



**CREST
NICHOLSON**

HENLEY GATE

IPSWICH • SUFFOLK

Nestled on the edge of the tranquil Suffolk countryside, a new home at Henley Gate will enjoy all the benefits of a beautiful 75 acre country park, a new primary school as well as purpose built shopping and community facilities.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN IPSWICH

Be inspired by living in one of the most historic towns in England, a short distance from the coast and local areas of outstanding natural beauty.

On your doorstep

A highly sought-after location, Ipswich really does have it all. A vibrant town centre with a rich heritage surrounded by beautiful countryside offers the best of both worlds on your doorstep.

Education








As part of the development, Henley Gate will benefit from a fantastic new primary school. Ipswich also provides a range of schools, from nursery to secondary, and is the home of the University of Suffolk.

Travel

With convenient access to the A12 and A14, bus stops close by and nearby Ipswich train station running direct services to London Liverpool Street, your new home is ideally placed to reach all main transport links.

- 1 Christchurch Park and Mansion
- 2 Ipswich Waterfront
- 3 Buttermarket Shopping Centre
- 4 Ipswich Museum
- 5 Jimmy's Farm & Wildlife Park
- 6 The Woolpack pub, Ipswich
- 7 The Swan pub, Westerfield
- 8 St Mary-le-Tower Church
- 9 Asda Superstore
- 10 Chantry Park
- 11 Ipswich Haven Marina
- 12 Ipswich Football Club

- 13 Acorn2Oak Preschool
- 14 Highfield Nursery School and Children's Centre
- 15 Small World Kindergarten
- 16 Castle Hill Primary School
- 17 Dale Hall Community Primary School
- 18 Rushmere Hall Primary School
- 19 St Pancras Catholic Primary School
- 20 Ipswich High School
- 21 Northgate High School
- 22 University of Suffolk

-  Ipswich to London Liverpool Street – 1 hr 12 minutes
-  Ipswich to Colchester – 20 minutes
-  Ipswich train station – 9 minutes
-  Felixstowe – 26 minutes
-  Chelmsford – 58 minutes
-  Norwich – 1 hr 20 minutes
-  London Stansted Airport – 1 hr 4 minutes by car





HENLEY GATE

Henley Gate, Henley Road,
Ipswich, Suffolk, IP1 6FJ

For all enquiries please call

01473 365 942

crestnicholson.com/henleygate

CONNECTED AND CONVENIENT LIVING ON THE EDGE OF THE COUNTRYSIDE

Henley Gate is an exciting development of 2-5 bedroom homes, which will form part of the Ipswich Garden Suburb with its tree lined streets, country park and open spaces. The site lies on the northern fringe of Ipswich and borders the beautiful Suffolk countryside.

Leaving the development, a short drive (or alternatively if you fancy a leisurely stroll) down Henley Road will lead you to Ipswich Sports Club. This is a fantastic local facility and truly impresses with its 11 tennis courts, hockey pitch, squash court, gym and café bar area.

When you need a break from all the activity, head back along Henley Road and you'll soon be met with the lovely peace and calm that is Christchurch Park. Having opened in 1895, the park offers a beautiful expanse of woodland and open lawns spread over 80 acres. At the edge of the park sits the grand Christchurch Mansion, a substantial Grade 1 listed Tudor house once owned by noble families. Now it is run as a free to enter museum and is well worth a visit with its

display of rare paintings by local artists John Constable and Thomas Gainsborough.

Ipswich is the bustling and historic county town of Suffolk, being one of the oldest towns in England with over 1,500 years of heritage. Home to high-street brands, independent shops, boutiques and food stores, Ipswich town centre offers an attractive mix of modern and classic. From the Buttermarket and Sailmakers shopping centres to the Cornhill Square with its weekly market – there is a range of retailers to explore.

If you enjoy culture, Ipswich is well catered for as there are three museums, several galleries and East Anglia's largest theatre. Music buffs can enjoy the annual arts festival as well as the popular Ipswich Jazz

Festival. The impressive marina, which was one of England's busiest ports is now a trendy waterfront of bars, cafés and restaurants overlooking the River Orwell. The town is surrounded by areas of outstanding natural beauty, including Dedham Vale which is affectionately known as Constable Country and is popular with those who enjoy embracing the outdoors.

An ideal location for commuters, road links are excellent with the A12 taking you to London and the south, while the A14 goes to the Midlands and the north. Seaside towns such as Felixstowe, Harwich and Clacton-on-Sea are within a forty minute drive and provide a range of attractions to suit all ages.





**CREST
NICHOLSON**

HENLEY GATE PHASE 3A

DEVELOPMENT PLAN

An attractive collection of 2, 3, 4 and 5 bedroom homes set on the outskirts of the historic town of Ipswich, Suffolk.

