

# 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.

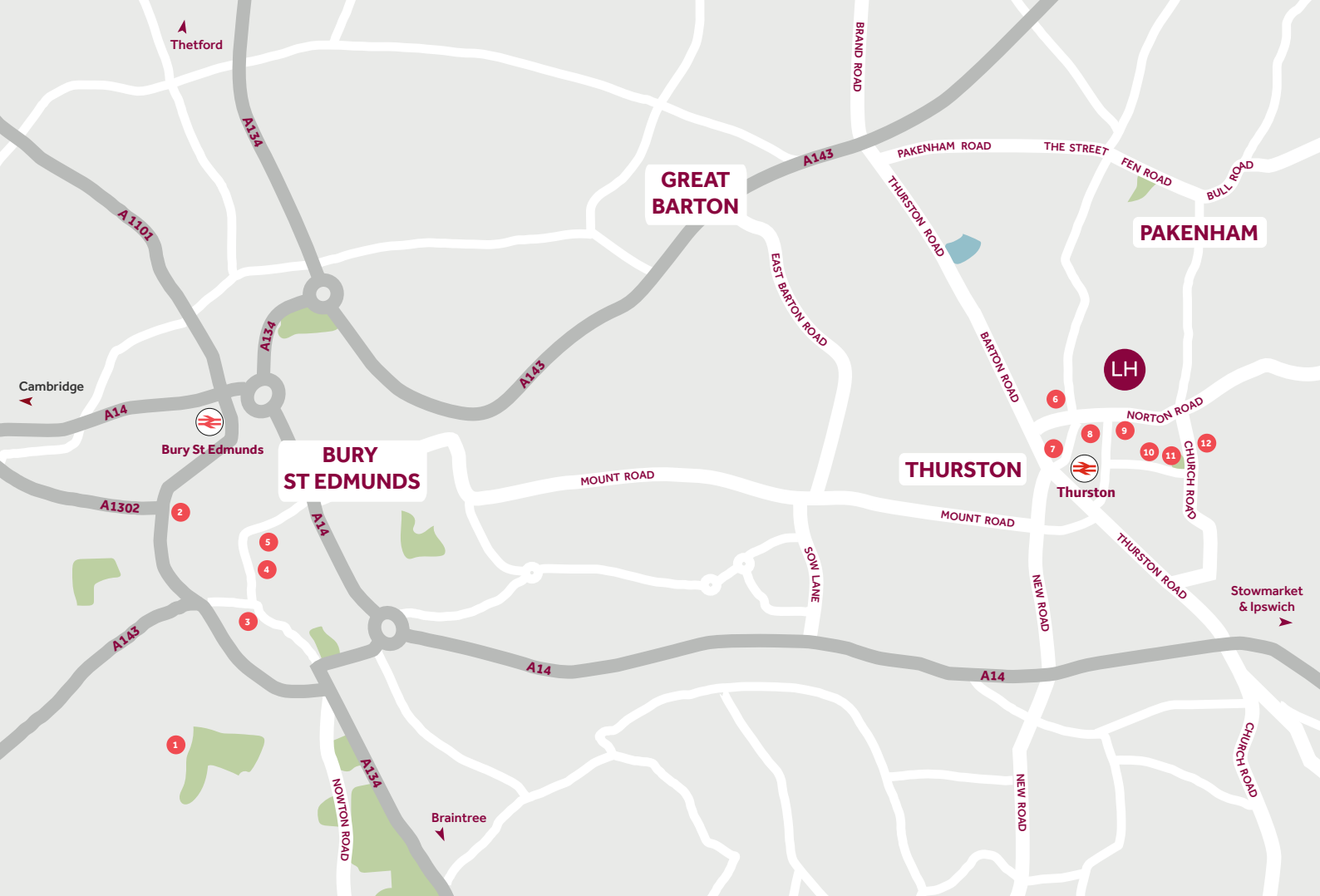
The jewel in Suffolk's crown, the market town of Bury St Edmunds is just 5 miles away and offers shopping, leisure opportunities and a host of heritage attractions, while the historic towns of Cambridge, Ipswich and Colchester are each within easy reach. With stunning countryside, idyllic villages and 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).  
December 2024.

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# 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 Hadleigh
- The Elmslie

## 2 bedroom home

- The Cartwright
- The Saxtead

## Pre-sold homes

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

LAP	Local Area of Play	BCP	Bin Collection Point
POS	Public Open Space	V	Visitor Parking Space
ESS	Electric Sub Station	▶	Garage Entrance

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



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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.

	<b>2 bedroom</b>		<b>3 bedroom</b>			<b>4 bedroom</b>				<b>5 bedroom</b>	
	The Cartwright	The Saxtead	The Elmslie	The Hadleigh	The Becket	The Mylne	The Leverton	The Kempthorne	The Pembroke	The Cottingham	The Fletcher
<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 ceramic hob (58cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■						
Indesit ceramic hob (58cm) with Indesit built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood						■	■	■	■	■	■
White pendant light holder	■	■	■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■	■
Space for dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■		■					
Space for washing machine with plumbing and electrics in utility					■		■	■	■	■	■
<b>Bathrooms and ensuite(s)</b>											
Ideal Standard contemporary white Tempo sanitaryware	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■		■			■	■	■	■	■	■
Ideal Standard low profile 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, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■	■
<b>Bedrooms</b>											
Dressing area to bedroom 1											■

■ Fitted as standard - included in the property

\* Selected plots only. Please speak to a Sales Consultant for more information.





The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden 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.

When you have finished with this leaflet please recycle it.

