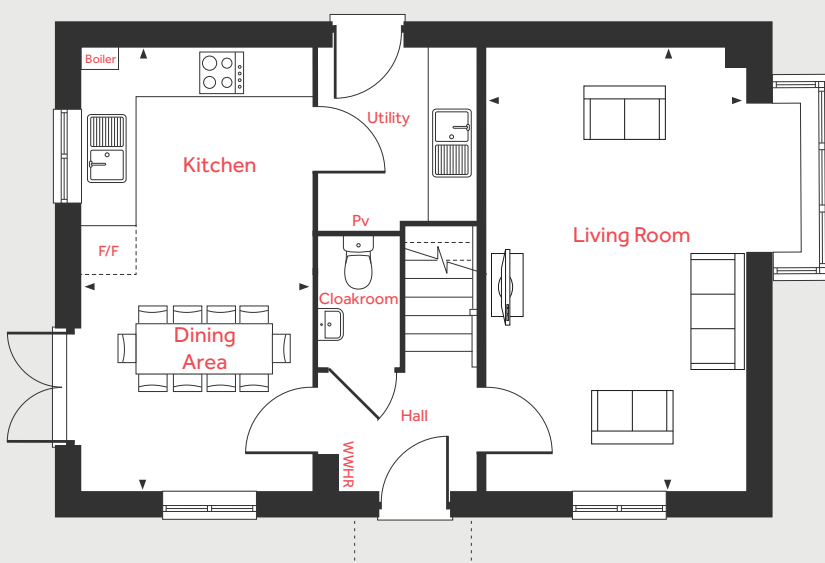
## First Floor

Bedroom 1  
3.44m x 3.39m 11'3" x 11'2"

Bedroom 2  
3.34m x 2.94m 10'11" x 9'8"

Bedroom 3  
2.99m x 2.56m 9'10" x 8'5"

## Ground Floor



F/F Space for fridge freezer Cpd Cupboard  
LH Loft hatch W Space for wardrobe  
Pv Photovoltaic solar panel equipment cupboard  
WWHR Waste water heat recovery

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# The Kempthorne 4 bedroom home

Homes 120, 132 & 149

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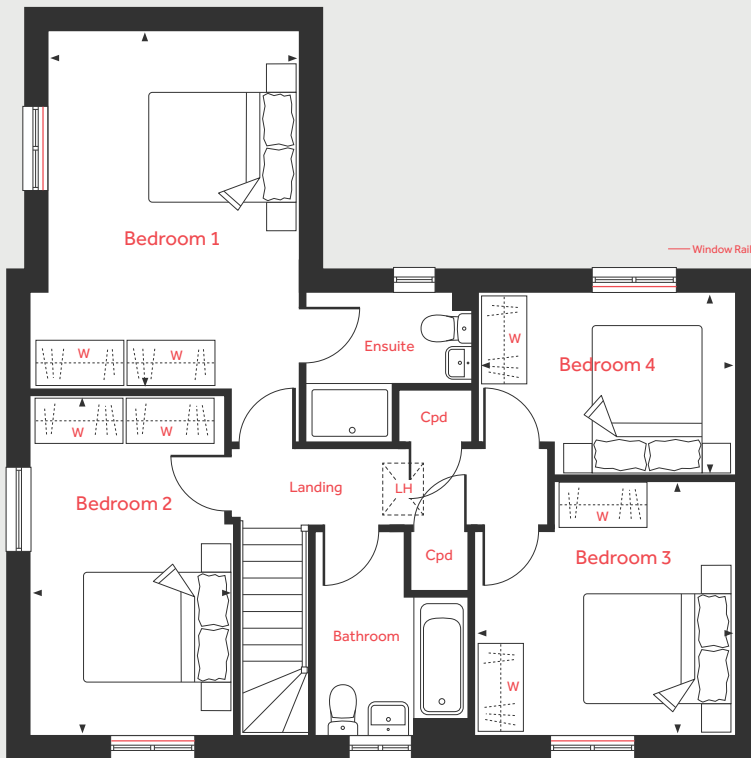
# The Kempthorne