2, 3, 4 & 5 BEDROOM HOMES







THE CALTHORPE

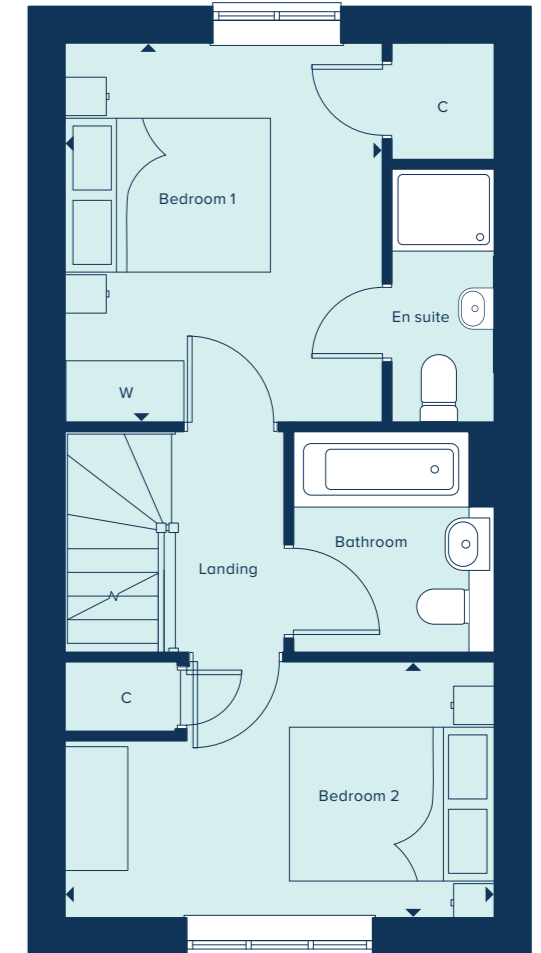
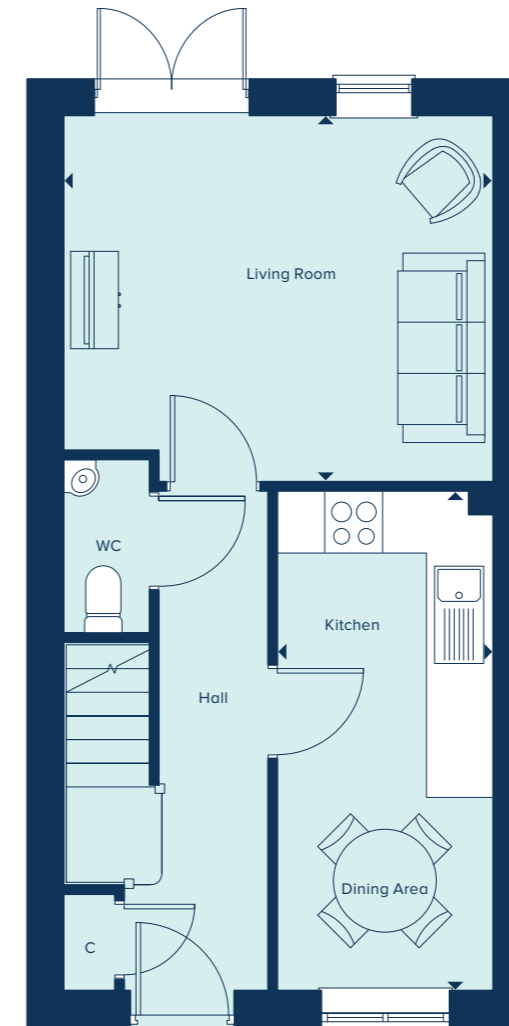
2 Bedroom Home

crestnicholson.com

THE CALTHORPE

The Calthorpe is an exceptionally spacious two bedroom home designed for comfort and convenience. The ground floor includes an open plan fitted kitchen and dining area and a separate spacious living room. Upstairs, benefits from having an en suite shower room to the main bedroom plus a second double bedroom and bathroom.