Linden Homes, Eastern region  
Eastwood House, Glebe Road, Chelmsford, Essex CM1 1RS. T: 01245 343045

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# The Saxtead 2 bedroom home

Homes 196, 200 & 202

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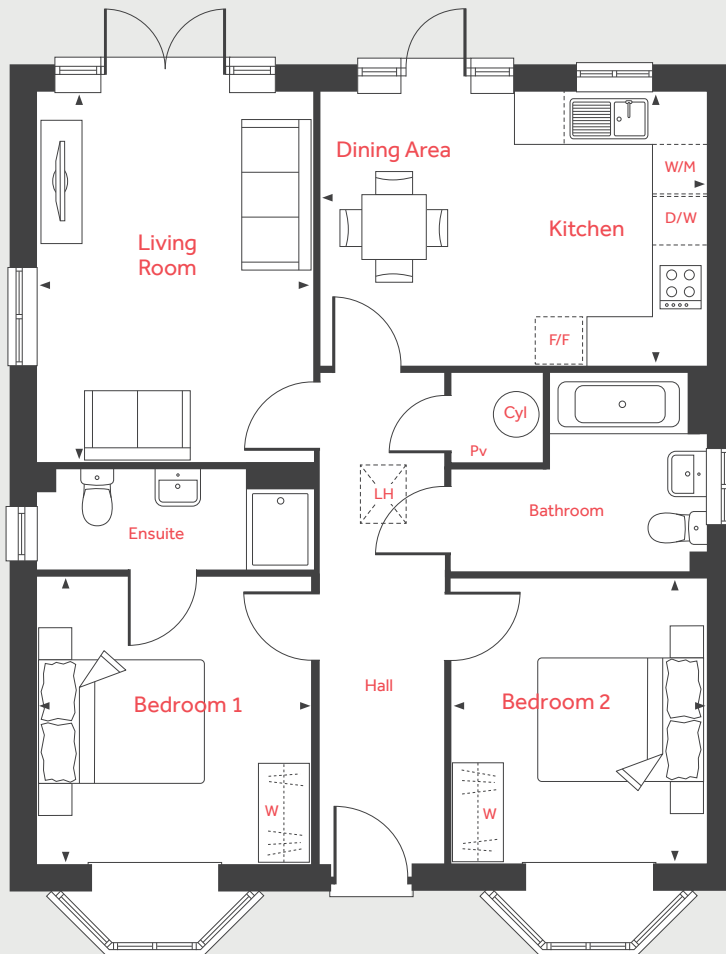
# The Saxtead

2 bedroom home

Homes 196\*, 200 & 202

\*Handed/Mirror image

## Ground Floor



### Ground Floor

Living Room  
4.49m x 3.36m 14'7" x 11'0"

Kitchen/Dining Area  
4.70m x 3.34m 15'4" x 10'11"

Bedroom 1  
3.47m x 3.36m 11'4" x 11'0"

Bedroom 2  
3.45m x 3.31m 11'3" x 10'9"

LH	Loft hatch	D/W	Space for dishwasher
Cyl	Hot water cylinder	W	Space for wardrobe
F/F	Space for fridge freezer	◀ ▶	Measuring points
W/M	Space for washing machine		
Pv	Photovoltaic solar panel equipment cupboard		

The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details. The floor plan 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. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. December 2024.

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# The Cartwright 2 bedroom home

Homes 163, 164, 165 & 166

**Cavendish View**

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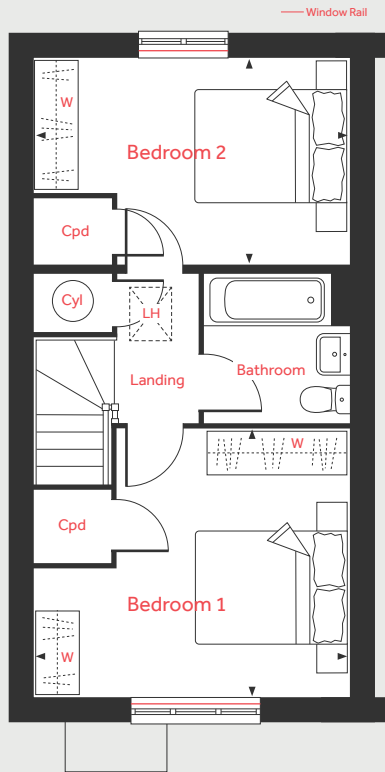
# The Cartwright

## 2 bedroom home

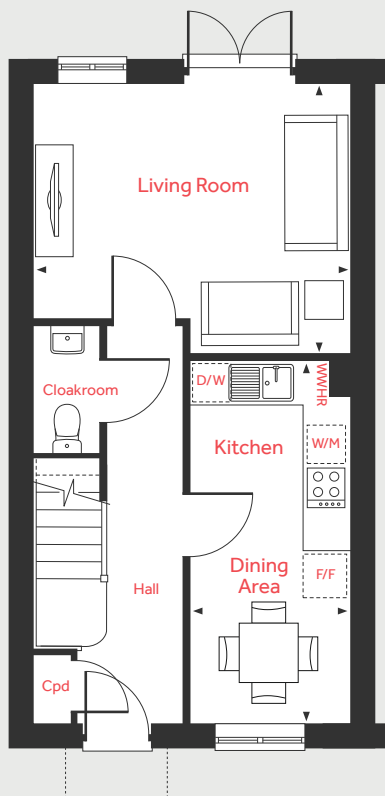
Homes 163\*, 164, 165\* & 166

\*Handed/Mirror image

### First Floor



### Ground 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"

F/F	Space for fridge freezer	Cpd	Cupboard
D/W	Space for dishwasher	W	Space for wardrobe
W/M	Space for washing machine	◀ ▶	Measuring points
LH	Loft hatch		
Cyl	Hot water cylinder		
WWHR	Waste water heat recovery		