4 bedroom home

Homes 120\*, 132\* & 149

\*Handed/Mirror image

## First Floor



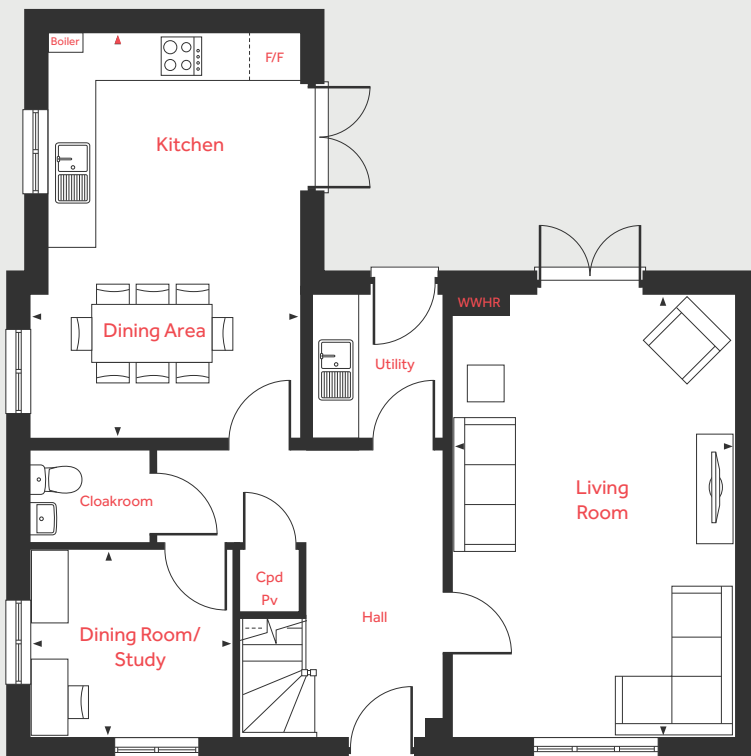
## Ground Floor

Living Room  
6.04m x 3.85m 19'9" x 12'7"

Kitchen/Dining Area  
5.57m x 3.65m 18'3" x 12'0"

Dining Room/Study  
2.75m x 2.57m 9'0" x 8'5"

## Ground Floor



## First Floor

Bedroom 1  
4.96m x 3.45m 16'3" x 11'3"

Bedroom 2  
4.65m x 2.72m 15'3" x 8'11"

Bedroom 3  
3.52m x 3.45m 11'7" x 11'4"

Bedroom 4  
3.48m x 2.48m 11'5" x 8'2"

F/F Integrated fridge freezer Cpd Cupboard  
LH Loft hatch W Space for wardrobe  
Pv Photovoltaic solar panel equipment cupboard  
WWHR Waste water heat recovery

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# The Mylne 4 bedroom home

Homes 133 & 134

**Cavendish View**

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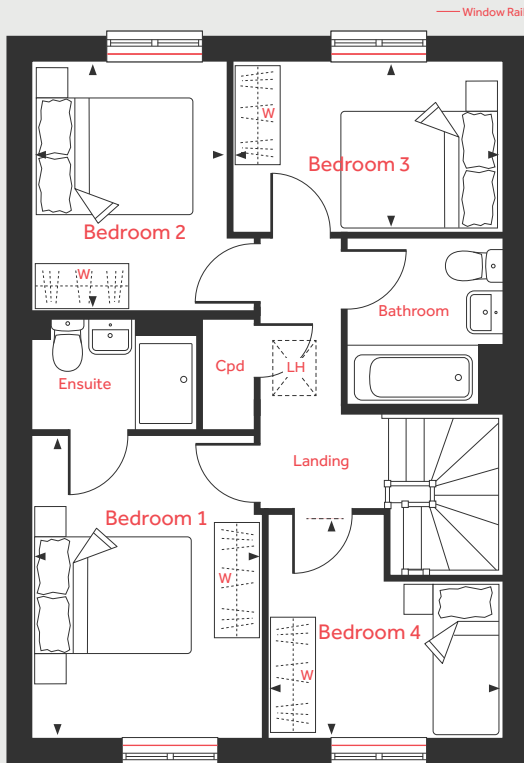
# The Mylne

4 bedroom home

Homes 133\* & 134

\*Handed/Mirror image

## First Floor



### Ground Floor

Living Room

4.84m x 3.39m 15'10" x 11'2"

Kitchen/Dining Area

6.04m x 4.37m 19'9" x 14'4"

### First Floor

Bedroom 1

3.95m x 2.95m 12'11" x 9'8"

Bedroom 2

3.20m x 2.52m 10'6" x 8'3"