2 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.85m x 2.10m 15'11" x 6'10"

LIVING ROOM

4.17m x 3.56m 13'8" x 11'8"

FIRST FLOOR

BEDROOM 1

3.68m x 3.08m 12'1" x 10'1"

BEDROOM 2

4.17m x 2.49m 13'8" x 8'2"

C Cupboard W Wardrobe

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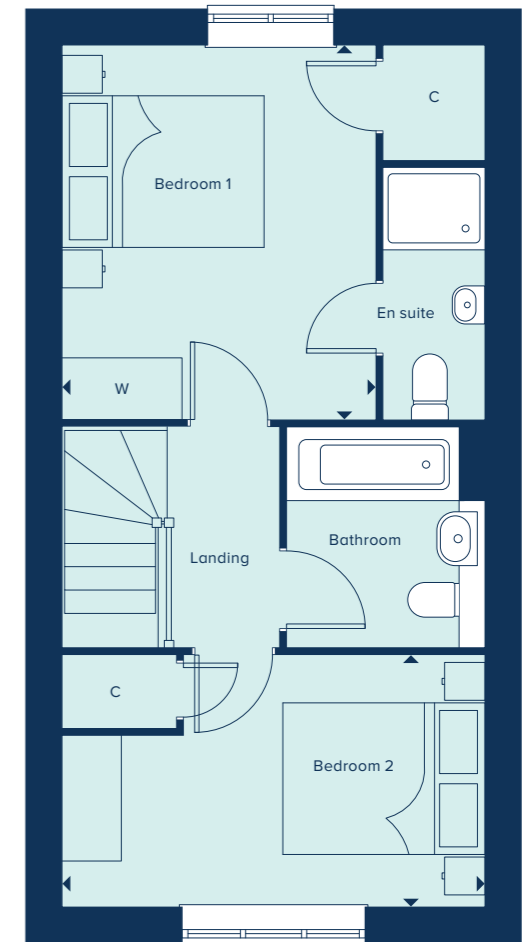
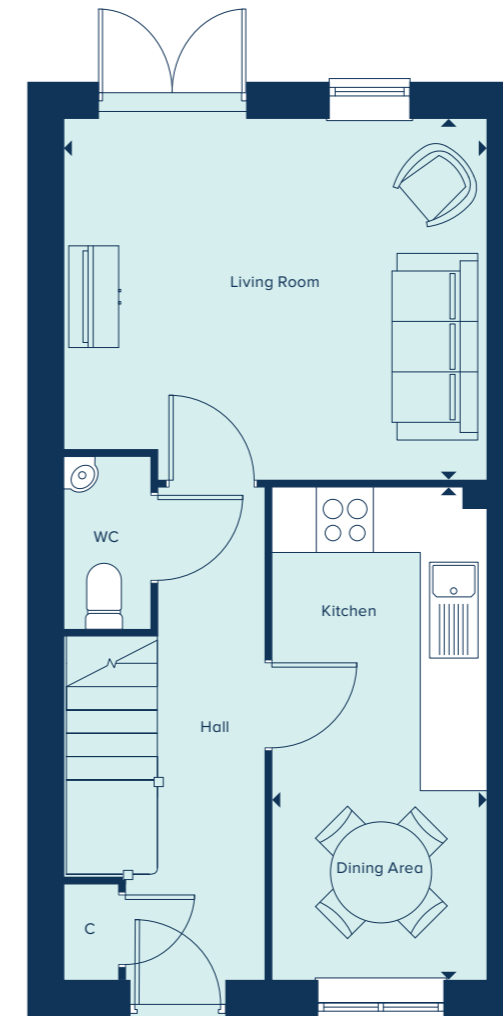
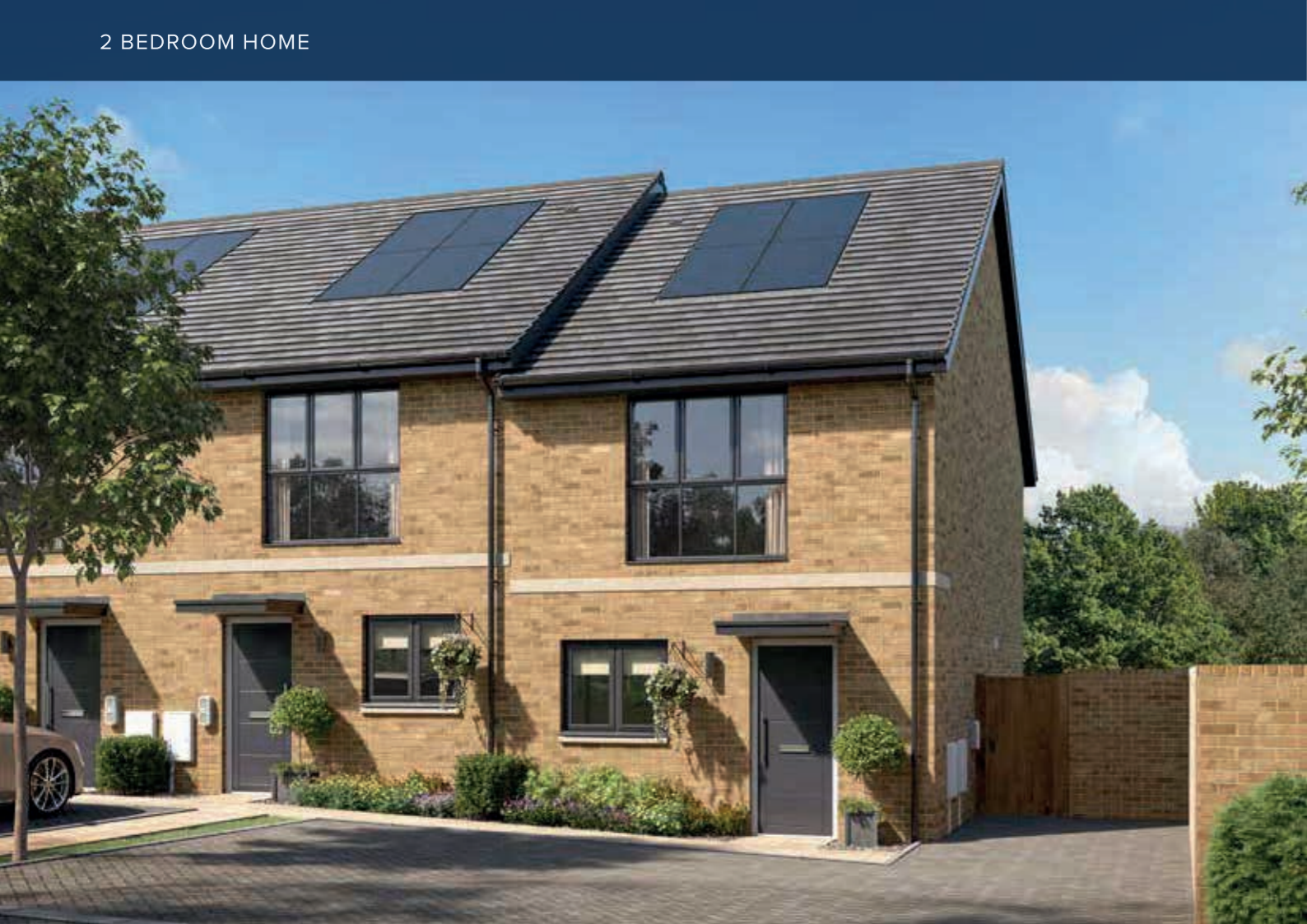
THE CROMER
2 Bedroom Home