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# The Hadleigh 3 bedroom home

Home 201

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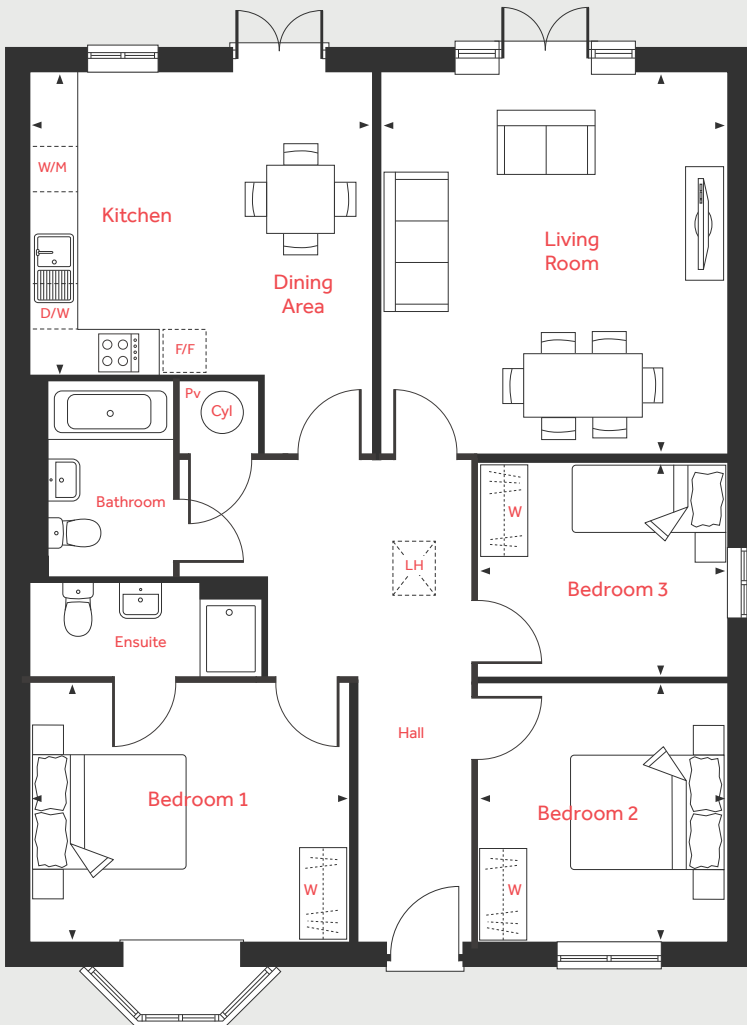
# The Hadleigh

## 3 bedroom home

Home 201\*

\*Handed/Mirror image

### Ground Floor



### Ground Floor

#### Living Room

5.02m x 4.55m 16'5" x 14'9"

#### Dining Area/Kitchen

4.52m x 3.99m 14'8" x 13'1"

#### Bedroom 1

4.22m x 3.41m 13'10" x 11'2"

#### Bedroom 2

3.40m x 3.27m 11'2" x 10'7"

#### Bedroom 3

3.27m x 2.81m 10'7" x 9'2"

LH	Loft hatch	D/W	Space for dishwasher
Cyl	Hot water cylinder	W	Space for wardrobe
F/F	Space for fridge freezer	◀ ▶	Measuring points
W/M	Space for washing machine		
Pv	Photovoltaic solar panel equipment cupboard		

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# The Becket 3 bedroom home

Homes 167 & 168

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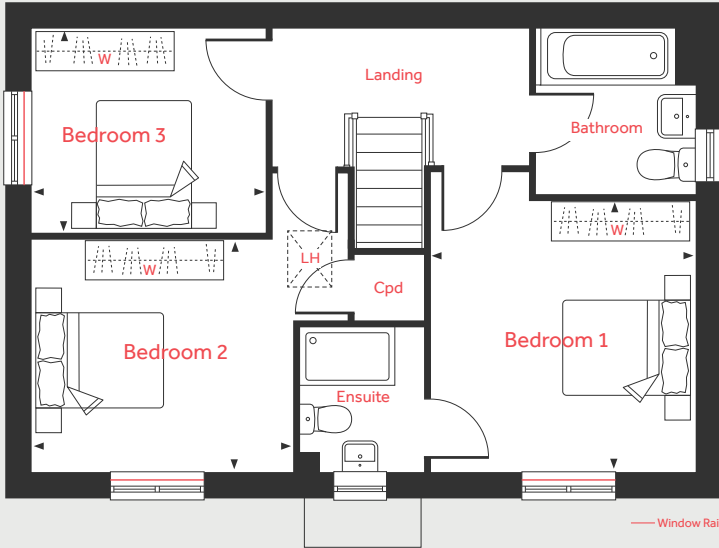
# The Becket

