



LEAF AVENUE

HALESWORTH

A LANDMARK DEVELOPMENT OF SIX LUXURY
4 & 5 BEDROOM SUSTAINABLE HOMES



Suffolk Leaf
Homes





HALESWORTH

A picturesque thriving Suffolk town offering all you need to enjoy your life

Halesworth is a pretty market town that prides itself on offering residents a wonderful place to live. Perfectly located for exploring The Suffolk Coast and countryside. In Halesworth, you are ideally situated to travel to the many coastal resorts, attractions, villages and towns including Southwold and Walberswick. Just to the east of the town centre is the largest Millennium Green in the country - 50 acres of wildlife-friendly grazing marsh and flood plain with footpaths, an all-weather track and great views.

Offering a traditional shopping experience centred around The Thoroughfare, a pedestrianised area where many buildings date back to the sixteenth century. Here you can find shops offering a wide variety of items from, Fairtrade clothes and accessories to, greengrocers and two independent butchers. There is also a weekly outdoor market on Wednesday mornings. Halesworth has a great cafe culture with many places to buy a cup of coffee through to restaurants serving international and traditional home-cooked food.

Halesworth is fast becoming a centre for the arts. The Cut Arts Centre is a multi-purpose centre holding events throughout the year; including dance, drama, weekly cinema film, live screenings and exhibitions plus it has a dance studio and a café bar.



LEAF AVENUE

Six luxury homes designed for modern sustainable living

Built to the highest standards and with the greenest of credentials, all homes have energy saving features throughout and are fitted with solar (PV) panels. Leaf Avenue offers you a choice of just six homes with two options to choose from.

- Plots 2, 3, 4 and 5 have five bedrooms, two with ensuite bathrooms, 2 reception rooms, a kitchen/breakfast room, a separate dining room and a utility room.

- Plots 1 and 6 have an open plan kitchen/breakfast/dining room which features bi-folding doors to the rear garden, 2 reception rooms and a utility. There are four double bedrooms, one with an ensuite bathroom. Plots 1 and 6 also have the added benefit of an additional suite, with the potential for an annex / master suite or an extra living space / games room.



Development layout for guidance only. House types and boundaries are indicative/illustrative only and may not represent the actual plot, for exact plot specification, consult your Sales Advisor. Not to scale.



PLOTS 2, 3, 4 & 5

Ground Floor

Living Room	4.26m x 6.47m 13'11" x 21'2"
Dining Room	4.26m x 4.28m 13'11" x 14'0"
Study/Family Room	2.94m x 2.64m 9'7" x 8'7"
Kitchen/Breakfast	6.00m x 3.64m 19'8" x 11'11"

First Floor

Bedroom 1	4.30m x 4.28m 14'1" x 14'0"
Bedroom 2	4.27m (max) x 4.78m (max) 14'0" (max) x 15'8" (max)
Bedroom 3	2.94m x 3.64m (max) 9'7" x 11'11" (max)
Bedroom 4	2.94m x 3.64m (max) 9'7" x 11'11" (max)
Bedroom 5	2.94m x 2.64m 9'7" x 8'7"



The floor plans depict a typical layout of this house type. For exact plot specification, details of internal and external finishes, dimensions and floor plan differences consult your Sales Advisor.



PLOTS 1 & 6

Ground Floor

Living Room	3.37m x 5.40m 11'0" x 17'8"
Study/Family Room	3.37m x 3.42m (excl. bay) 11'0" x 11'2" (excl. bay)
Kitchen/Breakfast/Dining	3.82m (max) x 10.50m 12'6" (max) x 34'5"

Additional Suite

Room 1	3.49m x 5.37m 11'5" x 17'7"
Room 2	3.49m x 2.55m 11'5" x 8'4"

First Floor

Bedroom 1	3.82m x 3.34m 12'6" x 10'11"
Bedroom 2	3.44m x 4.54m 11'3" x 14'10"
Bedroom 3	3.37m x 3.76m 11'0" x 12'4"
Bedroom 4	3.37m x 3.51m 11'0" x 11'6"



The floor plans depict a typical layout of this house type. For exact plot specification, details of internal and external finishes, dimensions and floor plan differences consult your Sales Advisor.



SPECIFICATION

Luxury Homes, built with nature and family in mind

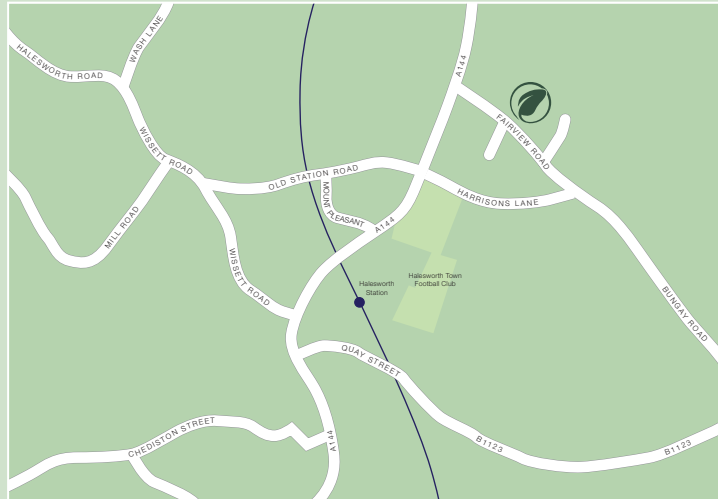
- Bespoke development of just six luxury homes
- Plots 1 & 6 include one bedroom additional suite
- Built with MoPac system achieving high level of thermal performance
- AirSource heat pump provides underfloor heating at ground level with wall-mounted emitters to the first floor
- Excellent quality kitchen with integrated appliances including; cooker, dishwasher and wine cooler
- Quality sanitary ware to bathrooms and en-suites
- Bathrooms to upper levels having 'performance' showers electric underfloor system
- Quality finish throughout
- Each plot will feature a double garage
- Solar PV insulation to support energy efficiency
- Mechanical ventilation and heat recovery system
- Waste water heat recovery system
- Master bedrooms with en-suites and dressing rooms
- Plots 2, 3, 4 and 5 have guest bedrooms also with en-suite shower rooms
- Sensitive landscaping to building environment to promote enhancement of the local ecology

The specification outlined in this brochure is subject to the construction stage and may change. Please contact your Sales Advisor for further plot specific details.



LEAF AVENUE - HALESWORTH

How to find us



DIRECTIONS FROM A144

Travelling from the North, follow the A144 towards Halesworth, just before Halesworth go straight across the mini roundabout after a few hundred yards turn left onto Fairview Road, Leaf Avenue is located on your left hand side.

From the South, follow the A144 through Halesworth town centre, go past the Nissan garage on your right hand side, then turn right onto Fairview Road, Leaf Avenue is located on your left hand side.

For Sat Nav please use IP19 8DF



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For further information, visit one of our local offices
or call them on 01603 221797

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A development by



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Homes**