crestnicholson.com

THE CROMER

An exceptionally spacious two-bedroom property, The Cromer is designed for comfort and convenience. The ground floor includes a spacious living area, with full height French doors providing direct access to the garden, a downstairs WC and storage cupboard. The Cromer also has the benefit of an en suite to the main bedroom along with a family bathroom.

2 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.85m x 2.10m 15'11" x 6'10"

LIVING ROOM

4.17m x 3.56m 13'8" x 11'8"

FIRST FLOOR

BEDROOM 1

3.68m x 3.08m 12'11" x 10'1"

BEDROOM 2

4.17m x 2.49m 13'8" x 8'2"

C Cupboard W Wardrobe

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THE REDGRAVE

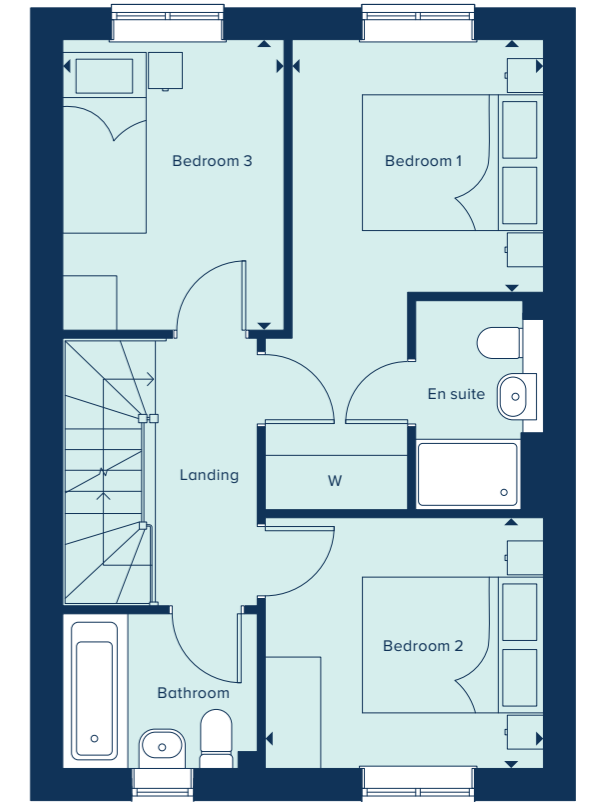
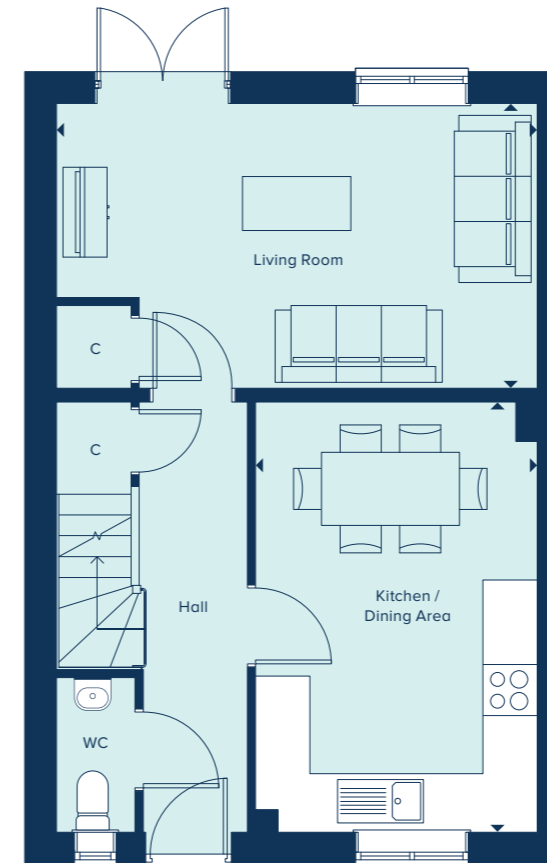
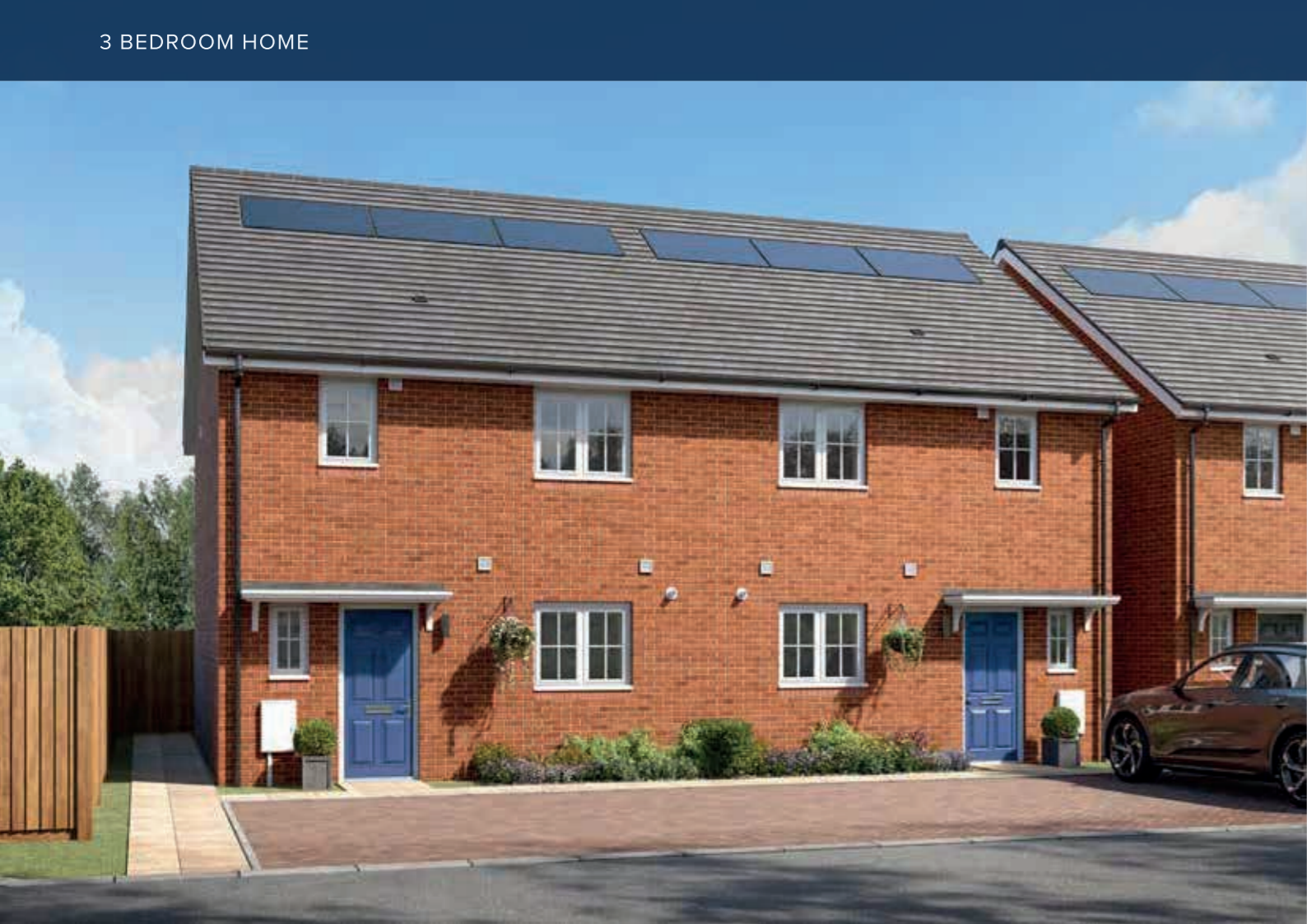
3 Bedroom Home

crestnicholson.com

THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three-bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m 15'7" x 10'2"

LIVING ROOM

5.31m x 3.15m 17'5" x 10'4"

FIRST FLOOR

BEDROOM 1

5.19m x 2.77m 17'0" x 9'1"

BEDROOM 2

3.07m x 2.77m 10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m 10'6" x 8'0"

C Cupboard W Wardrobe

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THE CHELMSFORD

The Chelmsford is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, the main bedroom benefits from an en suite shower room and a built-in wardrobe. There is an additional two double bedrooms plus a family bathroom.