3 bedroom home

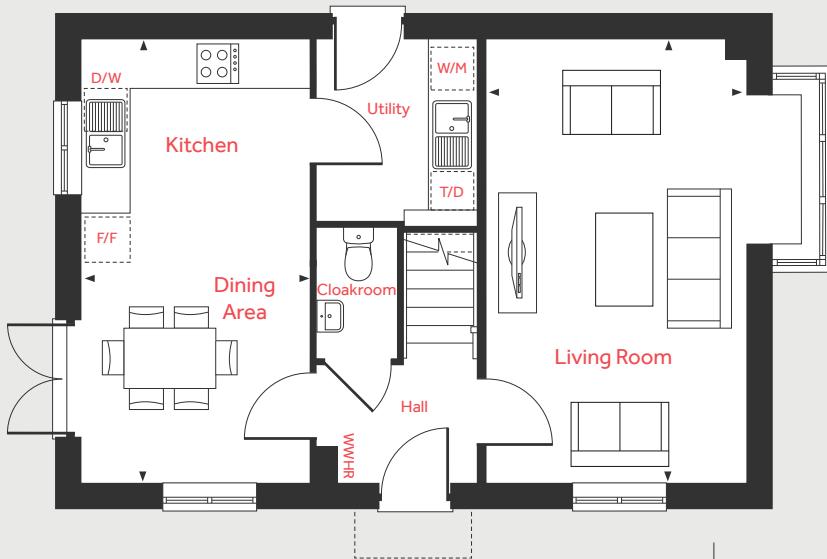
Homes 167\* & 168

\*Handed/Mirror image

## First Floor



## Ground 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"

W/M	Space for washing machine	LH	Loft hatch
F/F	Space for fridge freezer	Cpd	Cupboard
D/W	Space for dishwasher	W	Space for wardrobe
T/D	Space for tumble dryer	◀ ▶	Measuring points
WWHR	Waste water heat recovery		

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End elevation to Home 195 only

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# The Elmslie 3 bedroom home

Homes 162, 170, 171, 204 & 205

**Cavendish View**

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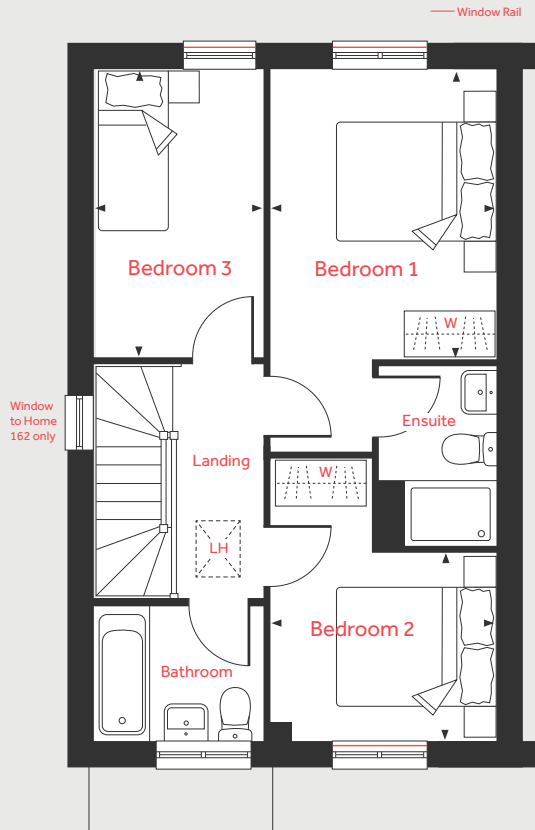
# The Elmslie

## 3 bedroom home

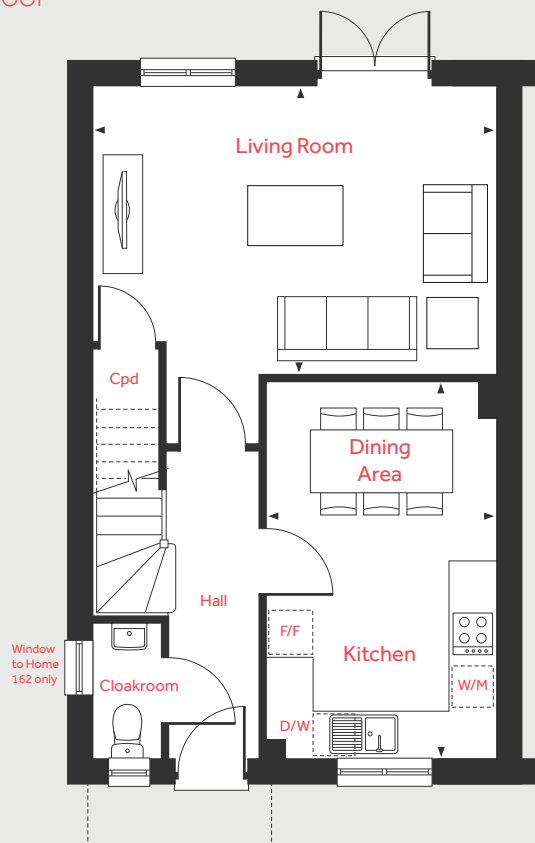
Homes 162, 170\*, 171, 204\* & 205

\*Handed/Mirror image

### First Floor



### Ground Floor



#### Ground Floor

##### Living Room

5.09m x 3.65m 16'9" x 11'11"

##### Kitchen/Dining Area

4.76m x 2.91m 15'7" x 9'7"

#### First Floor

##### Bedroom 1

3.66m x 2.86m 12'0" x 9'4"

##### Bedroom 2

2.86m x 2.37m 9'4" x 7'9"

##### Bedroom 3

3.65m x 2.15m 12'0" x 7'1"

LH	Loft hatch	Cpd	Cupboard
F/F	Space for fridge freezer	W	Space for wardrobe
W/M	Space for washing machine	◀ ▶	Measuring points
D/W	Space for dishwasher		

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# The Kempthorne 4 bedroom home