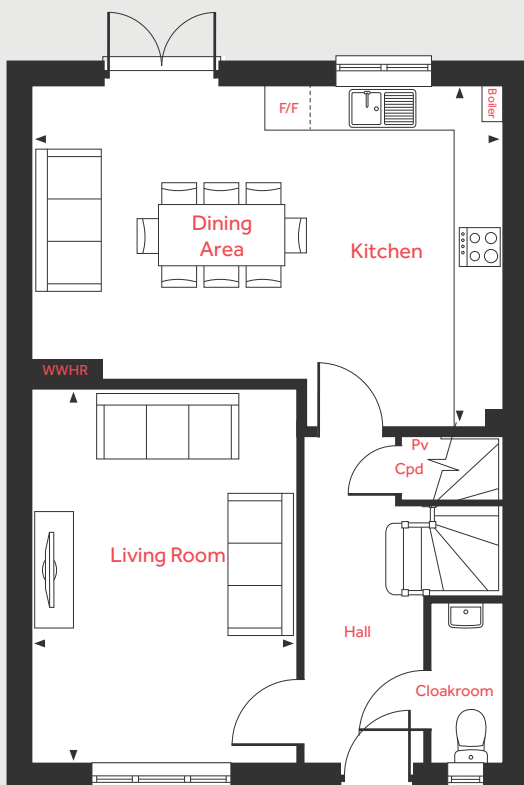
Bedroom 3

3.43m x 2.19m 11'3" x 7'2"

Bedroom 4

3.00m x 2.09m 9'10" x 6'10"

## Ground Floor



F/F	Integrated fridge freezer	Cpd	Cupboard
LH	Loft hatch	W	Space for wardrobe
Pv	Photovoltaic solar panel equipment cupboard		
WWHR	Waste water heat recovery		

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# The Cottingham 4 bedroom home

Homes 143 & 146

**Cavendish View**

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# The Cottingham

4 bedroom home

Homes 143\* & 146

\*Handed/Mirror image

## First Floor



### Ground Floor

#### Living Room

4.60m x 4.20m 15'1" x 13'9"

#### Kitchen/Dining/Family Area

9.97m x 3.09m 32'8" x 10'1"

#### Study

2.24m x 2.10m 7'4" x 6'11"

### First Floor

#### Bedroom 1

3.90m x 2.95m 12'9" x 9'8"

#### Bedroom 2

3.31m x 3.22m 10'11" x 10'7"

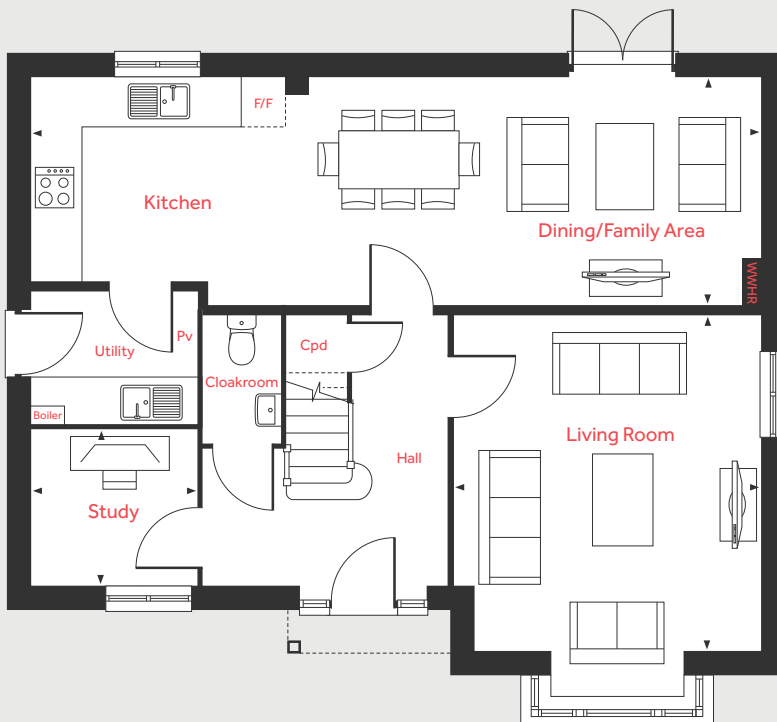
#### Bedroom 3

3.73m x 3.39m 12'2" x 11'1"

#### Bedroom 4

3.13m x 2.93m 10'3" x 9'7"