3 BEDROOM HOME



THE CHELMSFORD

3 Bedroom Home

crestnicholson.com

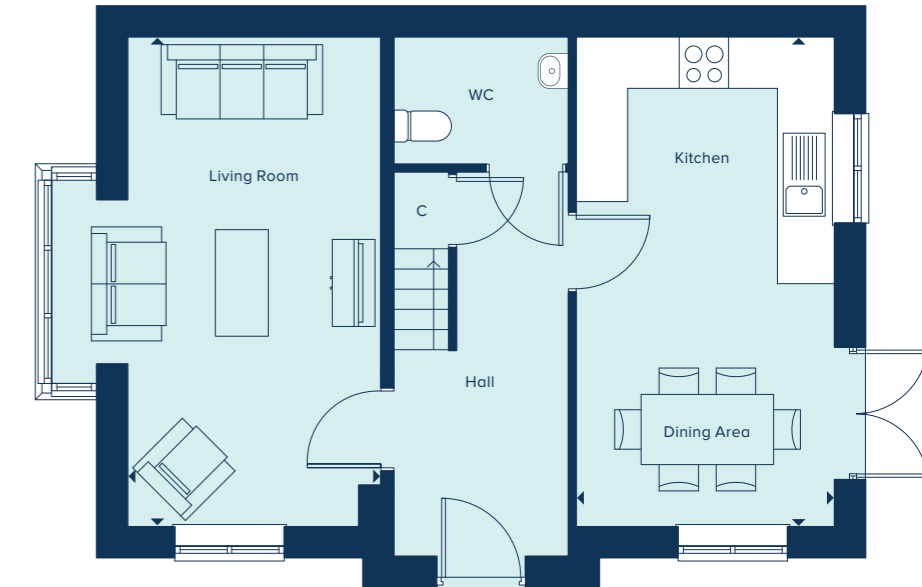
GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

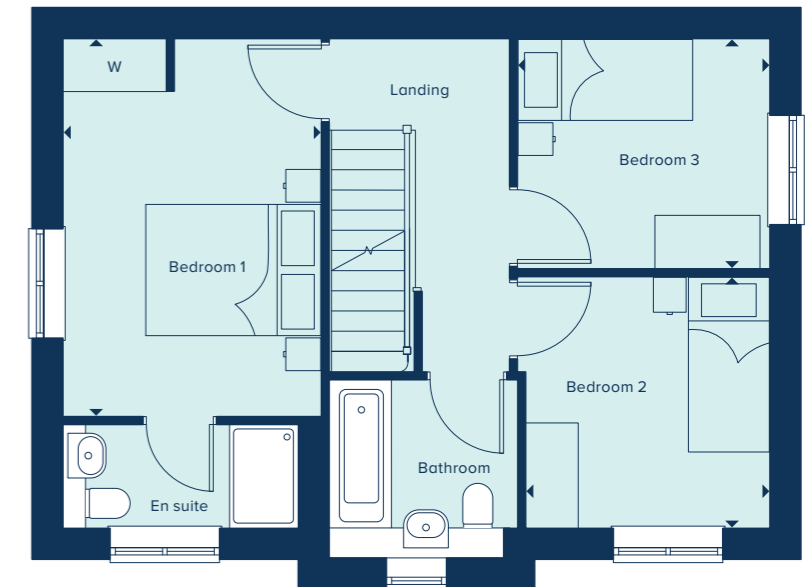
4.31m x 2.94m 14'1" x 9'8"

BEDROOM 2

2.87m x 2.76m 9'5" x 9'1"

BEDROOM 3

2.87m x 2.62m 9'5" x 8'7"



C Cupboard W Wardrobe

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THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe. There is an additional two bedrooms plus a family bathroom.

3 BEDROOM HOME



THE CHESHAM
3 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING AREA
5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM
5.58m x 2.88m 18'4" x 9'5"

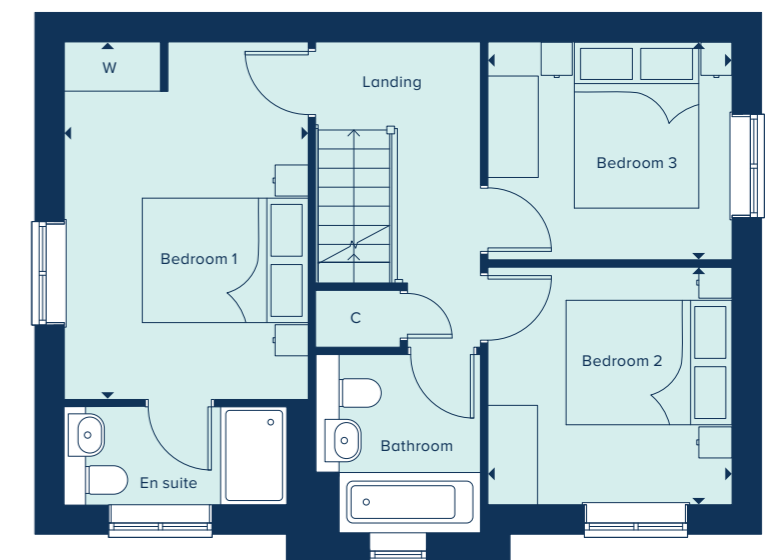


FIRST FLOOR

BEDROOM 1
4.31m x 2.94m 14'1" x 9'8"

BEDROOM 2
2.92m x 2.87m 9'7" x 9'5"

BEDROOM 3
2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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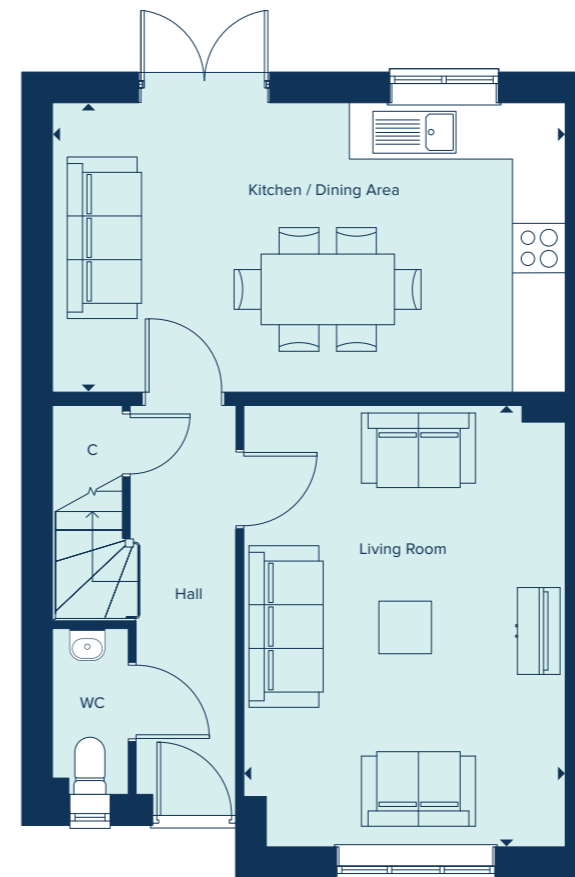
THE SEATON
3 Bedroom Home