Homes 173 & 203

**Cavendish View**

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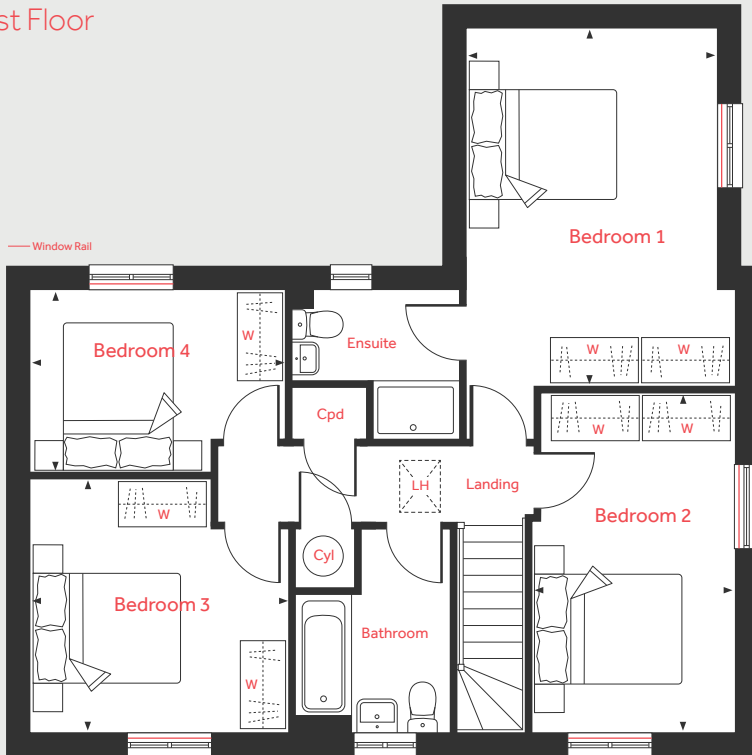
# The Kempthorne

## 4 bedroom home

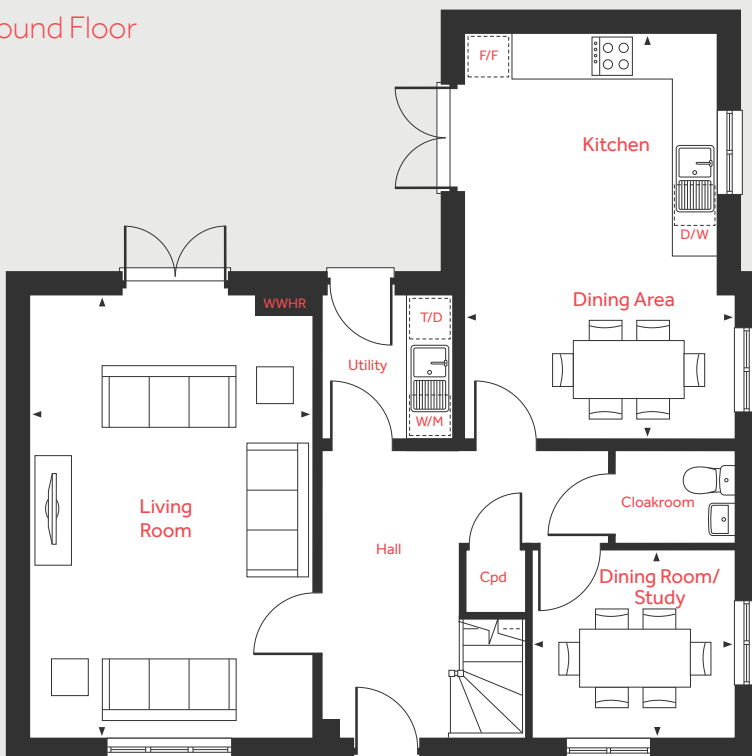
Homes 173 & 203\*

\*Handed/Mirror image

### First Floor



### Ground 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"

#### 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"

W/M	Space for washing machine	LH	Loft hatch
F/F	Space for fridge freezer	Cpd	Cupboard
D/W	Space for dishwasher	W	Space for wardrobe
T/D	Space for tumble dryer	◀ ▶	Measuring points
WWHR	Waste water heat recovery	Cyl	Hot water cylinder

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# The Pembroke 4 bedroom home

Home 174

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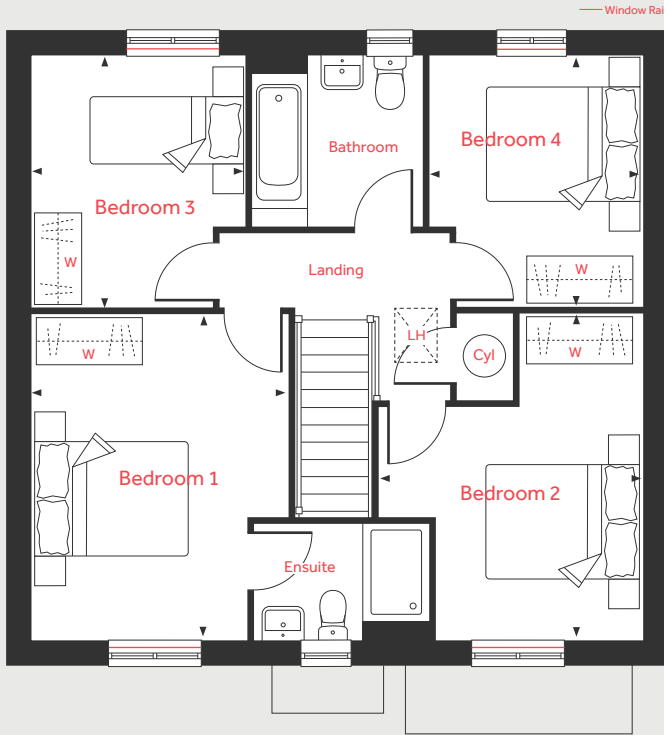
# The Pembroke