## Ground Floor



F/F	Integrated fridge freezer	Cpd	Cupboard
LH	Loft hatch	W	Space for wardrobe
Cyl	Hot water cylinder		
Pv	Photovoltaic solar panel equipment cupboard		
WWHR	Waste water heat recovery		

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# The Leverton 4 bedroom home

Homes 125, 126, 144 & 145

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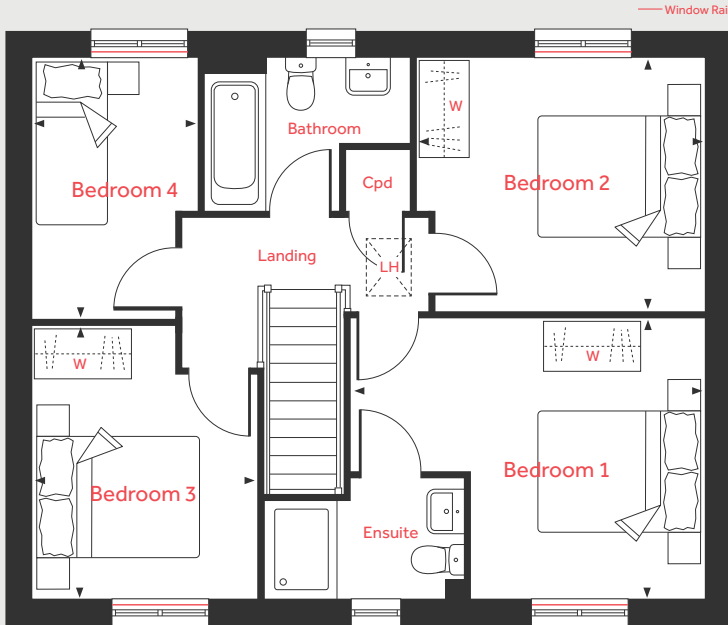
# The Leverton

4 bedroom home

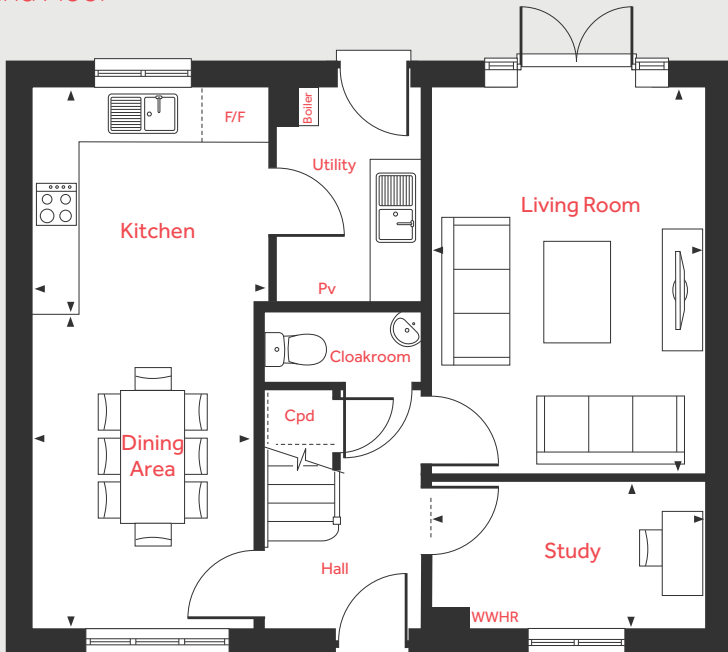
Homes 125\*, 126, 144\* & 145

\*Handed/Mirror image

## First Floor



## Ground Floor



### Ground Floor

**Living Room**  
4.81m x 3.39m      15'9" x 11'2"

**Kitchen**  
2.98m x 2.77m      9'9" x 9'1"

**Dining Area**  
3.95m x 2.81m      12'11" x 9'3"

**Study**  
3.39m x 1.82m      11'2" x 6'0"

### First Floor

**Bedroom 1**  
4.39m x 3.48m      14'5" x 11'5"

**Bedroom 2**  
3.56m x 3.15m      11'8" x 10'4"

**Bedroom 3**  
3.37m x 2.87m      11'1" x 9'5"

**Bedroom 4**  
3.26m x 2.07m      10'8" x 6'10"

F/F Integrated fridge freezer      Cpd Cupboard  
LH Loft hatch      W Space for wardrobe  
Pv Photovoltaic solar panel equipment cupboard  
WWHR Waste water heat recovery