crestnicholson.com

THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



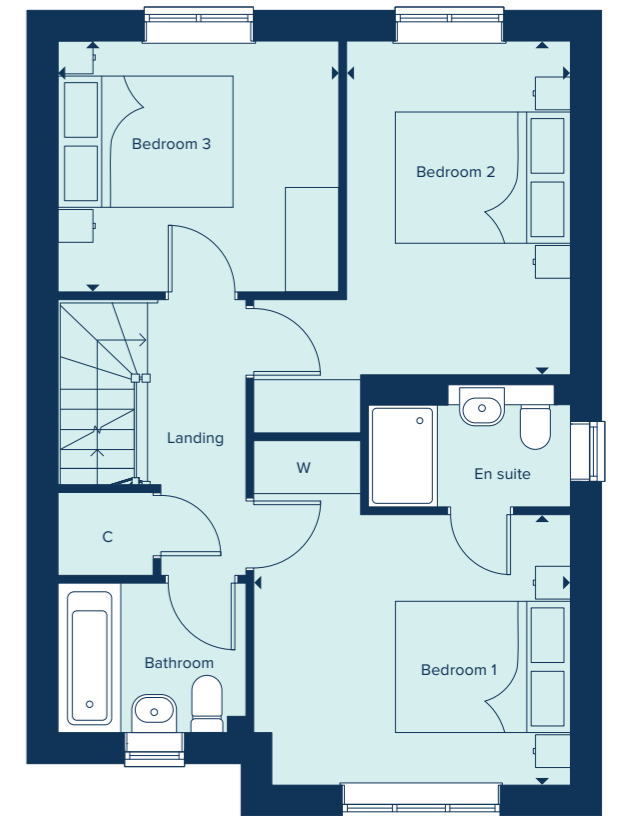
GROUND FLOOR

KITCHEN / DINING AREA

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.67m 16'7" x 12'1"



FIRST FLOOR

BEDROOM 1

3.62m x 3.07m 11'11" x 10'1"

BEDROOM 2

3.81m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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THE ALDEBURGH

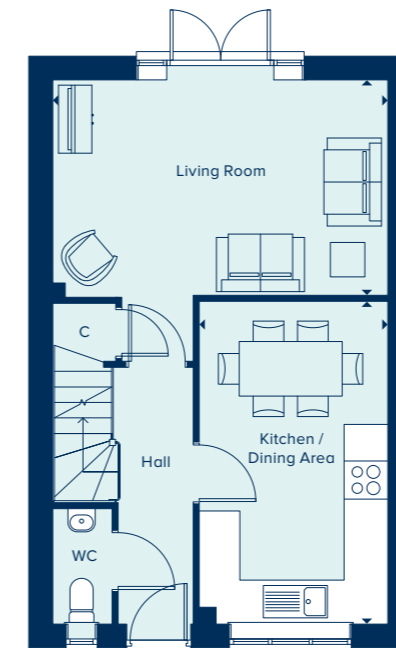
3 Bedroom Home

crestnicholson.com

THE ALDEBURGH

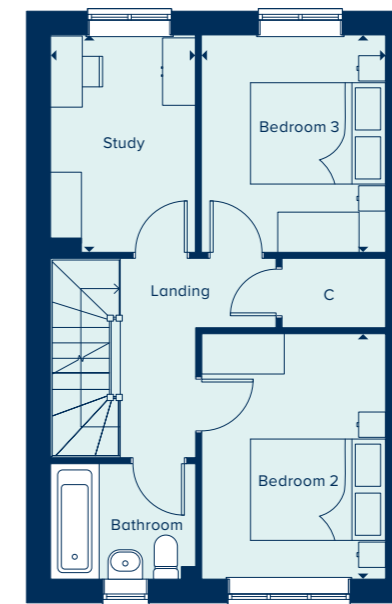
A three bedroom family home spread over three storeys, The Aldeburgh provides flexibility and space in which to entertain. The first floor features two bedrooms plus a study and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

3 BEDROOM HOME



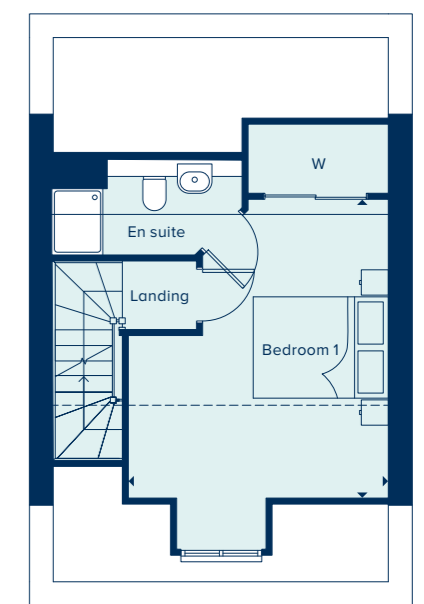
GROUND FLOOR

LIVING ROOM	4.96m x 3.19m	16'3" x 10'5"
KITCHEN / DINING AREA	4.78m x 2.79m	15'8" x 9'2"



FIRST FLOOR

STUDY	3.21m x 2.14m	10'6" x 7'0"
BEDROOM 2	3.63m x 2.72m	11'11" x 8'11"
BEDROOM 3	3.21m x 2.73m	10'6" x 8'11"



SECOND FLOOR

BEDROOM 1	4.42m x 3.85m	14'6" x 12'7"
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C Cupboard W Wardrobe ● Specification -- Reduced height