## 4 bedroom home

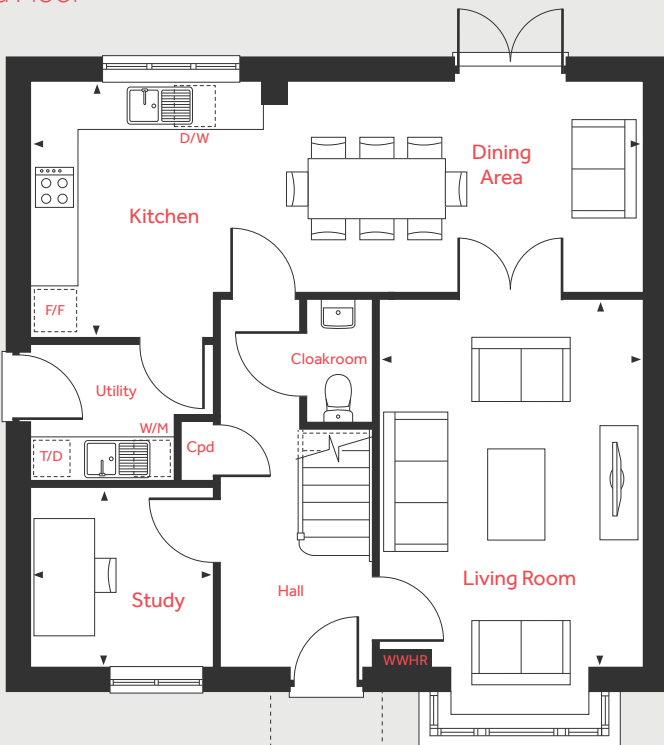
Home 174\*

\*Handed/Mirror image

### First Floor



### Ground 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"

W/M	Space for washing machine	LH	Loft hatch
F/F	Space for fridge freezer	Cpd	Cupboard
D/W	Space for dishwasher	W	Space for wardrobe
T/D	Space for tumble dryer	◀ ▶	Measuring points
WWHR	Waste water heat recovery	Cyl	Hot water cylinder

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# The Leverton 4 bedroom home

Homes 198 & 211

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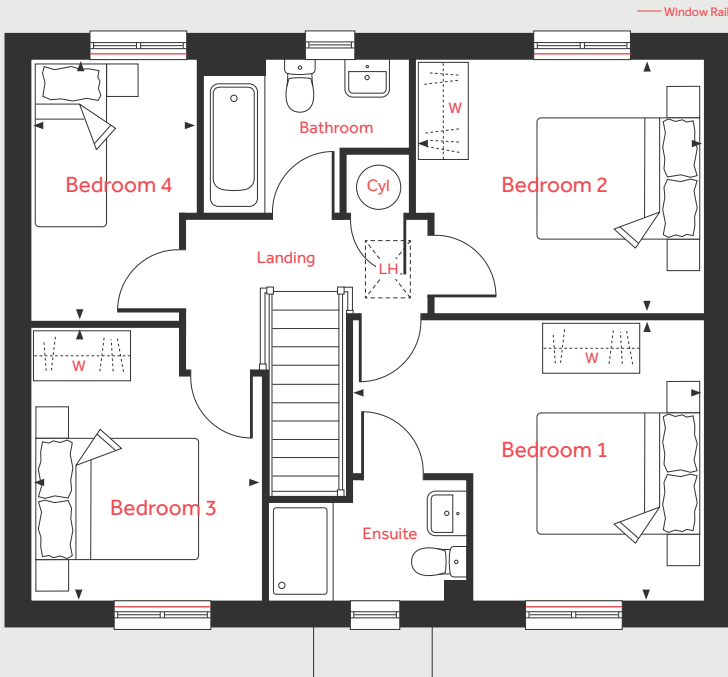
# The Leverton

## 4 bedroom home

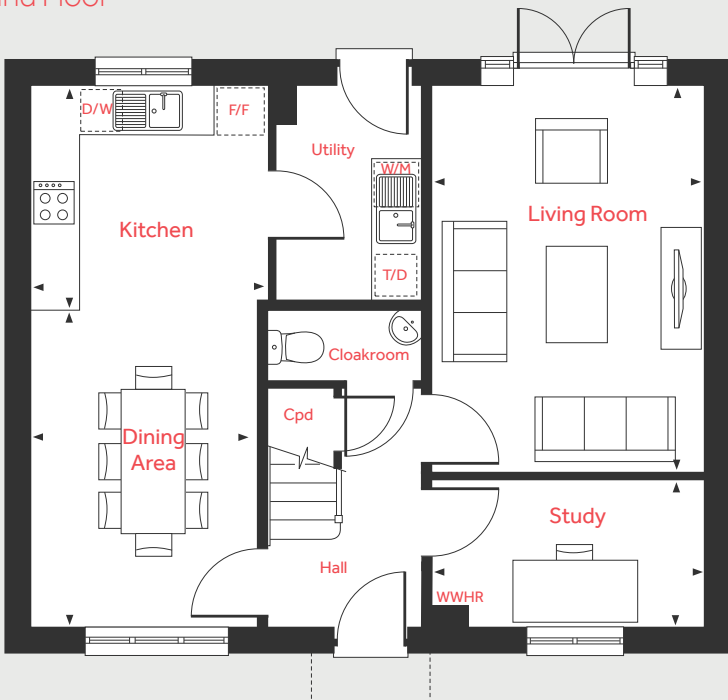
Homes 198\* & 211

\*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"

W/M	Space for washing machine	LH	Loft hatch
F/F	Space for fridge freezer	Cpd	Cupboard
D/W	Space for dishwasher	W	Space for wardrobe
T/D	Space for tumble dryer	Cyl	Hot water cylinder
WWHR	Waste water heat recovery	◀ ▶	Measuring points