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# The Pembroke 4 bedroom home

Homes 127 & 140

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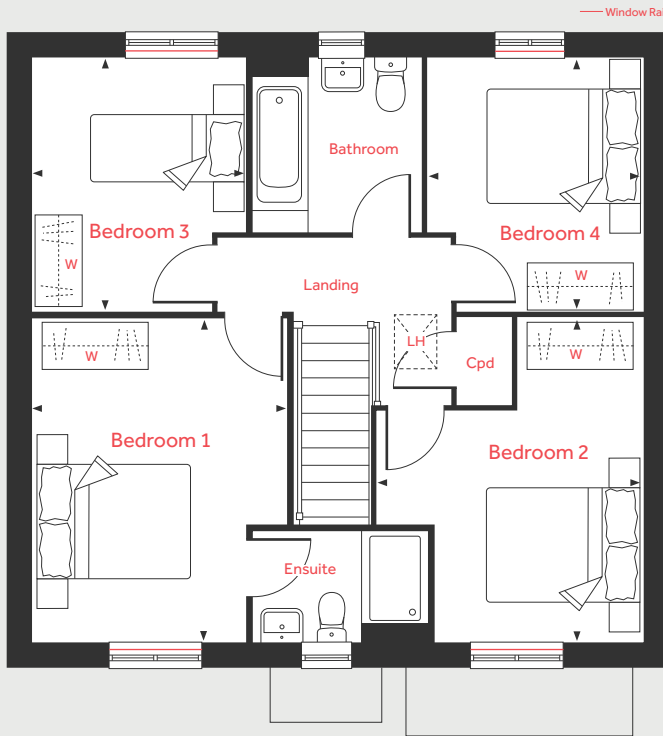
# The Pembroke

4 bedroom home

Homes 127\* & 140

\*Handed/Mirror image

## First Floor



## Ground Floor

### Living Room

4.83m x 3.49m 15'10" x 11'5"

### Kitchen/Dining/Family Area

8.06m x 3.34m 26'6" x 11'0"

### Study

2.40m x 2.36m 7'11" x 7'9"

## First Floor

### Bedroom 1

4.28m x 3.39m 14'1" x 11'1"

### Bedroom 2

4.31m x 2.74m 14'2" x 9'0"

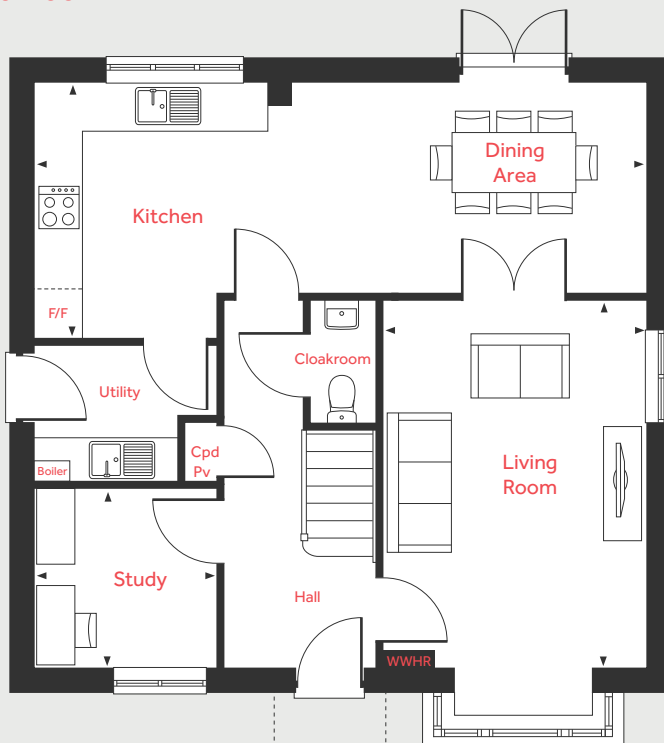
### Bedroom 3

3.36m x 2.87m 11'0" x 9'5"

### Bedroom 4

3.33m x 2.81m 10'11" x 9'3"

## Ground Floor



F/F Integrated fridge freezer Cpd Cupboard  
 LH Loft hatch W Space for wardrobe  
 Pv Photovoltaic solar panel equipment cupboard  
 WWHR Waste water heat recovery

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