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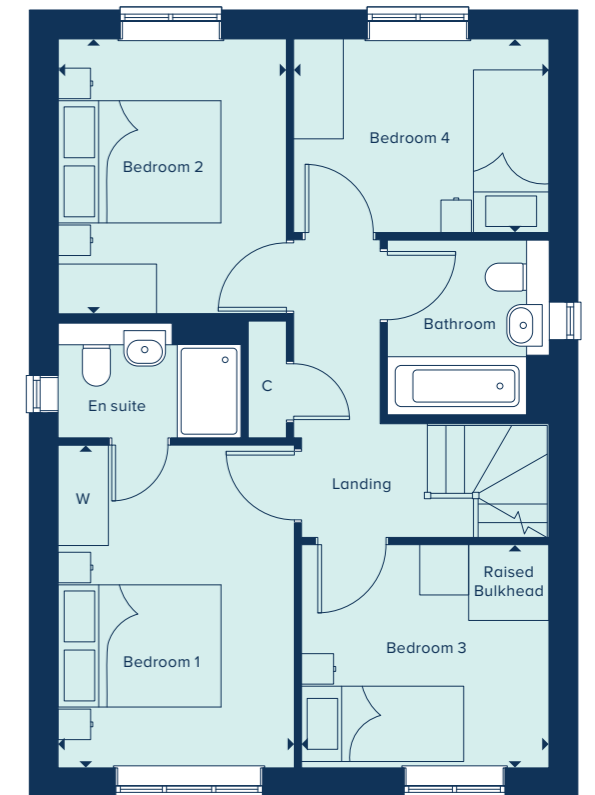
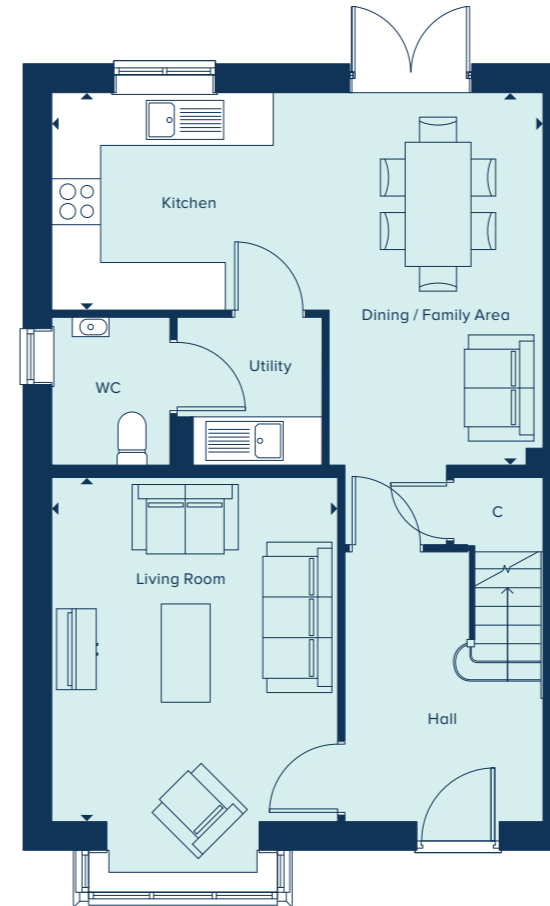
THE RICHMOND
4 Bedroom Home

crestnicholson.com

THE RICHMOND

With flexible open-plan living space and generously sized bedrooms, The Richmond is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.05m x 4.57m 19'8" x 15'0"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

FIRST FLOOR

BEDROOM 1

3.96m x 2.90m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.04m x 2.74m 9'11" x 9'0"

BEDROOM 4

3.13m x 2.38m 10'3" x 7'9"

C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

4 Bedroom Home

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite.

4 BEDROOM HOME



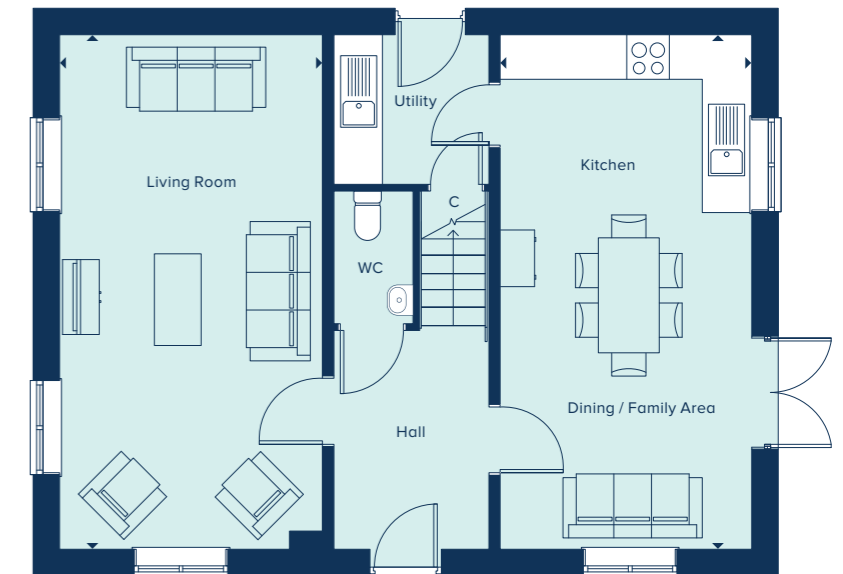
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'4" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.63m x 3.05m 11'11" x 10'0"

BEDROOM 2

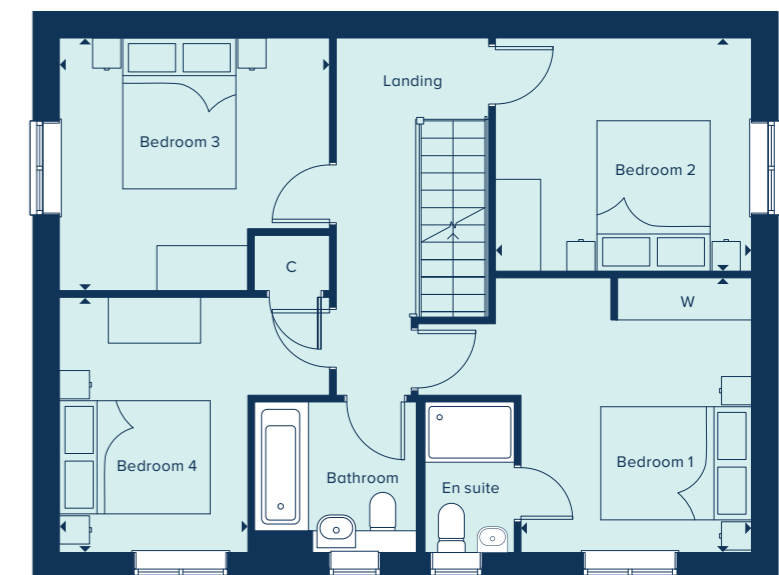
3.39m x 3.09m 11'2" x 10'2"

BEDROOM 3

3.58m x 3.35m 11'9" x 11'0"

BEDROOM 4

3.38m x 2.50m 11'1" x 8'2"



C Cupboard W Wardrobe ● Specification

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THE LEVINGTON

The Levington is inspired by tradition, it has a double-fronted layout and features an attractive bay window to the dining area. The downstairs benefits from a substantial, bright and airy living room and separate kitchen along with a utility room and WC. Upstairs, the main bedroom benefits from an en suite shower room while the other three bedrooms share the main bathroom.