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# The Mylne 4 bedroom home

Homes 176, 199, 206, 207 & 210

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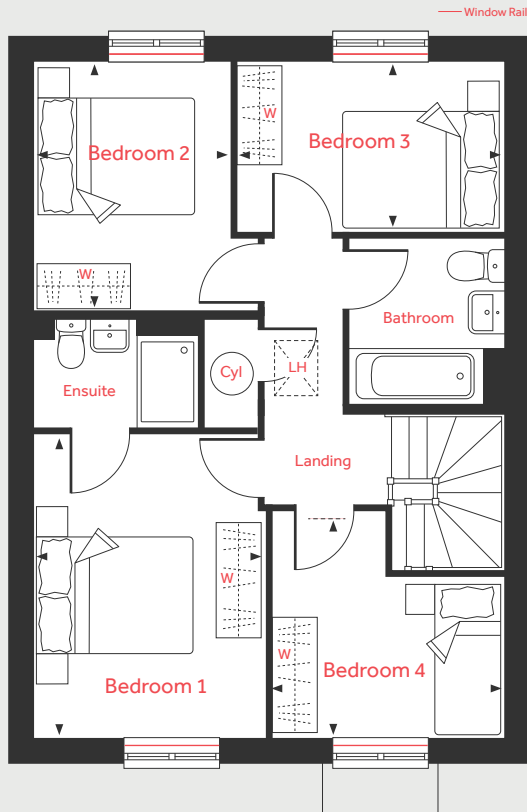
# The Mylne

## 4 bedroom home

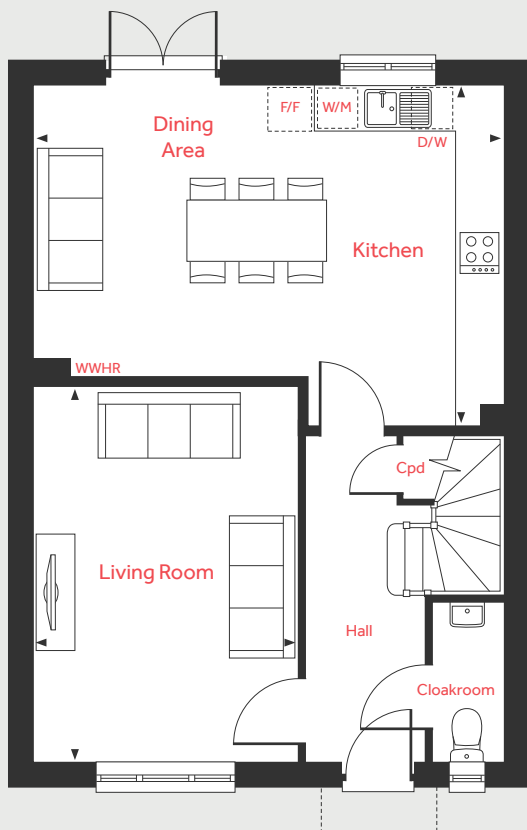
Homes 176, 199, 206, 207 & 210

\*Handed/Mirror image

### First Floor



### Ground 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"

W/M	Space for washing machine	Cpd	Cupboard
F/F	Space for fridge freezer	W	Space for wardrobe
D/W	Space for dishwasher	Cyl	Hot water cylinder
LH	Loft hatch	◀ ▶	Measuring points
WWHR	Waste water heat recovery		

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# The Cottingham 4 bedroom home

Homes 175 & 197

**Cavendish View**

Thurston IP31 3QH | 01359 758632

[lindenhomes.co.uk](http://lindenhomes.co.uk)