4 BEDROOM HOME



THE LEVINGTON

4 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN

4.73m x 3.56m 15'6" x 11'8"

DINING AREA

3.46m x 2.78m 11'4" x 9'2"

LIVING ROOM

4.90m x 3.71m 16'1" x 12'2"



FIRST FLOOR

BEDROOM 1

4.71m x 3.87m 15'5" x 12'8"

BEDROOM 2

3.55m x 3.25m 11'8" x 10'8"

BEDROOM 3

3.72m x 2.58m 12'3" x 8'5"

BEDROOM 4

2.65m x 2.23m 8'8" x 7'4"



C Cupboard W Wardrobe • Specification

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THE BUCKINGHAM

The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, study and utility room. Upstairs, the main bedroom enjoys an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME



THE BUCKINGHAM

5 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

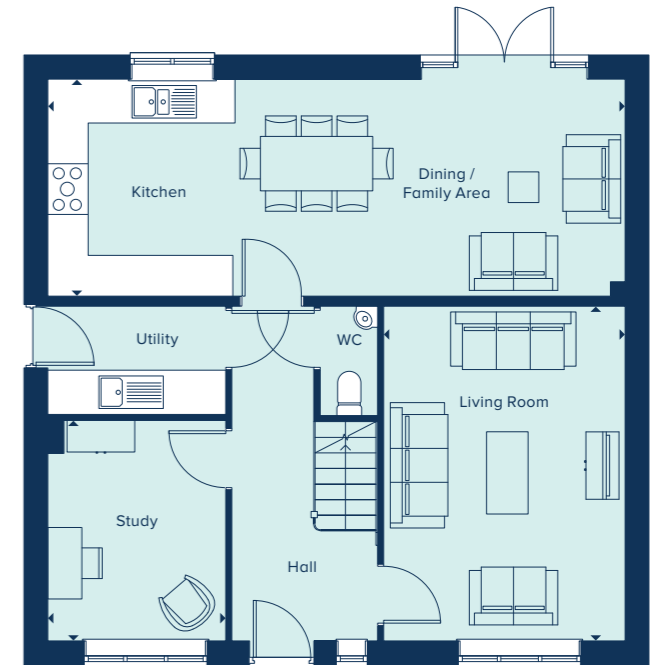
8.50m x 3.20m 27'11" x 10'6"

LIVING ROOM

4.93m x 3.55m 16'2" x 11'8"

STUDY

3.25m x 2.60m 10'8" x 8'6"



FIRST FLOOR

BEDROOM 1

3.77m x 2.67m 12'4" x 8'9"

BEDROOM 2

3.95m x 2.59m 13'0" x 8'6"

BEDROOM 3

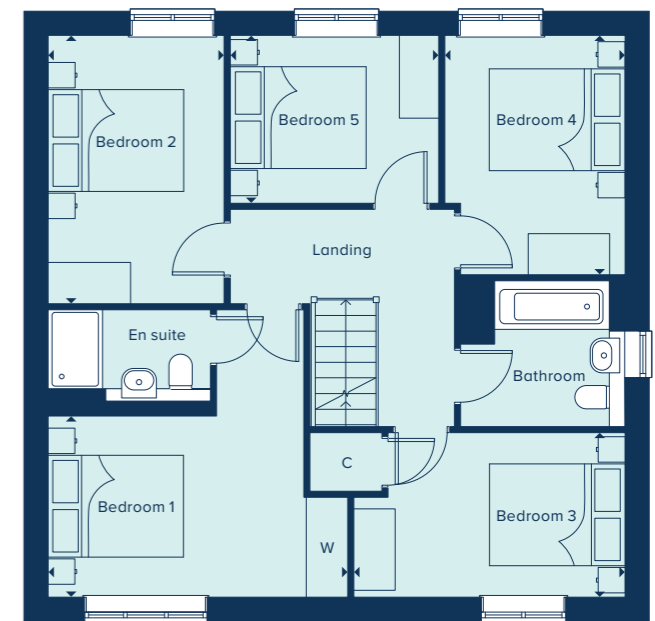
4.00m x 2.42m 13'1" x 7'11"

BEDROOM 4

3.52m x 2.66m 11'7" x 8'8"

BEDROOM 5

3.07m x 2.47m 10'1" x 8'1"



C Cupboard W Wardrobe

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in eye level double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		••	•	•
Energy efficient integrated washing machine	•	•••	•••	
Single bowl granite sink and drainer in Arctic white	•	•		
1.5 bowl granite sink and drainer in Arctic white			•	•
Aquafocus chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Soft close toilet seats	•	•	•	•
Chrome mixer taps with shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen	•	•	•	•
Full height tiling to enclosed shower cubicle	•	•	•	•
Eye level tiling to walls where other sanitaryware is fitted	•	•	•	•
Heated chrome towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
UTILITY ROOM				
Aquapace chrome single lever monobloc tap to utility rooms ***		•	•	•
Sink to utility room (excluding Levington) ***		•	•	•
External door to utility rooms				•

• Homes under 1350 sq ft • Homes over 1350 sq ft

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room ***Where a sink is shown on the floor plans ****Heat detector included where required



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to bedroom 1	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
USB double socket to kitchen, bedroom 1 and lounge	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves. Staircase with oak handrails and Newel Caps	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to bedroom 1 with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
Smart Thermostat	•	•	•	•
Water Waste Heat Recover System	•	•	•	•
DEMV (Decentralised mechanical extract ventilation)	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Photovoltaics panels (PV)	•	•	•	•
Electric vehicle charging point (EV)	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors****	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete ten year warranty	•	•	•	•

• Homes under 1350 sq ft • Homes over 1350 sq ft

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room ***Where a sink is shown on the floor plans ****Heat detector included where required

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1012345/February 2025.





**CREST
NICHOLSON**

HENLEY GATE

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Suffolk, IP1 6FJ

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House Type Illustration

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Development Map/Site Plan

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