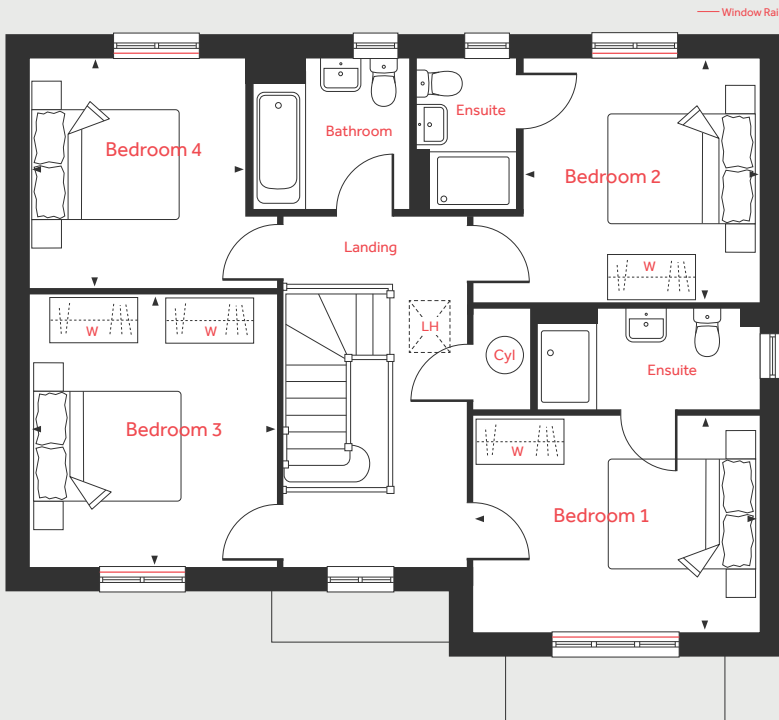
**Linden**  
HOMES

# The Cottingham

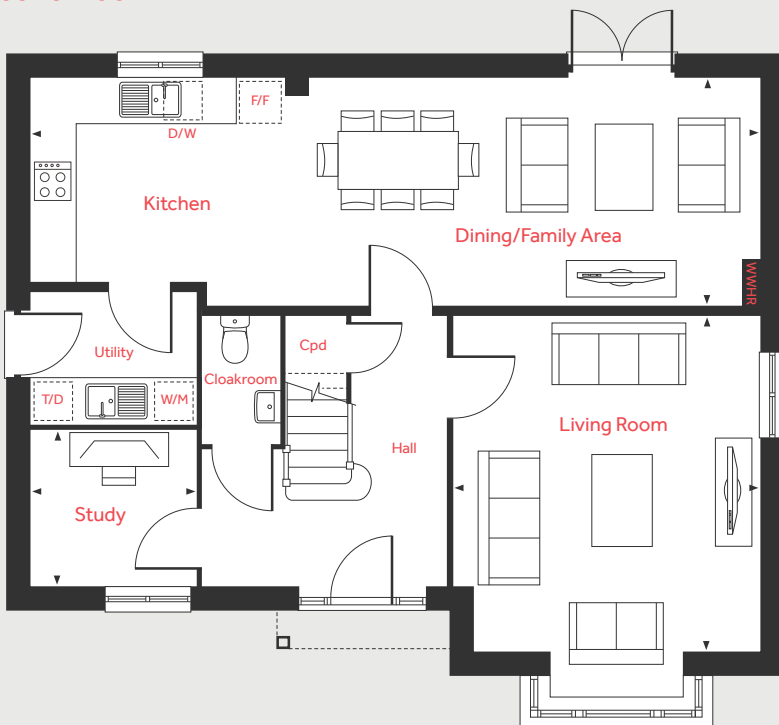
4 bedroom home

Homes 175 & 197

## First Floor



## Ground 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"

W/M	Space for washing machine	LH	Loft hatch
F/F	Space for fridge freezer	Cpd	Cupboard
D/W	Space for dishwasher	W	Space for wardrobe
T/D	Space for tumble dryer	Cyl	Hot water cylinder
WWHR	Waste water heat recovery	◀ ▶	Measuring points

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**Linden**  
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# The Fletcher 5 bedroom home

Homes 169, 172, 208 & 209

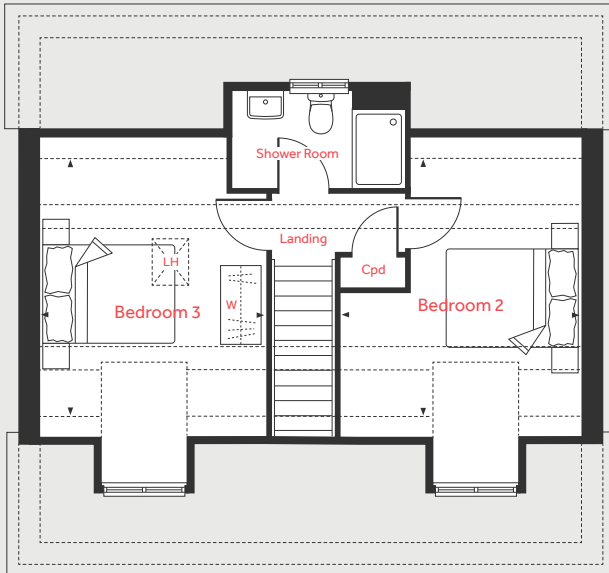
**Cavendish View**

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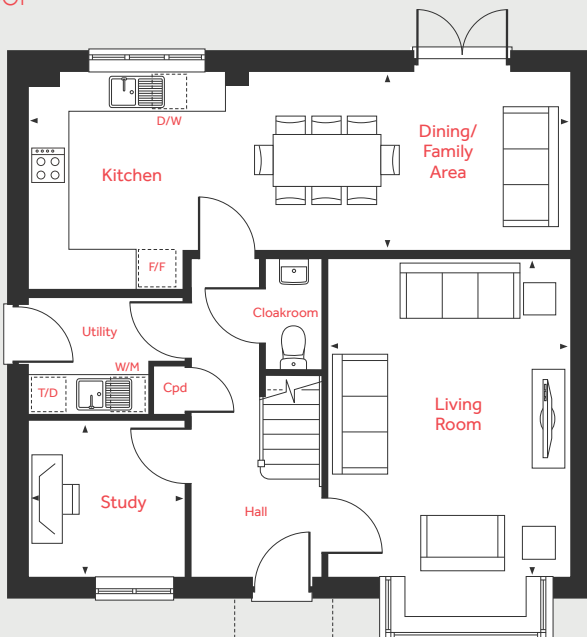
## Second Floor



## First Floor



## Ground Floor



# The Fletcher

## 5 bedroom home

Homes 169\*, 172, 208\* & 209

\*Handed/Mirror image

### Ground Floor

#### Living Room

4.83m x 3.71m 15'10" x 12'2"

#### Kitchen/Dining/Family Area

8.29m x 2.74m 27'2" x 9'0"

#### Study

2.40m x 2.35m 7'10" x 7'9"

### First Floor

#### Bedroom 1

3.52m x 3.46m 11'7" x 11'4"

#### Dressing Room

2.29m x 1.76m 7'6" x 5'10"

#### Bedroom 4

4.21m x 3.03m 13'10" x 9'11"

#### Bedroom 5

3.42m x 2.67m 11'3" x 8'10"

### Second Floor

#### Bedroom 2

3.96m x 3.66m 13'0" x 12'0"

#### Bedroom 3

3.96m x 3.46m 13'0" x 11'4"

W/M	Space for washing machine	LH	Loft hatch
F/F	Space for fridge freezer	Cpd	Cupboard
D/W	Space for dishwasher	W	Space for wardrobe
T/D	Space for tumble dryer	Cyl	Hot water cylinder
- - -	Reduced ceiling height	◀ ▶	Measuring points

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**Linden**  
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